PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
JANUARY 25, 2016

AGENDA

1. Call to Order.
2. Roll Call.
3. Consider the Minutes of the December 14, 2015 Plan Commission Meeting.
4. Correspondence.
5. Citizen Comments.
6. Old Business.
   A. Consider approval of two (2) **Certified Survey Maps** for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park purposes as part of the Village Green Center development. **TO BE TABLED UNTIL THE FEBRUARY 22, 2016 PLAN COMMISSION MEETING.**
   B. **TABLED PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT:** for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park purposes as part of the Village Green Center development. **TO BE TABLED UNTIL THE FEBRUARY 22, 2016 PLAN COMMISSION MEETING.**
7. New Business.
   A. Consider the request of Matt Carey of Pinnacle Engineering Group, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of a **Certified Survey Map**, to combine several properties and to dedicate road right-of-way and easements for the development of a second Uline Headquarters office building (H2).
   B. Consider the request of Peter Kucha of Eppstein Uhen Architects, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of **Final Site and Operational Plans** for the construction of a 284,260 square foot office building and related site improvements.
   C. Consider **Plan Commission Resolution #16-01** to initiate a zoning text amendment related to zoning applications and permit fees.
   D. Consider **Plan Commission Resolution #16-02** to initiate a zoning text amendment related to allowing outdoor storage in the I-1 District with approval of a Conditional Use Permit.
8. Adjourn.

It is possible that members and possibly a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above.

The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.

PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39TH AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
December 14, 2015

A regular meeting for the Pleasant Prairie Plan Commission convened at 6:00 p.m. on December 14, 2015. Those in attendance were Thomas Terwall; Wayne Koessl; Deb Skarda (Alternate #1); Jim Bandura; Judy Juliana and Bill Stoebig. Donald Hackbarth and Michael Serpe were excused. Also in attendance were Michael Pollocoff, Village Administrator; Tom Shircel, Assistant Administrator; and Jean Werbie-Harris, Community Development Director.

1. CALL TO ORDER.

2. ROLL CALL.

3. CONSIDER THE MINUTES OF THE OCTOBER 26 AND NOVEMBER 9, 2015 PLAN COMMISSION MEETINGS.

Judy Juliana:

Move to approve.

Deb Skarda:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY DEB SKARDA TO APPROVE THE MINUTES OF THE OCTOBER 26TH AND NOVEMBER 9TH PLAN COMMISSION MEETINGS. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

4. CORRESPONDENCE.

5. CITIZEN COMMENTS.

Tom Terwall:

If you're here for an item that appears on the agenda as a matter for public hearing, we would ask that you hold your comments until that hearing is held so your comments can be incorporated as a part of the official record. However, if you're here for an issue that's not a public hearing or you want to raise an issue that's not on the agenda now would be your opportunity to do so. We'd ask you to step to the microphone and begin by giving your name and address. Anybody wishing to speak under citizens' comments?

Wayne Koessl:

Mr. Chairman, are we going to take Items A through E in one presentation? I'll make that motion, and we'll vote separately on the different items.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO COMBINE ITEMS A THROUGH E FOR THE PURPOSES OF DISCUSSION. HOWEVER, THERE WILL BE SEPARATE VOTES ON THE FIVE ISSUES. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

6. NEW BUSINESS

A. PUBLIC HEARING AND CONSIDERATION OF PLAN COMMISSION RESOLUTION #15-19 FOR SEVERAL COMPREHENSIVE PLAN AMENDMENTS for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development: 1) To amend a portion of the Pleasant Farms Neighborhood Plan to include the proposed layout of the Bethany Church Campus development; 2) To amend the Village 2035 Land Use Plan Map 9.9 to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands (that are not wetland or 100 year floodplain) to the Governmental and Institutional Lands land use designation, and to amend the urban reserve designation to correspond with the Governmental

and Institutional Lands land use designation; and 3) To correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands designation. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

B. PUBLIC HEARING AND CONSIDERATION OF A CONCEPTUAL PLAN for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.

C. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain unchanged.

D. Consider approval of a Certified Survey Map for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development.

E. PUBLIC HEARING AND CONSIDERATION OF A CONDITIONAL USE PERMIT for the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development that includes the development of a church facility, educational facility with sports fields, up to four parsonages, and mausoleum.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Items A, B, C, D and E all pertain to the same project so I will be making one presentation, but separate action will be needed by the Plan Commission.

The first item is Item A. It's the public hearing and consideration of a Plan Commission Resolution Number 15-19 for several Comprehensive Plan amendments. And this is at the request of Dave Riley on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road. This is for the proposed Bethany Church Campus development: 1) To amend a portion of the Pleasant Farms Neighborhood Plan to include the proposed layout of the Bethany Church Campus development; 2) To amend the Village 2035 Land Use Plan Map 9.9 to change the Low-Medium Density Residential land use designation and a portion of the Park, Recreational and Other Open Space Lands that are not wetland or 100-year floodplain to the Governmental and Institutional Lands use designation. And then finally to amend the urban reserve designation to correspond with the Governmental and Institutional Lands designation; and

then finally 3) To correct the map to reflect the field delineated wetlands on the property to correct the land use from Interpolated Wetlands to Field Verified Wetlands. In addition, Appendix 10-3 of the Village of Pleasant Prairie, Wisconsin, 2035 Comprehensive Plan is proposed to be updated to reflect the above noted changes to the 2035 Land Use Plan Map 9.9.

Item B is also a public hearing and consideration of a Conceptual Plan. And this is also at the request of Dave Riley on behalf of Bethany Lutheran Church related to the property on Wilmot Road for the proposed Bethany Church Campus development. This includes the development of a church facility, educational facility with sports fields and up to four parsonages and mausoleum.

Item C is a public hearing and consideration of a Zoning Map amendment, and this also is at the request of Dave Riley on behalf of Bethany Lutheran Church for that same property at Wilmot Road. And this is to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District and to rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District. The location of the 100-year floodplain on the property will remain unchanged at this time.

D, the next item, is to consider approval of the Certified Survey Map at the request of Dave Riley on behalf of Bethany Lutheran Church related, and this is for the proposed Bethany Church Campus development.

And, finally E, which is a public hearing and consideration of a Conditional Use Permit for the request of Dave Riley on behalf of Bethany Lutheran Church, and this is also related to that same property in order for the development of the campus to include the church facility, educational facility with sports fields, up to four parsonages and mausoleum.

As I previously mentioned, these items are related but will be discussed at the same time for the presentation with separate action needed by the Plan Commission.

As a part of the public hearing comments and because this is a Conditional use Permit, we will be including this information as part of the public hearing record. The staff has compiled a listing of findings, exhibits and conclusions regarding the petitioner's request as presented and described below:

Findings of Fact

1. At this time the petitioner is requesting several approvals on behalf of Bethany Lutheran Church related to the property located at 11019 Wilmot Road for the proposed Bethany Church Campus development. Bethany Lutheran Church will gather people of all ages for worship, fellowship and spiritual education. They also look to be an active community partner offering opportunities to residents for recreation, social interaction and religious instruction. Their nationally accredited K-8 school strives to offer Christian education, character development and enrichment through athletics and the arts. They will also offer early childhood programs, before and after school care and day care for children who are not yet school age. The following items are being considered at tonight's meeting:

a. Comprehensive Plan Amendments, and this is Plan Commission Resolution #15-19: 1) To amend a portion of the Pleasant Farms Neighborhood Plan and to amend the Village 2035 Land Use Plan Map 9.9 and to update Appendix 10-3 of the Village of Pleasant Prairie 2035 Comprehensive Plan to reflect the noted changes to that 2035 Land Use Plan Map. This is provided as Exhibit 1 as part of the application.

b. Conceptual Plan for the development of a church facility, educational facility with sports fields, up to four parsonages and the mausoleum. This information is provided as Exhibit as part of the application.

c. Zoning Map Amendment to rezone the non-wetlands areas into the I-1 (AGO), Institutional District with a General Agricultural Overlay District, to correct the map and rezone the field delineated wetlands into the C-1, Lowland Resource Conservancy District with the location of the 100-year floodplain on the property to remain unchanged. This is provided as Exhibit 3 as part of the application.

d. Certified Survey Map and this is for the church property to be more clearly defined along with the easements and other very specific details of the property to be reflected on that CSM. Exhibit 4 is a copy of that application as reflect in that document.

e. Conditional Use Permit to develop and use the property as set forth as a church campus as shown on the Conceptual Plan. And this is provided as Exhibit 5 as a copy of the application.

2. The subject property is located at 11019 Wilmot Road located in U.S. Public Land Survey Section 18, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Number 92-4-122-181-0400.

3. As part of the Comprehensive Plan Amendment, I did read some of these details into the record already so I won't repeat that information. But it's important to note that we do need to make these changes to the Comprehensive Plan. And as shown on the overhead we are amending the Pleasant Farms Plan to include the layout of the Bethany Church Campus. We are looking to amend the Village 2035 Land Use Plan Map to change the Low-Medium Density Residential land use designation as shown on the left which is identified in the orange color. And that will be then reflected into the Government and Institutional Lands use designation, and to remove or amend that Urban Reserve designation to correspond with that Government and Institutional designation. Next, to correct the map to reflect the field delineated wetlands instead of interpolated wetlands. And, again, we'll also be amending the 10.3 of the Comprehensive Plan to reflect all of the noted changes on the Map 9.9.

The 2035 Comprehensive Land Use Plan Map 9.9 sets forth the generalized land use designations of the Village, and it needs to be consistent with the Comprehensive Plan use elements including the neighborhood plan and the zoning map. Furthermore, neighborhood plans serve as a refinement to the Comprehensive Plan, and they identify how the land will develop in the future, the future lot layout, roadway configurations,

proposed floodplain boundary adjustments, future stormwater facilities and access to roadways. And as you can see we do have a lot of that detailed information as provided as part of that Conceptual Plan.

The entire Pleasant Farms Neighborhood is generally bounded by Bain Station Road and Wilmot Road on the north, I-94 on the west, the CP Railroad on the east which is just east of 88th Avenue, and approximately 93rd Street on the south. This particular neighborhood is included within Sections 16, 17 and 18 of Township 1 North, Range 22 East. The proposed amendments to the Pleasant Farms Neighborhood Plan and the Comprehensive Plan pertain to this property, again, identified as Tax Parcel Number 92-4-122-181-0400. So, again, we're not amending the entire neighborhood plan, but just this particular property within that particular neighborhood area.

The Pleasant Farms Neighborhood Plan is proposed to be amended to include the proposed layout of the Bethany Church Campus development on the property. The proposed changes to the neighborhood plan adds approximately 33 acres to the Government and Institutional area that had been identified previously to accommodate 39 lots or 39 single family homes. The reduction in the 39 single family homes will reduce the number of dwellings totally within that neighborhood from 938 to 899. There was a typo in the staff comments. So, again, we'll be reducing by about 39 single family homes. This in turn would reduce the overall projected population within the neighborhood from approximately 2,542 to 2,437 persons.

Again, it's important to note that the numbers that we're talking about for this entire neighborhood and the population is when this entire neighborhood, which is about a mile and a half square area, is fully developed. So, again, this neighborhood just like all the other neighborhoods in the Village will develop incrementally over time. This is not intended to develop all at once or in a very short time period.

The 2035 Land Use Plan Map 9.9 is proposed to be amended then to reflect these plan amendments by changing the Low-Medium Density Residential land use designation and a portion of the Park, Recreational And Other Open Space Lands to that Governmental and Institutional Lands use designation to correct the map for the field delineated wetlands as well as to reflect that Map 9.9

4. Conceptual Plan: The petitioner is requesting approval of a Conceptual Plan for the development of the church facility, educational facility with sports fields and up to four parsonages and mausoleum. Exhibit 2 in your packets of information provide this information, and the Conceptual Plan is showed on the slide. The east/west road that's at the northern portion of this property is Wilmot Road also known as County Trunk Highway C. So at this point that is the only public road that is going to be providing access to this development.

The property is 56.3 acres with approximately 32.7 acres of non-wetland and non-floodplain area on the property. There is an existing home and several outbuildings on the property. Prior to the development of this site these buildings will need to be razed, and prior to razing they'll have to get proper permits from the Village. In addition, detailed site and operational plans will be required to be approved by the Plan

Commission and an amendment to the Conditional Use Permit as described below prior to the issuance of any permits for the development of this site.

The Conceptual Plan proposes the development of a 20,000 square foot worship facility and a 31,000 square foot K-8 school facility and associated athletic fields. In addition, there is a potential for four parsonages that would be located on the east side of the facility. Those are the four square boxes that are on the east side of the facility, as well as a mausoleum area which is just to the south/southeast. Tom has just identified where the mausoleums are, and then there's four potential parsonages just to the north of that. A complete list of anticipated church and school activities and uses on the site are provided in the application. Pursuant to their application the site will not be used for a homeless shelter, mental health clinic or any type of community-based residential facility. There is a possibility that five single family lots could also be created in connection with the adjacent proposed residential development to the east if setbacks can be met.

As you will recall just to the east of this development is vacant land. And it was supposed to be land that would be developed as part of the Heritage Valley single family subdivision. I have not heard anything, and we've not discussed anything with the current landowner in recent times. But as part of the neighborhood plan the area that's identified in yellow is a potential area for single family homes. And, again, there have been no recent environmental delineations on those lands so I can't tell you the extent of any floodplain or shoreland or wetland that might be on that property that might prohibit that development. But in the event that there is a public road connection coming from the east into this development there is a possibility that there could be five single family homes at that very southeast corner of this particular development.

The wetlands on the property were field delineated in August of 2015 by Midwest Ecological Inc. There is a wetland report that's part of the packets that have been submitted to the Wisconsin DNR for their written concurrence, and that's provided as Exhibit 6. The 100-year floodplain on the property is based on the current FEMA, Federal Emergency Management Agency mapping that's dated June 19, 2012. No wetlands or floodplains are proposed to be filled or altered as part of this development at this time.

Buildings will typically be in operation and open to the public between the hours of 6 a.m. and 9 p.m. Deliveries are typically made between 8 a.m. and 5 p.m. weekdays. Sporadic deliveries may occur on the weekends for special events such as funerals, weddings, etc. The church will be used most intensely used on Saturday evenings from 5 to 7 p.m. and Sunday mornings from 7:30 a.m. and 12 p.m. Weekday evening meetings and programs usually end before 9 p.m. When the school is built school hours are anticipated to be 8 a.m. to 3 p.m., but early school drop-off is permitted beginning at 6 a.m., and after-school activities will typically run to at least 6 p.m. or occasionally later.

It is anticipated that there will be approximately ten full-time and five part-time employees. During weekday school hours it is anticipated that there will be between 11 and12 employees, fewer before and after and on weekends. The elementary school population is estimated at 125 students. The church anticipates 50 to 75 worshipers on Saturday evenings and 325 to350 on a typical Sunday morning.

In review of the multiple uses, the church uses will require the highest peak parking count requirement. Pursuant to 420-50 of the Village Zoning Ordinances a church or synagogue requires 1one space per four seats in the principal place of worship. There are 273 parking spaces being provided which could support a peak of just over 1,092 seating capacity for events, services and activities. At the time that the required site and operational plans are submitted the parking levels will be further evaluated to ensure that the minimum parking requirements are being met.

It is anticipated that the following number of automobile trips to and from the site would include: Weekdays - 170 trips; Saturday - 60 trips and Sunday - 350 trips. It is anticipated that the following number of truck trips to and from the site could include: Weekdays - 10 trips and weekends - 4 trips.

Access to the site would be provided at two access points to County Trunk Highway C. The eastern most access would be a full access. That one is being identified by Tom. And this also aligns with the access to River Oaks Subdivision to the north. There's a second western access that's been identified as a right in/right out which would also be provided. These access points have been reviewed and approved by Kenosha County Public Works Department as this is a county trunk highway.

All required storm water facilities will be located on site, and the buildings will be required to be serviced by municipal sanitary sewer and water. The sanitary sewer service is shown connecting to the existing sewer along County Trunk Highway C which flows to the Zirbel lift station. The design capacity and additional flows to this lift station have been evaluated generally by our Village engineering department and our public works department.

Previous evaluations for this area have planned for new gravity sewers, a lift station, and force main to convey sewage to the Heritage Valley Sewer D gravity line. The developer understands that at this point that the sewer connection at C is something that has been evaluated, again, by our Village engineer and by our public works director. And as they get ready to build we will re-evaluated exactly which connection would work for them the best. At this time Heritage Valley there would need to be a new lift station that would service this particular property. But, again, we will evaluate everything at the time that they are proposing to build. And our Village engineer is here if you need further explanation with respect to that.

5. Zoning Map Amendment, Ordinance 15-47, and this is part of Exhibit 3 and 3a. The property is proposed to be rezoned as follows: the non-wetlands areas into the I-1 (AGO). And we're also going to be correcting and rezoning the field delineated wetlands into the C-1 District as we had discussed. The location of the 100-year floodplain will remain the same, and that will be in the FPO designation. The wetlands were field delineated in August of this year by Midwest Ecological, Inc. And there is a wetland report that was submitted to the DNR for concurrence. The 100-year floodplain is based on current FEMA mapping. No wetlands or floodplains are proposed to be filled or altered for this development at this time.

6. The Certified Survey Map, the CSM, provides for the dedication of the additional right-of-way for the future expansion of County Trunk Highway C as well as the bike path. This dedication will allow for the required bike lanes and widenings The CSM also indicates the location of the delineated wetlands and the 100-year floodplain. It also identifies the associated preservation and protection access and maintenance easements on the property for those environmental features. Additional easements and dedications may be required at the time required site and operational plans are submitted. And we have talked to the potential owners regarding some other dedications and easements with respect to tree preservations, vision triangles and some other dedication and easement language which they will be incorporating on this Certified Survey Map.

7. The Conditional Use Permit, and this provided as Exhibit 5, the church and the school is allowed in the I-1 District with the approval of the Conditional Use Permit from the Village Plan Commission. The petitioner is requesting approval of a Conditional Use Permit at this time for the church and school facility as shown and discussed above as part of our Conceptual Plan. At the time that detailed site and operational plans are submitted, the Conditional Use Permit may need to be amended depending on what details that they have to be provided at that time.

   As shown and discussed with the Conceptual Plan the site is proposed to be developed with a 20,000 square foot worship facility, a 31,000 square foot K-8 school facility and associated athletic fields. As part of the CUP, potentially four parsonages and a mausoleum area would also be included. A complete list of the anticipated church and school facility uses and activities are provided in the application. Pursuant to the application the site will not be used for a homeless shelter, mental health clinic or community-based residential facility known as a CBRF

   The Village staff is recommending as a condition of the Conditional Use Permit that the site also meet the Village Security Ordinance Chapter 410, the requirements and provide a digital security imaging system and enter into a DSIS agreement and grant the Village an access easement to be submitted and approved at such time that the site and operational plans are being considered. Also to note the project start date is unknown at this time. When funding becomes available the members intend to build the school and the related improvements first followed by the sanctuary.

8. Notices were sent to adjacent property owners via regular mail on November 13, 2015, and notices were published in the *Kenosha News* for amendments to the Comprehensive Plan on November 14, 2015, and for the Conceptual Plan, Zoning Map Amendment and the Conditional Use Permit were published on November 30, 2015 and December 7, 2015.

9. The petitioner was e-mailed a copy of this memo on December 11, 2015. And additional comments were provided to them this morning from the fire department from their memo that was dated December 11th.

10. According to the Village Zoning Ordinance, the Plan Commission shall not approve a Conditional Use Permit unless they find after viewing the findings of fact, the application and related materials that the project as planned will not violate the intent and purpose of

all Village Ordinances and meets the minimum standards for granting of a Conditional Use Permit.

So with that I would like to continue the public hearing. And I would like to introduce Pastor David Pagel who is representing the Bethany Lutheran Church to make a further presentation and to answer any questions that you may have regarding their requests.

David Pagel:

Good evening ladies and gentlemen.

Tom Terwall:

Give us your name and address, sir.

David Pagel:

David Pagel, P-A-G-E-L, 7616 17th Avenue, Kenosha.

Tom Terwall:

Thank you.

David Pagel:

In 2017 Bethany Lutheran Church will be celebrating its 100th anniversary. And it's cool to be part of that history for the past 13 years. When I came as Pastor in 2002, December, we were a church of 750 baptized, 600 communicants. We have now grown to over 800 communicants and 1,000 baptized. We have currently two or two and a quarter pastors on staff. The problem that we've been facing with that blessing of growth is we've been landlocked on a postage stamp sized parcel of property for some time. And when Walgreen's approached us about purchasing that corner a number of years ago it got us started thinking about what the future might hold. And we started planning for a place to go to eventually. And we saved, and this parcel is what we've identified as where we would like to be some day.

Okay, I don't know what else I would like -- our history, Bethany was originally founded as an English speaking mission by the German congregations of Kenosha. They decided that they needed to reach out to the people who spoke English around 1917, there were more of them. And we've been picking up on that fact and repeating that outreach is kind of in our DNA. So we have in recent years looked for more ways to connect with our community to have children and families come to our campus to hold activities for them and things like that. And that has been a good track for us to look beyond our walls. I would think that that will continue when we would be able to be established at that location. I'm happy to answer any questions that you may have.

Tom Terwall:

With that I'm going to continue the public hearing and make you available in case there are questions. Is that fine?

David Pagel:

Certainly.

Tom Terwall:

Thank you. This is a matter for public hearing. Is there anybody else wishing to speak on this matter? Anybody else? Hearing none, I'm going to open it up to comments from Commissioners and staff. Wayne?

Wayne Koessl:

I have none, Chairman. I just think it would be a good project for that area once they get the financial backing.

Jim Bandura:

Just a quick question. Is there really a time line on the start of construction. I may have missed it.

Jean Werbie-Harris:

No.

--:

There is not.

Jim Bandura:

There is not, okay.

Tom Terwall:

Are you planning a funding drive soon?

Jean Werbie-Harris:

Do you want to come up to the microphone?

Tom Terwall:

Mr. Riley, we need your address please.

David Riley:

David Riley, 3446 16th Place. Our next step is to go into a capital campaign funding. We probably need to raise I would say anywhere between $5 and $7 million to do the infrastructure. I'm estimating infrastructure to be in the million dollar range. And then the school building is what we'd do first. And then we'd eventually move the church after that.

Just elaborating a little bit on what Pastor Pagel said, this is a great location. Because as many of you know churches are no longer neighborhood churches. People get in their car and they drive to church. They don't walk to church. So having a piece of property that's very close to I-94, also Highway C is a main artery. You've got H that's developing. Pleasant Prairie because they've done such a wonderful job has a lot of rooftops that are going to be developed in the future. That's the type of place we want to be, and that's why we're very excited about this property in particular.

We've eyed up many other properties in Pleasant Prairie. I'm really glad we waited for this one to come available because, again, it's ideal on where it's located. But back to the original question, yeah, once we raise that money then we would come in for approval to submit the new construction. Obviously we'd come in with a full set of plans and all that good stuff.

Tom Terwall:

Dave, your discussion mentions up to four sized parsonages. Do you envision a day when you would have four full-time pastors?

David Riley:

Yes, if the growth is right. Again, as I shared with you a little bit before the meeting, Tom, is that I envision that the WELS congregations many of them are located in the inner city of Kenosha. I believe that someday those congregations will probably come together. I don't want to use a mega-WELS church in the community, and that possibly could be located out here. When I talk like that I'm talking 40, 50 years down the road. But there could be that potential. The other thing with parsonages is sometimes we have teachers that maybe are single, and they're involved in so much activity at the school it works for them to live right on campus like that. So you could envision maybe a couple pastors, maybe even a couple teachers to live in those houses.

Tom Terwall:

Talk a little bit about the mausoleum. How big do you envision that to be? Is that something that can be expanded upon?

David Riley:

Again, that's something that's being talked about in the WELS churches is that the traditional cemeteries and stuff like that some people are asking to be buried at the place of their church. So that's something that is being talked about. And we figure if that's being talked about now maybe we include that in our plans. I have no idea at this point how many or anything like that.

Tom Terwall:

Because Good Shepherd, for example, has that facility now.

David Riley:

I think that's where the idea came from.

Tom Terwall:

Anything further?

David Riley:

I don't think so.

Tom Terwall:

Anybody else?

Jean Werbie-Harris:

I just wanted to mention that there are a couple of corrections that I needed to make to the comments and conditions so I could get those into the record. One of which is on page 8 at the bottom, and it's item pp., and it has to do with the fire and rescue memorandum. That memorandum is dated December 11, 2015 which has been provided to the applicant.

And then also on page 12 I've added two different staff comments. One item 11, and the way it reads currently is incorrect so I made a correction. And the correction is based on Resolution 10-25. And it should read prior to the Village's issuance of building permits, any outstanding taxes or special assessments shall be paid including the outstanding Sewer D sanitary sewer fee of $40,520. It currently reads that it has to be paid at the time of the Certified Survey Map. That's incorrect. Once we researched the resolution it does have to be paid at the time of building permit, not Certified Survey Map which is what they're hoping to record this week.

And then Item 12 this has to do with right of way being dedicated by Kenosha County. We just want to get one final verification from Kenosha County that a portion of the right of way that's being dedicated is 65 feet, and the balance of it is 50 feet, and we just want to get that confirmation again. We should be getting that tomorrow. But I just wanted to let you know that those two items along with the ones that I refer to as part of the reading of the staff comments that those corrections have been made for the record.

Tom Terwall:

A question to the Fire Chief. Any issues or concerns on the part of the fire department?

Chief McElmury:

None based on this conceptual layout. As we get more detailed plans with the buildings and layouts and where the pumper pads all have to go we'll have further comments at that point. But with the conceptual layout we have no issues at this point.

Tom Terwall:

Thank you. If there's nothing further I'll entertain a motion to send a favorable recommendation to the Village Board for approval of the Comprehensive Plan.

Judy Juliana:

So moved.

Bill Stoebig:

I'll second.

Tom Terwall:

MOVED ABY JUDY JULIANA AND SECONDED BY BILL STOEBIG TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Then we need a motion to send a favorable recommendation to the Village Board for approval of the Conceptual Plan.

Wayne Koessl:

I would move, Chairman.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CONCEPTUAL PLAN. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? Motion carried. Item C we need a motion to send a favorable recommendation to the Village Board to approve the Zoning Map Amendment.

Jim Bandura:

So moved.

Deb Skarda:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY DEB SKARDA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE ZONING MAP AMENDMENT. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Item D, a motion to send a favorable recommendation to the Village Board to approve the CSM subject to the terms and conditions.

Wayne Koessl:

So moved, Mr. Chairman.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THE CSM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. And Item E, this one we don't need a recommendation, we can do this ourselves. Consideration of a Conditional Use Permit. We need a motion to approve.

Jim Bandura:

So moved.

Judy Juliana:

Second.

Tom Terwall:

MOVED BY JIM BANDURA AND SECONDED BY JUDY JULIANA TO APPROVE THE CONDITIONAL USE PERMIT SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered. Welcome. Dave, come in with the seven million bucks and we'll get the permits. Welcome. We really look forward to this project. You guys have been landlocked for quite some time, haven't you? Is Walgreen's still interested in that site?

--:

No [inaudible].

Tom Terwall:

Maybe the spot can expand. Thank you very much. Items F and G you want tabled, Jean, is that correct?

Jean Werbie-Harris:

Yes, since Item F is a certified survey map, and Item G is a public hearing, I'll just read them into the record, and then recommend that they get tabled.

F. Consider approval of two (2) Certified Survey Maps for the request of Martin Hanley, agent for the owner Prairie Place LLC to subdivide the property generally located at the northwest corner of 39th Avenue and Springbrook Court and the property located west of Springbrook Road and north of 101st Street and create two parcels to be dedicated to the Village for park purposes as part of the Village Green Center development. (TO BE TABLED UNTIL THE JANUARY 25, 2016 PLAN COMMISSION MEETING)

G. PUBLIC HEARING AND CONSIDERATION OF A ZONING MAP AMENDMENT: for the request of Martin Hanley, agent for the owner Prairie Place LLC to rezone a portion of the property generally located at the northwest corner of 39th Avenue and Springbrook Court and a portion of the property generally located west of Springbrook Road and north of 101st Street from the A-2, General Agricultural District to the PR-1, Neighborhood Park-Recreation District. These two areas are proposed to be dedicated to the Village for park purposes as part of the Village Green Center development. (TO BE TABLED UNTIL THE JANUARY 25, 2016 PLAN COMMISSION MEETING)

Jean Werbie-Harris:

The staff is recommending and the petitioner agrees to table both items until the January 25th Plan Commission meeting.

Tom Terwall:

We need a motion to that effect.

Wayne Koessl:

So moved.

Jim Bandura:

Second.

Tom Terwall:

MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO TABLE ITEMS F AND G UNTIL THE JANUARY 25, 2016 MEETING. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

H. Consider the request of Kurt Davidsen, Village Assistant Engineer for approval of a Lot Line Adjustment to add 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert, to the Village's parkland property to the south. The area being added to the Village's parkland property is an existing drainage easement located on Mr. Wiegert's property.

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, this is the request of Kurt Davidsen, Village Assistant Engineer for approval of a lot line adjustment to add 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert, to the Village's parkland property to the south. The area being added to the Village's parkland property is an existing drainage easement that's currently located on Mr. Wiegert's property.

The owner of the property located at 2517 91st Street is identified as Tax Parcel Number 91-4-122-134-0450, owned by Jeffery Wiegert, has requested that the existing dedicated storm water easement located in the rear of his property, adjacent to Brookside Gardens park owned by the Village of Pleasant Prairie be transferred to Village ownership. And the Village's ownership is Tax Parcel Number 91-4-122-134-134-0046.

The storm water easement was created in 2011 as part of the South Kenosha Area Drainage Swale project to realign the existing drainage ditch and install riprap at the 26th Avenue culvert. Mr. Wiegert initially requested to install a fence within the easement to prevent children playing in the park from entering his property to play in the drainage ditch. He is concerned that a child could become injured on his property in the riprap and that because of it being on his land he could be legally responsible. A fence cannot be installed across the drainage ditch because it would restrict flow so he asked that the Village of Pleasant Prairie take ownership of the easement area.

Specifically, 2,682 square feet from the property located at 2517 91st Street, owned by Jeffery Wiegert would be attached to the vacant property to the south that's owned by the Village. The lot line adjustment and will comply with the requirements set forth in the Village's Zoning Ordinance and Land Division and Development Control Ordinance. The Village staff recommends approval of the lot line adjustment subject to the petitioner recording the proper transfer documents and plat of survey for the lot line adjustment as an exhibit along with the deed with the Kenosha County Register of Deed's office within 30 days of the final approval.

One other condition is that prior to the Village accepting and recording this lot line adjustment we will need to receive a partial release of mortgage as there is a mortgage on this particular property. So we need to make sure that we accept this triangle piece of property without any liens or encumbrances or mortgages when it does transfer to the Village of Pleasant Prairie, and they are working on getting that document from their bank. So with that the staff recommends approval subject to the comments and conditions I just discussed.

Wayne Koessl:

Mr. Chairman, if there are no comments I'd move approval of the lot line adjustment and send a favorable recommendation to the Village Board subject to the comments and conditions of the meeting tonight.

Jim Bandura:

Second.

Tom Terwall:

IT'S BEEN MOVED BY WAYNE KOESSL AND SECONDED BY JIM BANDURA TO SEND A FAVORABLE RECOMMENDATION TO THE VILLAGE BOARD TO APPROVE THIS AS INDICATED SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

I. Consider Plan Commission Resolution #15-20 to initiate an amendment to the Village Comprehensive Plan as a result of wetland stakings being completed on two (2) vacant properties in Carol Beach Estates Unit #6 Subdivision identified as Tax Parcel Numbers 93-4-123-184-1210 and 93-4-123-184-1190).

Jean Werbie-Harris:

Mr. Chairman and members of the Plan Commission and the audience, Items I is to consider Plan Commission Resolution 15-20 to initiate an amendment to the Village's Comprehensive Plan as a result of wetland stakings being completed on two vacant properties located in Carol Beach Estates Unit #6 Subdivision. They're identified as Tax Parcel Number 93-4-123-184-1210 and 93-4-123-184-1190.

As part of Resolution 15-20, a resolution to initiate a Comprehensive Plan Amendment where as two vacant properties within the Carol Beach Estates Unit 6 Subdivision, lots 17 of Block 5 is identified as 93-4-123-184-1210 owned by Carlo and Lauretta Coduti, and Lot 13 of Block 5 identified as Tax Parcel Number 93-4-123-184-1190 owned by Christine Erickson have recently had wetland stakings completed by a biologist, and both properties are determined that they were not classified as wetlands as referenced in Exhibit 1.

Whereas, on Lot 17 of Block 5 of Carol Beach Estates Unit #6 TRC Environmental Corporation completed a wetland staking on August 31, 2015 and determined that there were no wetlands on

the property. TRC Environmental Corporation is a 2015 Wisconsin DNR Assured Biologist so it does not require a separate approval by the Wisconsin DNR. This is provided as Exhibit 2.

Whereas, on Lot 13 of Block 5 of Carol Beach Estates Unit #6 the Wisconsin DNR on a October 13, 2015 site visit verified that there were no wetlands on the property as provided as Exhibit 3.

Whereas, in accordance with the Village of Pleasant Prairie 2035 Comprehensive Plan, upon the completion of a wetland staking the 2035 Land Use Plan Map 9.9 shall be amended to reflect the aforementioned wetland stakings.

Now therefore, be it resolved by the Plan Commission as follows:

1. That the Village Plan Commission hereby initiates and petitions to amend the 2035 Land Use Plan Map 9.9 and the Official Zoning Map, as it relates to the wetland stakings completed on the properties.

2. That the proposed amendments are hereby referred to the Village staff for further study and recommendation.

3. That the public participation plan for this amendment, as initiated by the Village, will constitute the required 30 day public notice and the required public hearing pursuant to Chapter 390 of the Municipal Code entitled Comprehensive Plan.

So we are going to be initiating these changes, and a subsequent Plan Commission meeting will hold the public hearing to initiate that process to amend the Comprehensive Plan. The staff recommends approval as presented.

Tom Terwall:

We need a motion to adopt Resolution 15-20.

Judy Juliana:

Move to approve.

Deb Skarda:

Second.

Tom Terwall:

IT'S BEEN MOVED BY JUDY JULIANA AND SECONDED BY DEB SKARDA TO APPROVE RESOLUTION 15-20 SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE STAFF MEMORANDUM. ALL IN FAVOR SIGNIFY BY SAYING AYE.

Voices:

Aye.

Tom Terwall:

Opposed? So ordered.

7. ADJOURN.

Wayne Koessl:

So moved.

Jim Bandura:

Second.

Tom Terwall:

All in favor signify by saying aye.

Voices:

Aye.

Tom Terwall:

Opposed? We stand adjourned.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

A. Consider the request of Matt Carey of Pinnacle Engineering Group, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of a **Certified Survey Map**, to combine several properties and to dedicate road right-of-way and easements for the development of a second Uline Headquarters office building (H2).

Recommendation: Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **Certified Survey Map** subject to the comments and conditions of the Village Staff Report of January 25, 2016.

B. Consider the request of Peter Kucha of Eppstein Uhen Architects, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of **Final Site and Operational Plans** for the construction of a 284,260 square foot office building and related site improvements.

Recommendation: Village staff recommends that the Plan Commission approve the **Final Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of January 25, 2016.

VILLAGE STAFF REPORT OF JANUARY 25, 2016

Consider the request of Matt Carey of Pinnacle Engineering Group, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of a **Certified Survey Map**, to combine several properties and to dedicate road right-of-way and easements for the development of a second Uline Headquarters office building (H2).

Consider the request of Peter Kucha of Eppstein Uhen Architects, agent for Route 165, LLC owner of the properties located at 12100 Uline Place for approval of **Final Site and Operational Plans** for the construction of a 284,260 square foot office building and related site improvements.

THESE ITEMS ARE RELATED AND WILL BE DISCUSSED AT THE SAME TIME HOWEVER SEPARATE ACTION IS REQUIRED.

The petitioner is requesting approval of a Certified Survey Map and Final Site and Operational Plans for the construction of a 284,260 square foot office building and related site improvements for a Uline Headquarters Office building (H2) located at 12100 Uline Place (west of the West Frontage Road) in the Village.

Previous Village approvals and permits issued to date for this project include:

- On March 9, 2015 the Village Plan Commission conditionally approved **Preliminary Site and Operational Plans** for mass grading and preliminary approval of an office building and site improvements for a Uline Headquarters office building (H2).
- In November 2015, the Village issued an **erosion control permit** for mass grading work to commence on the property pursuant to the approved Preliminary Site and Operational Plans. In addition, a **stipulated shoreland permit** was issued for tree removal and grading work within the 75 feet of the Ordinary High Water Mark of the adjacent navigable waterway. These permits include the **filling of wetlands** as conditionally approved by the WI DNR and the ACOE and a **floodplain boundary adjustment** as conditionally approved by the WI DNR, Village and FEMA.

Final Site and Operational Plans: Pursuant to the application, due to Uline's continued growth the company needs additional office space to support its operations. Uline sees tremendous operational benefits in locating the new facility on the 37 acre which is close to its current Pleasant Prairie Corporate Headquarters facility for the following reasons:

- Uline is still a family owned and operated company and desires to maintain the Company culture. By keeping employees close to the family and other employees the company culture is maintained.
- Corporate Managers will continue to be located in close proximity to one another at various facilities in Pleasant Prairie. This helps to facilitate impromptu and frequent face to face meetings between managers. This allows for efficient communication and quick decision making which is a cornerstone of Uline's success.
- Department Managers, that will be located in the new facility, are required to meet frequently and on short notice at the company president's offices at 12575 Uline Drive.
- Many of the staff, that will be located in the facility, need to visit the various Uline distribution centers and warehouses, in Pleasant Prairie, to inspect product for quality, review and test new products and meet with vendors.

ULINE's proposed (H2) Corporate Office Building Project will consist of the following: a building and associated parking will be located on 37.3 acres of land with a 284,260 square foot office building including a 78,000 square foot basement. The building will be three (3) stories. The building design will be very similar to that of Uline's existing H1 headquarters office building. The basement will contain the main electrical and mechanical rooms and storage space. A shipping/receiving area with two (2) loading docks and a compactor bay will located on the southwest end of the building. The first floor will include a main lobby, training rooms and an associated breakout area, office space and a fitness center. The second floor will include kitchen/servery and dining space, conference rooms and office space. The third floor will contain office space and some conference rooms. The primary use of the facility is business office use. The building will be provided with four (4) elevators that serve each floor level. Two (2) of the elevators are sized to accommodate ambulance stretchers.

Along the east, north and south elevations the building height will be 61 feet. Along the west elevation, where the basement will be partially exposed, the overall building height will be up to 80 feet. The building exterior will consist of precast concrete panels, cedar paneling and ashlar stone veneer with a standing seam metal roof on the pitched roof portions of the building. A utility building with pump house, cooling tower and back-up generator will be located south of the office building.

As noted above, erosion control permits were issued. It is anticipated that the building will begin construction this spring 2016. When the building is complete in August 2017, the new corporate office is projected to have 500 initial employees with capacity for 800 total employees at full build out. As part of the development, 875 parking spaces will be provided adjacent to the office building.

Certified Survey Map: The CSM is proposed to combine the three (3) properties for development , to dedicate additional right-of-way to the WI DOT (West Frontage Road) and Village (Uline Place) and other easements on the property, including a public sanitary sewer and public water easement in the northern portion of the site. In addition, the Village will be entering into a Development Agreement with Uline for the installation of certain public improvements including roadway improvements in 120th Avenue (West Frontage Road) and for in installation of municipal sanitary sewer and water in the easements (as shown on the CSM) which will extend through the property to provide service to the land lying to the west (Tax Parcel Number 91-4-121-254-0301) within the Village. Access to develop the site lying to the west will be from the south from 116th Street.

Village staff recommends approval of the Certified Survey Map subject to the above comments and the following conditions:

1. Due to the depth of the sanitary sewer, the Dedicated Public Sanitary Sewer, Public Water Main, Access and Maintenance Easement shown on the plans and shown on the CSM shall be 60 feet in width not 30 feet as shown in its current location or the Easement shall be located along the north property line in a 60 foot wide easement and the sewer/water plans reapproved. In addition, the Public Sanitary Sewer, Public Water, Mani Access and Maintenance Easement language to include the permission for the Village to access/traverse through the Uline parking lot 24/7 to work within the easement area granted to the Village

2. The rectangle right-of-way area being dedicated to the Village for the Uline Place right-of-way shall be labeled as such on the CSM. (See ***attached***).

3. Modify the CSM Dedication and Easement Provisions paragraph 2 to include the dedication of Uline Place. (See ***attached***).

4. Modify the CSM Dedication and Easement Provisions paragraph 5 to reflect a 60' easement instead of a 30' easement. (See ***attached).***

5. Modify the CSM Dedication and Easement Provisions paragraph 5 so that the Dedicated 20" Public Water Main Easement is referenced throughout. (See ***attached***).

6. Modify the CSM Restrictive Covenants paragraph 2 to include non-exclusive easement rights and 24-hour access to easement area (See ***attached***).

7. The CSM shall be executed and recorded at the Kenosha County Register of Deeds within 30 days for Village Board approval.

Village staff recommends conditional approval of the Final Site and Operational Plans subject to the above comments and the following conditions:

1. This approval is valid for six (6) months (until June 25, 2016). Prior to the expiration of this approval, the required building permit application, plans and related fees shall be submitted to the Village.

2. The plans have been reviewed for conformance with the Village Ordinances and generally accepted engineering practices and Village policies. Although the data has been reviewed, the Design Engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans may be required should errors or changed conditions be found at a future date. **The following changes shall be made to the Site and Operational Plans. Two (2) revised plan sets and a pdf of the plans, along with notations on this memorandum explaining how each of the items below have been addressed shall be submitted for final staff review and approval prior to issuance of the building permit:**

    a. Show the H2 Floodplain Compensatory Mitigation Plan on the he Civil Plans. Show the revised floodplain and reference the CLOMR approval # so that it is clear in the future that the driveway, parking lot and other areas were not constructed in the 100-year floodplain.

    b. The rectangle right-of-way area being dedicated to the Village for the Uline Place right-of-way shall be labeled as such on the plans.

    c. A Village Street Sign shall be banded to the public street light which identifies Uline Place at the main entrance to the development.

    d. The proposed Uline (commercial use) monument sign shall be approved by the Village in the Development Agreement to be located in the Village's right-of-way. The Uline monument sign shall be shown to be set back a minimum of 15 feet from the WI DOT West Frontage Road right-of-way in the Village's Uline Place right-of-way.

    e. The guard station structure shall be setback a minimum of 5 feet from the WI DOT West Frontage Road right-of-way.

    f. The boulevard island that the guard station is located in shall not encroach into the WI DOT West Frontage Road right-of-way.

    g. Due to the depth of the sanitary sewer, the Dedicated Public Sanitary Sewer, Public Water Main, Access and Maintenance Easement shown on the plans and shown on the CSM shall be 60 feet in width not 30 feet as shown in its current location or the Easement shall be located along the north property line in a 60

foot wide easement and the sewer/water plans reapproved.

h. On Sheet C-22-delete the Village storm manhole detail from the plan sets.

i. On Sheet C-14, the easement width is not sufficient and shall be increased to 60 feet.

j. On Sheet C-14, move all valves to green space or drive lane (not parking stall) for accessibility on public water main.

k. On sheet C-14, add language in the easement for the blanket use of their property adjacent to the permanent easement for the purpose of access, repairing, and maintaining the public water and sewer as may be required for repairs, emergency services, etc.

l. Detailed Landscaping Plan and Signage Plan shall be submitted for review and approval.

m. All landscaped areas will be required to be irrigated with a sprinkler system. The irrigation system shall be used during dry conditions and monitored and maintained yearly. (The base map for the landscape plans shall include the approved grading plan).

n. Subject to compliance with ***attached*** the January 14, 2016 memo from the Village Fire & Rescue Department. As indicated in this memo the Fire and Rescue Department has the following concerns. Revise the plans according.

   i. AED. Because of the occupancy of the building the owner shall install several public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest. Two will be placed on each level. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.

   ii. Fire Alarm Control Panel: The main FACP shall be placed in the fire sprinkler riser/fire pump room. Remote annunciator panel location(s) will need to be determined during the pre-construction meeting as to the amount and the locations.

   iii. Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrance, rear main entrance, north access door, south access door by the docks and fire pump room.

   iv. All outside doors shall have a lock and handle for access from the outside of the structure.

   v. Need to confirm that there is a grade level entrance door to the fire pump vestibule area.

   vi. Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.

   vii. Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review per our ordinance (application; 5 sets of plans, calculations and cut sheets; and permit fees). No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments. Permits must also be obtained before construction of any systems.

viii. Upon review of Fire Protection plans that were submitted a standpipes will need to be added on the lower level in each of the 3 stairwells and next to the Facility Office S013 door.

ix. Drawing FP000 shows the incorrect FDC. Replace with the most current Pumper Pad Detail dated 11-18-2015 (as ***attached***).

x. Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. Hydrants must be placed no further than 350 feet apart as measured by normal access routes used by Fire and Rescue Department apparatus.

xi. Severe Weather Shelter: The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.

xii. Elevator alarm/phone dialer will need to contact the village of Pleasant Prairie Dispatch Center on the emergency telephone line. Elevators #2 and #3 meet the size and capacity requirements as specified in the Village ordinance.

xiii. Monument signs must have street address (number and street name-12100 Uline Place) on it.

xiv. Review the north fire lane.

In addition, condition #2 indicates that a compliance letter is required. A copy of this letter shall be submitted to the Community Development Department prior to issuance of permit.

3. **Upon approval of the revised Final Site and Operational Plans, the following shall be submitted:**

   a. An electronic pdf of the approved Final Site and Operational Plans shall be provided to the Village.

   b. Submittal of the required Fire Compliance letter as required in the January 14, 2016 Village Fire Department memo.

   c. A WI DOT permit / approval for work and driveways within the West Frontage Road (120th Avenue) right-of-way. A copy of the permit shall be provided to the Village.

   d. Two (2) sets of State approved Plans and the required commercial building permit application. The Final Site and Operational Plans shall be identical to the State approved plans. If plans are approved by the State prior to having all of the required changes made pursuant to this memorandum, then a corrected plan set with notation to this memorandum shall be provided to the Village staff.

4. A pre-construction conference shall be held at the Village Offices. The preconstruction conference shall be scheduled, moderated and documented by the Design Engineer of Record prior to obtaining permits and beginning mass grading. Contact Jean Werbie-Harris (262) 925-6717 to coordinate this pre-construction meeting at the Village offices. The Village can provide a sample agenda to the Design Engineer. Emergency contact information and a construction schedule shall be provided at the pre-construction meeting. Written minutes shall be provided to all

participants with seven days of the meeting.

5. Continued compliance with Permits EC1511-002 and STIP15-11-001 (including Stipulated Shoreland Document #15-04).

6. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be limited to Monday through Friday from 6:00 a.m. to 9:00 p.m. and Saturday and Sunday from 6:00 a.m. to 6:00 p.m. Notify the Village CD Director and the Police Chief if earlier summer construction hours are being requested.

7. There shall be no construction equipment or contractor parking permitted on 120th Avenue (West Frontage Road). On-site (off-street) parking shall be designed to accommodate all construction related equipment, workers and site visitors.

8. The owner shall comply with all provisions of the Final Site & Operational Plan approvals, including compliance with the Village Performance Standards.

9. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

10. During dry summer/fall conditions, site watering may be required by the Village to minimize dust conditions.

11. The construction site shall be serviced (though additional on-site security) and lighted during non-construction activities.

12. Impact fees shall be paid prior to issuance of the building permit. (Based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department's Marshall & Swift analysis).

13. Village connection fees shall be paid prior to the connections to the municipal sanitary sewer system.

14. Fire sprinkler plans and all fire alarm installation plans are required to be submitted to, and reviewed by the Village Fire & Rescue Department and their Fire Safety Consultant (This is a typically a 30 day process and separate fees payable to the Fire & Rescue department will apply).

15. All signage shall comply with requirements of Article X of Chapter 420 of the Village Municipal Code unless modified by any specific sign requirements of the Development Agreement.

16. No roof mounted vents or HVAC units shall be visible to the public's view. All ground mounted HVAC or transformer units shall be screened by rooflines.

17. After the installation of the footing and foundations and prior to setting the walls, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village Building Inspection Department to verify that the building meets all of the required setbacks.

18. Prior to verbal to occupancy each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements. (All site signage, including HC parking signage shall have decorative black poles – no green/gray u-channel poles).

19. Prior to verbal to occupy, per the Police Department all exterior entrance/exits are marked numerically starting at the front main entrance of the building and moving

clockwise around the structure. Numbers should be on the inside and outside of the exits. A site plan map shown the door and numbering sequence shall be provided to the Village.

20. Prior to verbal occupancy all required landscaping shall be installed. A written letter of verification and certification shall be provided to the Village by the landscape designer that all site (including street trees and their related maintenance), building foundation and signage landscaping has been installed in accordance with the approved landscape plan prior to the issuance of a verbal occupancy for the first tenant. However, if weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village Clerk a cash deposit, an irrevocable letter of credit, performance bond or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount (Landscaper's written contract estimate of unfinished work) to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

21. Prior to verbal occupancy all required site signage shall be installed. A written letter of verification and certification shall be provided to the Village by the signage installer that all building and site signage has been installed in accordance with the approved signage plan prior to the issuance of a verbal occupancy for the first tenant. (Reminder that the full building address shall be legibly shown on the Primary Monument Sign).

22. Prior to verbal occupancy, an electronic copy in CAD format and a pdf as-built record drawing of graphical data of the new utilities shall be provided to the Village for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

23. Prior to verbal occupancy, an electronic copy in CAD format and a pdf as-built graphical data of all private sanitary sewers, water, and storm sewer facilities shall be provided to update the Village's Geographical Information System. Information shall conform to the Village's format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

24. Prior to verbal occupancy, an electronic copy in CAD format and a pdf a record drawing of the utility plans will be required to reflect actual construction records and utility alignments. Record drawing(s) of all the private water main, storm sewers, and sanitary sewers shall be prepared by the Engineer of Record for the project.

25. Prior to verbal occupancy, a pdf site as-built plans, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approve site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

26. Prior to verbal occupancy, a pdf of the as-built building plans (including all mechanical system) shall be submitted to the Village.

27. Prior to verbal occupancy, upon completion of the floodplain boundary adjustment and wetland mitigated the petitioner shall submit a request to amend the Village

Comprehensive Land Use Plan to correctly identify any modified wetland and the amended location of the 100-year floodplain. In addition, a zoning map amendment will be required to amend the C-1 District location and the FPO, Floodplain Overlay District.

28. This development shall be in compliance with the Village Land Division and Development Control Ordinance, the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Health Department Ordinances and the State of Wisconsin Statutes.

29. All Village fees incurred by the Village Engineer, Village Inspectors and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. If fees are not paid in a timely manner the Village will not continue to review said plans or inspect the project. <u>Outstanding fees shall be paid in full at the time of the occupancy inspection.</u>

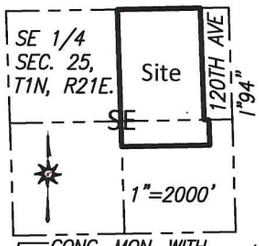
30. All Village fees incurred by the Village Community Development Department and/or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner. <u>Outstanding fees shall be paid in full at the time of the occupancy inspection.</u>

2015-12-21 Reused CSM
DEV 1511-001

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

VICINITY MAP



Owner/Subdivider:
Village of Pleasant Prairie
Village Community Development Authority
Michael R. Pollocoff, Executive Director
9915 39th Avenue
Pleasant Prairie, WI 53158

LEGEND

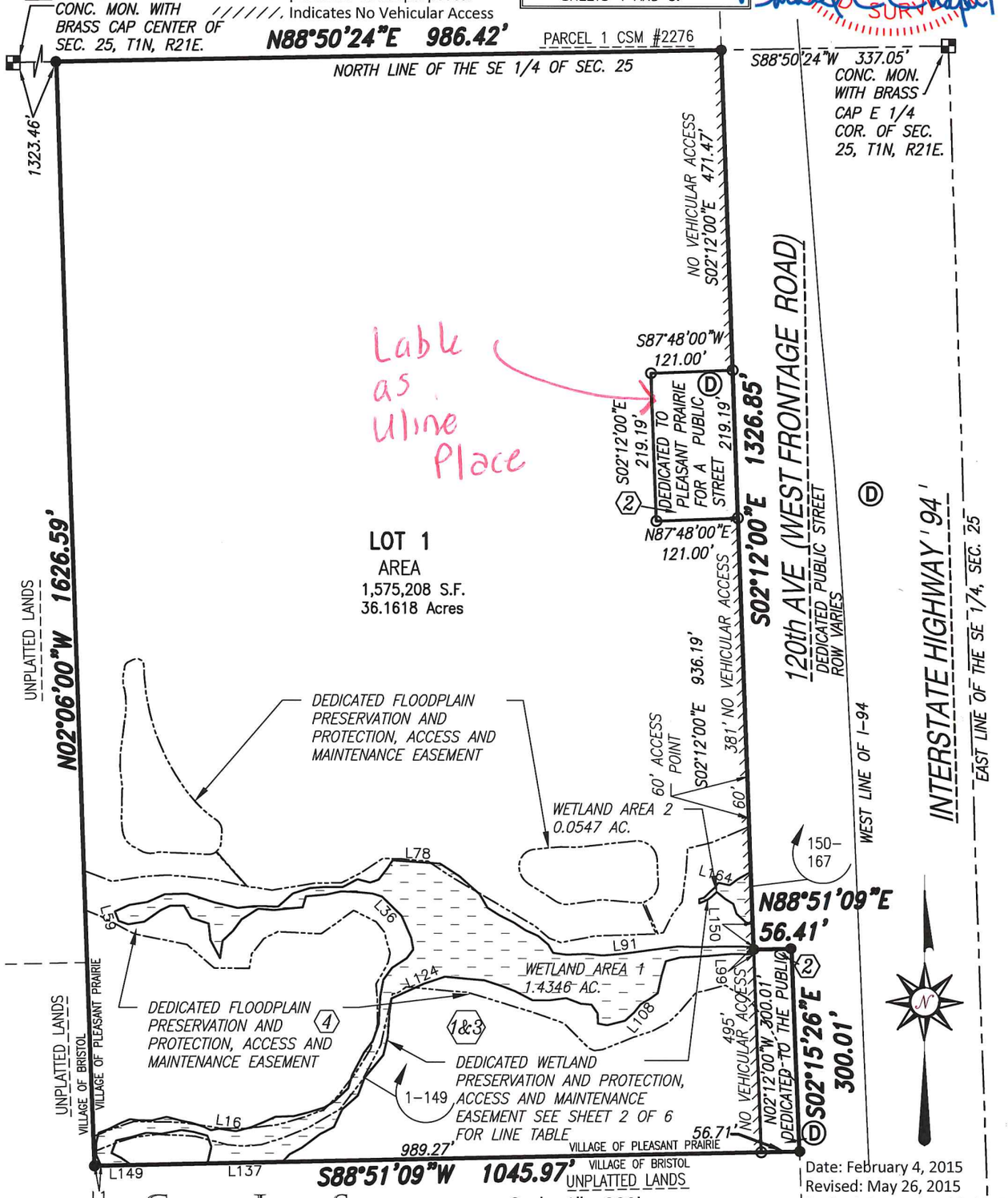
- ○ Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- ● Indicates found 1" iron pipe.
- Ⓓ Indicates dedicated to the public for street purposes.
- ////// Indicates No Vehicular Access

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 25 bears N88°59'11" E.

(8) INDICATES "DEDICATION AND EASEMENT PROVISIONS" NUMBER AS SHOWN ON SHEETS 4 AND 5.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Donald C. Chaput



Scale: 1" = 200'

0 200' 400' 600'

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 27, 2015
Revised: December 9, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

This instrument was drafted by: Donald C. Chaput P.L.S. 1316

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

WETLAND LINE TABLE

WETLAND AREA 1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N88°51'09"E	9.84'	L67	S88°51'24"E	17.24'	L133	S62°49'22"W	23.44'
L2	N24°42'44"W	17.54'	L68	S87°43'41"E	16.55'	L134	S52°45'43"W	33.93'
L3	N00°17'42"E	19.22'	L69	N48°34'05"E	29.71'	L135	S62°00'49"W	20.50'
L4	N15°51'16"E	13.84'	L70	N72°28'08"E	26.41'	L136	S42°30'42"W	15.02'
L5	N69°42'49"E	14.52'	L71	N85°11'57"E	23.31'	L137	S88°51'09"W	111.52'
L6	N63°33'41"E	19.67'	L72	N89°54'52"E	25.44'	L138	N13°17'09"E	25.30'
L7	N67°25'03"E	16.17'	L73	N62°47'13"E	24.60'	L139	N19°37'19"W	17.47'
L8	S83°42'13"E	11.53'	L74	S74°49'26"E	19.08'	L140	N74°35'46"W	20.95'
L9	S88°09'27"E	20.87'	L75	N71°16'40"E	13.56'	L141	N81°14'56"W	18.66'
L10	N75°59'48"E	23.29'	L76	N36°53'25"E	20.80'	L142	S79°09'49"W	29.80'
L11	S74°40'41"E	22.62'	L77	N33°35'05"E	14.72'	L143	N86°07'06"W	23.04'
L12	S79°07'57"E	15.87'	L78	S86°08'15"E	70.41'	L144	S73°35'10"W	22.68'
L13	S71°39'50"E	18.54'	L79	S56°37'23"E	34.67'	L145	S78°35'33"W	22.90'
L14	S62°04'50"E	11.49'	L80	S48°39'48"E	39.82'	L146	S20°15'03"W	20.27'
L15	N77°47'09"E	12.70'	L81	S31°04'33"E	23.22'	L147	S64°08'16"E	15.06'
L16	S81°23'03"E	25.29'	L82	S57°38'45"E	19.62'	L148	S55°09'39"E	19.55'
L17	N75°41'35"E	22.53'	L83	S62°26'14"E	25.79'	L149	S88°51'09"W	45.21'
L18	N68°08'29"E	19.69'	L84	S57°11'09"E	19.65'		WETLAND AREA 2	
L19	N66°09'33"E	20.48'	L85	S66°08'12"E	20.66'	L150	N02°12'00"W	34.00'
L20	N87°24'47"E	27.21'	L86	S49°58'20"E	19.80'	L151	N75°57'36"W	9.98'
L21	N76°09'18"E	21.95'	L87	S29°41'31"E	14.50'	L152	N48°32'05"W	18.95'
L22	N72°29'40"E	24.70'	L88	S82°41'12"E	20.88'	L153	N17°10'49"W	15.47'
L23	N59°09'27"E	17.25'	L89	N87°37'32"E	28.82'	L154	N59°38'32"W	13.49'
L24	N46°28'17"E	28.42'	L90	S84°35'40"E	24.04'	L155	N50°42'41"W	16.96'
L25	N17°13'39"E	20.62'	L91	N83°23'41"E	65.36'	L156	S45°27'55"W	10.01'
L26	N27°53'56"E	37.54'	L92	N82°58'33"E	23.74'	L157	S54°16'44"W	7.66'
L27	N37°58'06"E	21.21'	L93	N82°48'51"E	23.83'	L158	S66°08'28"W	13.53'
L28	N18°57'14"E	26.18'	L94	S87°20'17"E	24.09'	L159	N02°22'41"W	6.27'
L29	N03°36'50"E	41.36'	L95	N88°45'41"E	21.84'	L160	N71°50'54"E	7.74'
L30	N09°40'27"E	24.68'	L96	N88°35'58"E	20.70'	L161	N44°49'03"E	11.98'
L31	N36°27'03"E	22.07'	L97	N89°49'27"E	18.90'	L162	N49°03'22"E	9.33'
L32	N57°39'43"E	25.98'	L98	S88°39'58"E	26.04'	L163	N37°46'44"E	9.14'
L33	N36°11'23"E	16.24'	L99	S02°14'16"E	10.91'	L164	S78°04'23"E	17.44'
L34	N10°47'45"W	17.81'	L100	N88°51'57"W	31.46'	L165	N52°46'15"E	14.29'
L35	N23°17'12"W	34.98'	L101	S85°25'24"W	37.97'	L166	N60°14'25"E	22.30'
L36	N46°09'11"W	41.00'	L102	S86°50'25"W	39.60'	L167	S02°12'00"E	77.02'
L37	N73°02'28"W	14.34'	L103	S75°19'51"W	22.02'			
L38	N83°53'16"W	23.22'	L104	S17°05'12"W	22.94'			
L39	N87°22'50"W	23.46'	L105	S12°36'52"W	25.84'			
L40	S77°40'03"W	23.49'	L106	S53°46'00"W	13.66'			
L41	S85°42'10"W	29.57'	L107	S58°48'45"W	16.74'			
L42	S16°33'15"W	17.24'	L108	S39°22'16"W	15.37'			
L43	S85°07'37"W	23.24'	L109	S47°05'36"W	17.65'			
L44	S84°32'51"W	20.03'	L110	S76°28'58"W	27.33'			
L45	N85°36'02"W	22.67'	L111	N80°46'22"W	13.74'			
L46	S57°36'33"W	29.22'	L112	N03°35'35"W	15.27'			
L47	S37°33'19"W	21.35'	L113	N34°55'35"W	15.24'			
L48	S46°04'49"W	21.12'	L114	N85°25'01"W	16.04'			
L49	S08°03'44"W	25.92'	L115	N68°58'59"W	23.23'			
L50	N28°05'45"W	30.32'	L116	S82°41'27"W	26.18'			
L51	N06°15'06"W	24.47'	L117	N88°44'36"W	24.39'			
L52	N72°20'23"W	27.11'	L118	N62°05'04"W	28.80'			
L53	N30°36'33"W	21.01'	L119	N70°17'43"W	21.68'			
L54	S89°07'43"W	20.78'	L120	N71°24'19"W	26.43'			
L55	S65°31'44"W	14.77'	L121	N84°56'16"W	25.65'			
L56	S55°39'40"W	29.73'	L122	N84°37'21"W	33.42'			
L57	S80°22'41"W	24.54'	L123	S71°15'26"W	32.71'			
L58	N70°31'19"W	15.20'	L124	S65°27'55"W	28.00'			
L59	N20°23'13"W	14.67'	L125	S65°53'32"W	24.83'			
L60	N66°10'38"E	23.62'	L126	S07°32'46"W	21.63'			
L61	N80°35'04"E	26.54'	L127	S04°32'46"W	35.43'			
L62	N66°15'52"E	28.24'	L128	S13°44'36"W	27.79'			
L63	N88°26'58"E	33.08'	L129	S39°38'07"W	43.27'			
L64	S72°34'37"E	41.90'	L130	S20°54'44"W	28.43'			
L65	S76°18'12"E	36.18'	L131	S49°00'17"W	30.58'			
L66	N83°49'42"E	26.15'	L132	S25°18'33"W	28.71'			

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: December 21, 2015

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by: Donald C. Chaput P.L.S. 1316 Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}

:SS

MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin which is bounded and described as follows:

Commencing at the East 1/4 corner of said Section 25; thence South 88°50'24" West along the North line of the Southeast 1/4 Section 337.05 feet to the West line of 120th Avenue (West Frontage Road)and the point of beginning of the lands hereinafter described; thence South 02°12'00" East along said West line 1326.85 feet to a point; thence North 88°51'09" East along said West line 56.41 feet to a point; thence South 02°15'26" East along said West line 300.01 feet to a point; thence South 88°51'09" West 1045.97 feet to a point; thence North 02°06'00" West 1626.59 feet to a point on the said North line; thence North 88°50'24" East along said North line 986.42 feet to the point of beginning. Lands contain 1,623,674 square feet or 37.2744 acres.

THAT I have made the survey, land division and map by the direction of Route 165, LLC., owner.

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 fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pleasant Prairie Code in surveying, dividing and mapping the same.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

Donald C Chaput

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: December 21, 2015

The following "Dedication and Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDICATION AND EASEMENT PROVISIONS

1. The Dedicated Wetland Preservation and Protection Areas as graphically shown on Sheet 1 and legally described on Sheet 2 of this Certified Survey Map were field delineated by R.A. Smith National on May 21, 2013 and were field located by Heather Patti, a Wisconsin Department of Natural Resources assured delineator with R.A. Smith National in June, 2013 and approved by the U.S. Army Corps of Engineers on September 17, 2014 and revised on June 30, 2015, July 23, 2015, August 5, 2015, and August 14, 2015 by Heather Patti of R.A. Smith National.

2. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (CSM) for 120th Avenue - West Frontage Road are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village of Pleasant Prairie, (the "Village") its successors for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, bike lanes, if required by the Village, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: (1) a nonexclusive easement hereby is reserved for the Owner of Lot 1 shown on this CSM which is adjacent to said Dedicated Public Street for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of the bike lanes, if required by the Village in the area between the roadway and the Lot; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the area between the roadway and the Lot as are approved by the Village as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions). In the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Street and the rights of the Owner of Lot 1, or of any Commercial Association pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

3. Nonexclusive easements coextensive within each area shown on this CSM as a "Dedicated Wetland Preservation and Protection, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.

4. Nonexclusive easements coextensive within each area shown on this CSM as a "Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for floodplain conservancy preservation, protection and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.

5. Perpetual nonexclusive easement coextensive with the area shown on this CSM as a "Dedicated 30' Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement" and "Dedicated 20' Public Water Main, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for public sanitary sewerage system improvements, public water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Dedicated Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement area shall be exclusive, except for: (1) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; (2) such use; planting; landscape island, curb and gutter, and parking lot repair and replacement; and care and maintenance of the surface easement area by the Owner of Lot 1 on which such easement is located as will not interfere with the improvements, uses and purposes of the Village; and (3) such driveway or other uses of the easement area that might interfere with the Village's rights, subject to approval and any conditions in writing that may be imposed by the Village. In the event of any conflicts between the rights of the Village pursuant to this Dedicated 30' Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement area and the rights of any other persons or entities with respect to this easement area, the Village's rights under this easement shall be deemed to be superior.

60' 60' ~~common~~ parking lots

6. Perpetual nonexclusive easements coextensive with the areas shown on this CSM as either a "Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement area or as a Dedicated Storm Water Drainage, Access and Maintenance Easement areas are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for storm water drainage system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas and Dedicated Storm Water Drainage, Access and Maintenance Easement areas shall be exclusive, except for: (1) such other easements as may be dedicated on this CSM with respect to the same areas or any portion thereof; (2) such use; drainage, fountains, and planting; and care and storm water maintenance of the areas by the Owner of Lot 1 on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such other uses of the easement areas that might interfere with the Village's rights, subject to approval and any conditions in writing that may be imposed by the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas or the Dedicated Storm Water Drainage, Access and Maintenance Easement areas and the rights of any other persons or entities with respect to this easement areas, the Village's rights under these easements shall be deemed to be superior.

and the Dedicated 30' Public Water Main, Access and Maintenance Easement area

and Dedicated Public Water Main, Access and Maintenance Easement

WISCONSIN
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LAND SURVEYOR

Donald C. Chaput

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THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 27, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS

1. Route 165 LLC hereby covenants that the Owner of Lot 1 shown on this CSM shall have the obligation of maintaining all of the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas and the Dedicated Storm Water Drainage, Access and Maintenance Easement areas on the Lot 1 in a functional, neat and nuisance free condition to handle storm water and drainage in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainage ways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, installing, removing and replacing any retention basin fountains, outlets and catch basin structures; mowing; planting; and weeding to prevent nuisance conditions. No driveways, fences, or structures shall be erected within the storm water drainage areas or retention basins which blocks, diverts or re-routs the drainage flow or that would likely interfere with the storm water function and flow, unless express written approval is granted by the Village and subject to any such conditions in writing as the Village may impose. This covenant shall run with the land, shall be binding upon the Owner of Lot 1, its successors, assigns and successors-in-title of Lot 1, in their capacity as Owner of Lot 1, and shall benefit and be enforceable by the Village. To the extent that the Village performs any such storm water related maintenance activities, following notice to Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

2. Route 165 LLC hereby covenants that the 30' Dedicated Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement and 20' Dedicated Public Water Main, Access and Maintenance Easement shown on the CSM hereby places restrictions on the referenced land on Lot 1 because of the location of this public sanitary sewer main and public water main easement which was given, granted and conveyed by Route 165 LLC to the Village for public sanitary sewer purposes and system improvements, public water purposes and system improvements, uses and purposes, and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve the development as referenced in the Dedication and Easement Provisions on this CSM. Route 165 LLC further covenants that there shall be no buildings, fencing, parking lots, driveways, or landscaping or other improvements of any kind placed within the easement areas without prior written approval of the Village. Furthermore, if the Village allows for the placement of fencing, parking lots, driveways or landscaping within the public sanitary sewer and public water main easement areas granted to the Village as shown on the approved Site and Operational Plans for the development and in the event that the Village exercises its non- exclusive rights to maintain, repair or replace said public sewer and water main and related appurtenances, the Owner of Lot 1, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking lots, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owner of Lot 1, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village.

curb and gutter

3. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of protecting and preserving the Wetland Preservation and Protection Access and Maintenance Easement areas shown on this CSM. Such maintenance may include without limitation and as needed removing of dead, dying or decayed trees, plant material or invasive species, planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources, and removing of trash or debris in order to prevent a nuisance condition. No mowing or cutting of the wetlands shall be allowed unless approved by the Village. No signage or fences shall be erected within the wetlands that would likely damage the wetland areas. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. The Owner of Lot 1 shall perform such maintenance as may be needed, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such wetland related maintenance activities, following notice to the Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

4. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of protecting and preserving the Floodplain Preservation and Protection Access and Maintenance Easement areas shown on this CSM. Such maintenance may include without limitation and as needed removing of dead, dying or decayed trees, plant material or invasive species, planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources, and removing of trash or debris in order to prevent a nuisance condition. No signage or fences shall be erected within the floodplain that would likely divert or block the drainage of the floodplain areas. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. The Owner of Lot 1 shall perform such maintenance as may be needed, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such floodplain related maintenance activities, following notice to Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

5. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of paying the ongoing electrical utility and facility maintenance costs and related administrative charges for the public street lighting serving and benefitting their Development. The Village intends to establish a Street Lighting Utility District for the collection of such charges. Such costs will be billed directly to the Owner unless and until a separate Commercial Owners Association is formally established for the development, at which time the Association will be invoiced by the Village on a regular basis.

24-hour access to the easement area and the

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

Donald C. Chaput

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 27, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

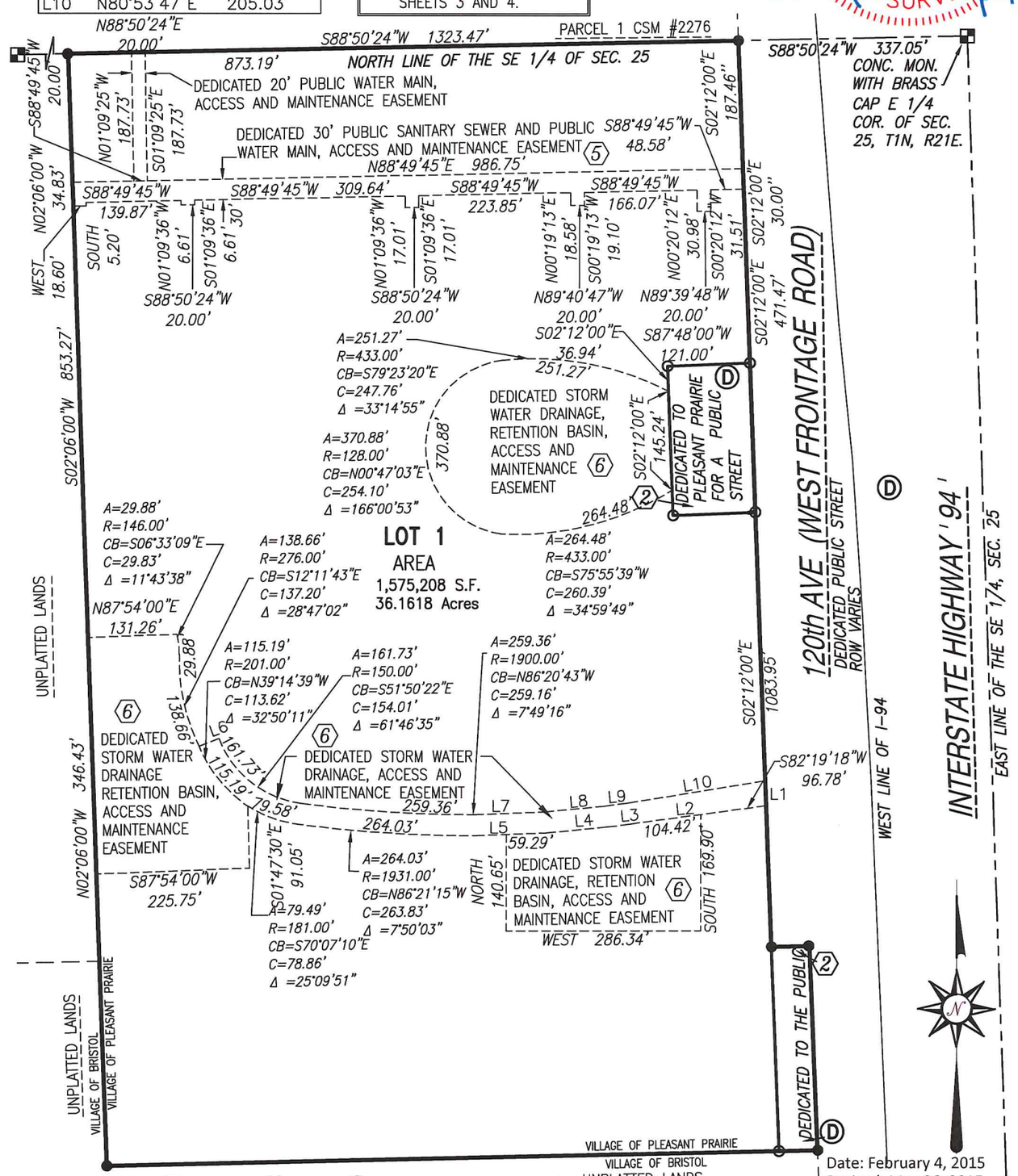
All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°12'00"E	36.27'
L2	S82°19'18"W	201.20'
L3	S82°38'42"W	35.09'
L4	S84°29'09"W	89.22'
L5	S87°50'24"W	102.13'
L6	N69°02'56"E	31.00'
L7	N87°50'24"E	100.71'
L8	N84°29'09"E	87.81'
L9	N82°38'42"E	34.12'
L10	N80°53'47"E	205.03'

EASEMENT DETAIL

(8) INDICATES "DEDICATION AND EASEMENT PROVISIONS" NUMBER AS SHOWN ON SHEETS 3 AND 4.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR



CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

Scale: 1" = 200'
0' 200' 400' 600'

This instrument was drafted by: Donald C. Chaput P.L.S. 1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 28, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE of DEDICATION

Route 165 LLC , as owner, does hereby certify that they have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map and also certify that this map is required by s.236.34 to be submitted to the following for approval:

Village of Pleasant Prairie

WITNESS the hand and seal of said owner this _____ day of_____, 2016.
In presence of:

_____
_____ (Seal)
_____, Member

STATE OF WISCONSIN)
_____COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above named _____, member to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____
Notary Public, _____,
Wisconsin
My commission expires _____.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

VILLAGE BOARD APPROVAL

Resolved that the Certified Survey Map located in the Northwest 1/4 and Southwest 1/4 of Section 25, Town 1 North, Range 21 East, Village of Pleasant Prairie is approved by the Village Board of the Village of Pleasant Prairie.

Date _____ _____
John P. Steinbrink, Village President

Date _____ _____
Jane M. Romanowski, Village Clerk

PLAN COMMISSION APPROVAL

Approved that the Certified Survey Map located in the Southeast 1/4 of Section 25, Township 1 North, Range 21 East, Village of Pleasant Prairie is approved by the Plan Commission of the Village of Pleasant Prairie.

Date _____ _____
Thomas W. Terwall, Chairman

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com
Sheet 7 of 7 Sheets

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: December 21, 2015

Drawing No. 1309-deb

Office of the
Chief of Fire & Rescue
Doug McElmury

VILLAGE STAFF MEMORANDUM

TO: Jean Werbie-Harris, Community Development Director
FROM: Doug McElmury, Chief Fire and Rescue Department
CC: Deputy Chief, Craig Roepke
Lt. Thomas Clark, Fire and Rescue Department
Peggy Herrick, Assistant Planner, Community Development
SUBJECT: Review of the Final Site and Operational Plan for Uline Headquarters H2
DATE: 14 January 2016

Overview: The project calls for the construction of a new corporate office building for the Uline Corporation. The building will be located at 12100 Uline Place. The proposed size is 298,000 sq. ft.
Applicable Codes: The Owner and Fire Protection contractors need to review Village of Pleasant Prairie Ordinance Chapter 180 Fire and Rescue prior to submitting any plans for review. The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually.

We have performed a review of the set of drawings dated: 12/18/2015. The concerns of the Department are as follows:

- AED. Because of the occupancy of the building the owner shall install several public access Automatic External Defibrillator (AED) onsite for employee or customer use in the event of a sudden cardiac arrest. Two will be placed on each level. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED.

- Fire Alarm Control Panel: The main FACP shall be placed in the fire sprinkler riser/fire pump room. Remote annunciator panel location(s) will need to be determined during the pre-construction meeting as to the amount and the locations.

- Knox Boxes shall be recessed in the building. Knox boxes shall be provided at the main entrance, rear main entrance, north access door, south access door by the docks and fire pump room.

- All outside doors shall have a lock and handle for access from the outside of the structure.

- Need to confirm that there is a grade level entrance door to the fire pump vestibule area

- Incoming combination water main must be sized by a Wisconsin Licensed Fire Sprinkler Designer.

- Fire safety system plans, such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review per our ordinance (application; 5 sets of plans, calculations and cut sheets; and permit fees). No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments. Permits must also be obtained before construction of any systems.

- Upon review of Fire Protection plans that were submitted a standpipes will need to be added on the lower level in each of the 3 stairwells and next to the Facility Office S013 door.

- Drawing FP000 shows the incorrect FDC. Refer to the most current Pumper Pad Detail dated 11-18-2015.

- Fire hydrants: Hydrants shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged. Hydrants must be placed no further than 350 feet apart as measured by normal access routes used by Fire and Rescue Department apparatus.

- Severe Weather Shelter: The architect shall identify the area within the building that can be used as a “severe weather shelter” or “safe haven” during severe weather such as a tornado. That area will be identified with signage.

- Elevator alarm/phone dialer will need to contact the village of Pleasant Prairie Dispatch Center on the emergency telephone line. Elevators #2 and #3 meet the size and capacity requirements as specified in the Village ordinance.

- Monument signs must have street address on them.

- We need to review the final site plan to review the north fire lane.

- Additional fire department comments may be forthcoming.

See numbered items below for more details.

1. **Distribution of Comments:** ***the person who obtains the building permit to all Contractors and Subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document need to become familiar with the contents.***

2. **Compliance:** A letter shall be submitted to the Fire and Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document.

3. **Potential Conflicts**: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State.

4. **AED**. Because of the overall building size the owner shall install and maintain per manufacturer's instructions, public access Automatic External Defibrillator (AED) onsite for employee use in the event of a sudden cardiac arrest. The Fire and Rescue Department can provide the training necessary to perform CPR and to operate the AED. Two shall be placed on each level.

5. **Place of Refuge:** The architect shall provide for both the Owner and the Fire and Rescue Department the area within the building that can be used as a "place of refuge" or "safe haven" during severe weather such as a tornado.

6. **The following Fees and Permits are generated directly from the Fire and Rescue Department Review and Comments:**

   A. Site and Operational Permits
      1. Site accessibility **Shown on plans**
      2. Fire Pump Location **Shown on plans**
      3. Pumper Pad **Not Shown**
      4. Fire hydrant spacing **Not Shown**

   B. Conditional Use and Operational

      1. Standpipe outlet locations **Currently it is not shown**
      2. Fire alarm pull stations **Currently it is not shown**
      3. Emergency and Exit Lighting **Currently it is not shown**
      4. Fire extinguishers **Currently it is not shown**

7. **Plan Review, Permits and Fees:** Five (5) sets of plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin. The Village will use an independent fire safety consultant for the review of all fire protection plans submitted. A satisfactory review must be completed before any permits will be issued and before construction can begin.

8. **Insurance Carrier:** Uline shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire and Rescue Department shall receive a copy of the comments when plans are submitted for review.

9. **The following information must be submitted with the sprinkler plans for review:**
   Building height:
   Number of stories/floors:
   Mezzanines:
   Clear space:
   Elevators:
   Hazard class:
   Commodity:
   Maximum storage height:
   Square footage, office space:
   Square footage, Manufacturing including maintenance and equipment:
   Square footage, receiving space:
   Square footage, shipping space:
   Square footage, warehouse space:
   Exterior storage:
   Fire protection:

10. **Fire and Rescue Department.**

    NOTE: Permits are required from the Fire and Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.
    - Bulk Water
    - Water Usage
    - Fire Protection Plans for Underground and Aboveground
    - Fire Alarm System Plans
    - Kitchen Hood Systems Plans

    Permit fees shall be paid prior to review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks.

11. **Required Licenses:** A Wisconsin licensed fire protection contractor and Wisconsin licensed sprinkler fitters must install underground fire mains and aboveground fire protection. Periodic inspections of the job site will be made by fire inspectors to assure compliance.

12. **Pre-Construction Meeting:** A pre-construction meeting shall take place with the general contractor, the fire protection contractor, the Fire & Rescue Department and any other sub-contractor prior to the installation of any underground fire protection. The purpose of this meeting is to assure that the requirements of the State of Wisconsin that only a Wisconsin licensed sprinkler fitter shall perform the installation of all devices, etc. All parties will be asked to initial this document and or permit. Any violation of the installing requirements will be reported in writing to the State of Wisconsin DSPS..

13. **Site Access:** Access around the site must comply with the current building code for all Fire Department apparatus and NFPA 1 Chapter 18 2012 edition. A minimum wall-to-wall turning radius of 45'-0" is required for apparatus movement.

    a. All exterior exit pathways as well as access to any Fire Pump Room(s) shall have a hard surface, leading to a hard surface.
    b. A hard surface must be provided around the building to provide entrance access.
    c. All roadways around the proposed building must be a minimum of 30 feet.
    d. An exterior personnel door shall be located in close proximity to any fire sprinkler/standpipe riser controls.
    e. Fire hydrants: Shall always be visible and accessible, in particular in any area where trailer trucks will be parked or staged.
    f. Truck staging shall not decrease the width of the fire lanes.

14. **Sprinkler System:** The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current edition of NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers.

    NOTE: *Fire protection will be required for all garbage compactors that are fastened to the building*.

15. **Water Service Mains and Laterals (Lead-Ins):** If it is determined that the building will be serviced by a combination municipal water and fire protection main, that main must be sized by the fire protection (sprinkler) contractor. No main is allowed to travel underground, under the building. Ultimately a Wisconsin licensed fire protection designer must assure this system will supply the required amount of water to the most demanding part of the fire sprinkler system. **All of which must be satisfied before Fire and Rescue will issue permits and before the installation of water mains can begin.**

16. **Plan Review (Underground):** A review of the underground drawings is required along with the fire protection drawings before a permit will be issued by the Fire and Rescue Department. Underground plans shall be submitted a minimum of four (4) weeks before installation begins.

17. **Standpipes:** In lieu of 1.5 inch hose stations, the building shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve, when supplied by the fire department pumper, in the event no fire pump is needed. The standpipes shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob

18. **Fire Hydrants:** Fire hydrants shall be spaced no more than 350 feet apart around the perimeter of the building, per Village Ordinance. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches. The Fire Department connections shall be located, and of sufficient height where typical snow fall or snow removal operations will not obstruct access. <u>Current Village of Pleasant Prairie fire hydrant specs must be used.</u>

19. **Fire Hydrant Acceptance**: The Uline project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA –National Fire Code) Standard 24 and witnessed by the Fire Chief and or the Chief's representative, the installing contractor and the fire sprinkler contractor at a minimum.

20. Fire hydrant and water main flushing can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is essential to assuring public safety.

21. The General Contractor shall coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire and Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

22. **Pumper Pad:** The Pumper Pad will need to have an area set aside off the main roadway to accommodate a Fire Department pumper/tanker. Current approved drawing must be used – drawing dated: 11/18/2015

    - There shall be dedicated space for a fire engine to have unobstructed access to the Pumper Pad. Both the Fire Department (sprinkler) Connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. The fire hydrant shall be

located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.

- The Fire Department connections shall be no less than 23 inches in height so that typical snowfall or snow removal operations will not obstruct access. The Fire Department connection shall be constructed along with an underground drain with access for inspection.

- Landscaping shall not obstruct the view or access to any portion of the fire protection system, such as hydrants, strobe lights, control valves etc.

23. **Bollards:** Shall be placed near any and all fire hydrants, remote post indicator valves (PIV) and Fire Department Connection(s) to prevent damage. The size shall be a minimum of six (6) inches in diameter, with proper bury depth. Bollards shall not obstruct charged fire hoses. It is recommended that the Department approve the location of the bollard(s) before final placement is made.

    - Bollards are required per Village Ordinance 180-16.

24. **Strobe Light:** A strobe light shall be provided for each riser and installed vertically above each sprinkler water flow bell. The strobe light shall operate for a sprinkler water flow. The lens color shall be RED. The strobe light shall meet Village specifications as found in section 180-16 K of the Sprinkler Ordinance.

25. **Fire Alarm System: The system shall be fully addressable so that detailed information will be received about the device in alarm.** Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. We would like to discuss with the Owner our interest in having **Contact ID** installed within the fire alarm system where the exact address will be sent to a Central Station

    a. Fire Alarm Control Panel: The fire alarm control panel (FACP) will be placed in the main fire pump room.
    b. Transmission of Fire Alarms: The method of transmission to central station must be approved by the Fire & Rescue Department. i.e. Phone line, RF Radio, VOIP, and /or Cellular technologies.
    c. Remote Fire Alarm Annunciators: Any fire alarm remote annunciators shall be placed in locations suitable to the fire department.
    d. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.
    e. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.
    f. **Smoke and Heat Detection:** Shall be installed as required.

g. **Kitchen Hood System:** All kitchen hood systems shall report to the FACP and provide an accurate location.
h. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.
i. **Fire Alarm Control Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The Fire Alarm Control Panel shall be located within the Fire Pump Room. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.
j. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the Fire and Rescue Department. The annunciator panel shall be placed at a location mutually agreeable to the Owner and the Fire and Rescue Department. The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building.

k. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire and Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire and Rescue Department prior to signing any contracts with the Central station.

1) The central station shall be provided with this information regarding the geographical location of this alarm:

Village of Pleasant Prairie, County of Kenosha, State of Wisconsin

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue

Phone numbers:

Emergency:	**(262) 694-1402**
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

26. **Knox Box:** Knox Boxes shall be provided for the building, a determination of the exact number required will need to be made, see reference at the beginning of this document. The Knox Boxes shall be Model 4400, *recessed mounted version*. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box.

27. **MSDS Knox Box:** A minimum of One (1) Knox Box(s) designed for Material Safety Data Sheet storage shall be provided to contain information on all products that are considered hazardous within the facility. The MSDS Box(s) shall be installed within the Fire Pump Room.

28. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are in compliance with current printed edition of NFPA 10. Because of the kitchen area, Class K type fire extinguishers may be required.

29. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. Exit and Emergency Lighting shall not be placed on electrical circuits that cannot be disturbed or interrupted, this is for test purposes. These circuits shall be clearly labeled. An Emergency light shall be placed within the fire pump room.

30. **Final Inspection:** The General Contractor shall provide the following documentation at the time the Final Inspection takes place and before a building occupancy certificate will be issued.

    a. The fire protection contractor shall provide the owner with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is “100% operational and built according to the design”, Village Ordinance, 180-16 N.
    b. Copy of contract with fire alarm central monitoring station.
    c. Copy of UL and/or FM certificate(s) for the fire alarm central monitoring station.
    d. Copies of the fire protection underground flushing documents.
    e. Copies of the underground and fire sprinkler hydrostatic test certificates.
    f. Copies of the fire sprinkler operational test certificates.
    g. Copies of the fire alarm test documents.
    h. Copies of other test documents such as, hood/duct, smoke, etc…
    i. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.
    j. Provide two- (2) CD’s, one for the property owner and one for the Fire & Rescue Department. The disks shall include all Floor plans and fire protection plans for the building in an as-built condition. The disks shall be in AutoCAD rev 14 format.
    k. Place of Refuge: The architect shall provide for both the Owner and the Fire & Rescue Department the area within the building that can be used as a “place of refuge” or “safe haven” during severe weather such as a tornado.
    l. Maps of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel, the maps shall be hung on the wall, with a waterproof covering and accessible to firefighters wearing bulky clothes and equipment.
    m. AEDs, in place at occupancy.
    n. Occupancy inspection fee and re-inspection fee will be assessed at the final inspection in accordance with ordinance 180-17.

31. **Occupancy:** All fire and life safety requirements must be in place prior to any building being occupied.

32. **Public Safety Radio Coverage**: Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:

    a) **Minimum Signal Strength out of building**: A minimum signal strength of 20 db ± 5 db above the noise floor shall be provided to and from the agency's radio system when transmitted or received from all areas of the building. For purposes of this section, 95% building coverage is considered to be all areas of the building.

    b) **Delivered Audio Quality**: (DAQ) level of three (3.4) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

    c) The frequency range which must be supported shall be 151.0000 to 159.0000 MHz.

Testing Procedures:

A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.
B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

Buildings and structures which cannot support the required level of radio coverage shall be equipped with a radiating cable system and/or a distributed antenna system (DAS) with FCC certified Bi-Directional Amplifier (BDA)s (AKA: bi-directional amplifiers), or systems otherwise approved by the agency in order to achieve the required adequate radio coverage.
If any part of the installed system or systems contains electrically powered components, the system shall be capable of operating on an independent battery and/or generator system for a period of at least twelve (12) hours without external power input. Any battery system employed shall automatically recharge in the presence of an external power input.

The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio system.

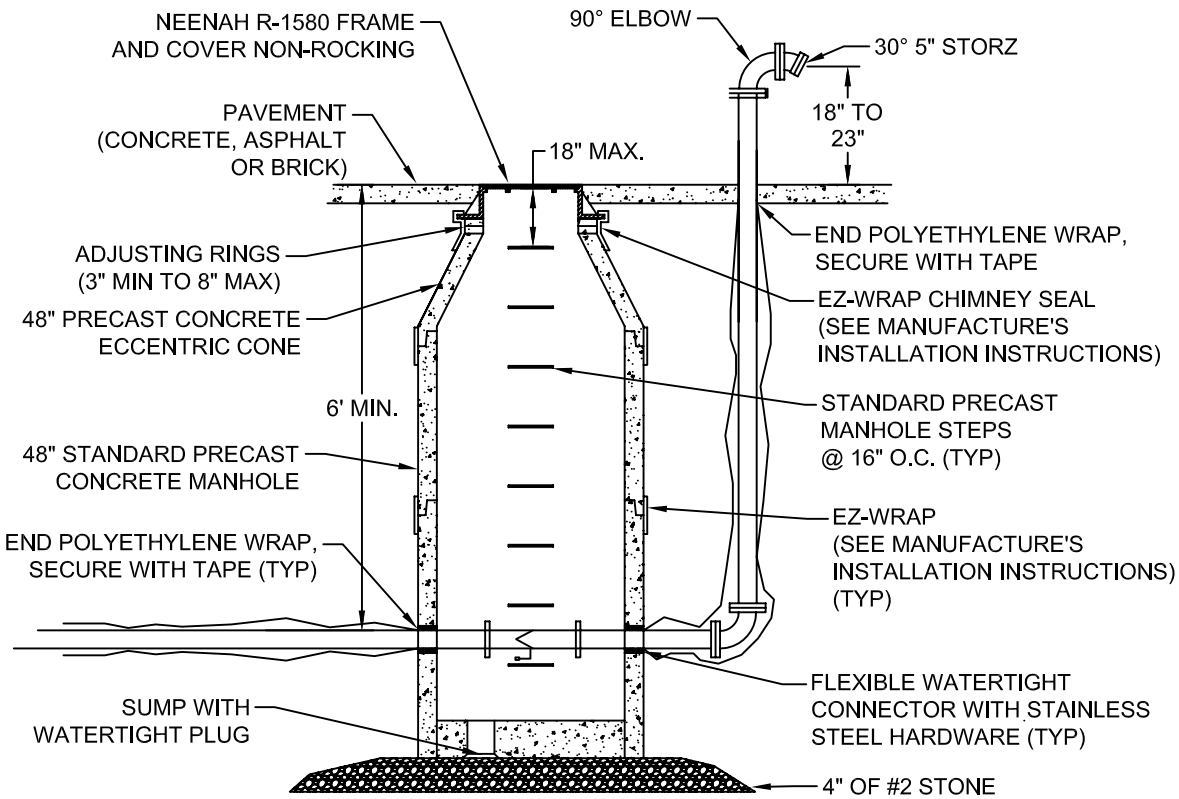
Engineering and Design: The Bi-Directional Amplifier (BDA) system(s) shall be designed by a professionally licensed Engineering Firm with a currently certified electrical engineering professional in its employ.

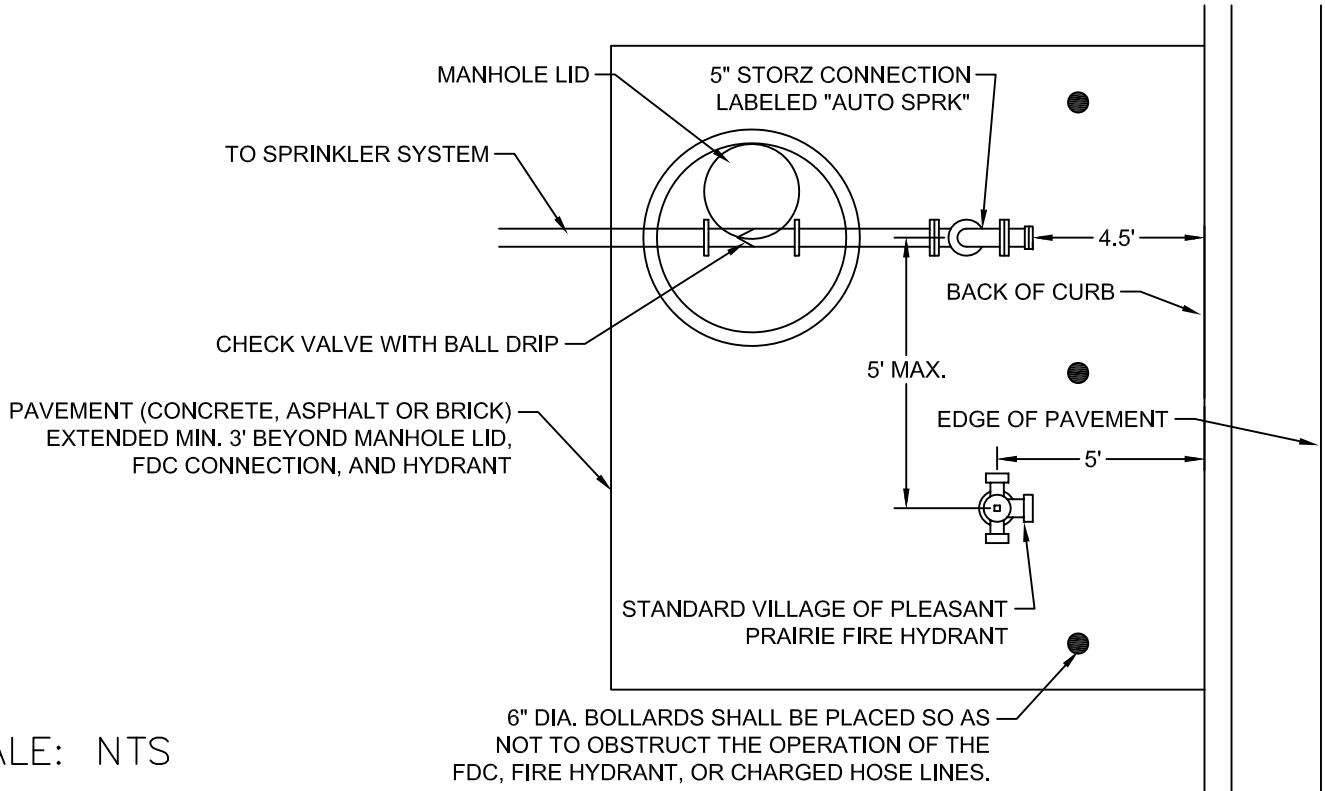
Implementation: The Bi-Directional Amplifier (BDA) system(s) shall only be implemented by professional system integrator certified and trained by the manufacturer of the Bi-Directional Amplifier (BDA).

In the event that a signal booster is employed, it shall be fully encased within a dust and water resistant case.

Field Testing
Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

NOTE:
-SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.





SCALE: NTS

VILLAGE OF PLEASANT PRAIRIE	**PUMPER PAD FDC DETAIL**	**DETAIL: FD - 1**
CREATED: 4–16–13	APPROVED BY: D. McELMURY	Wisconsin Award for Municipal Excellence — Pleasant Prairie — Golden Cluster
REVISED: 11–18–15		

VILLAGE OF
PLEASANT PRAIRIE

Filed _____ 20__
Fee Paid _____ 20__
PC Meeting Date _____ 20__
VB Meeting Date _____ 20
Approved _____ 20__
Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE
CERTIFIED SURVEY MAP APPLICATION

To: Village Plan Commission & Village Board of Trustees of the Village of Pleasant Prairie:

I, (We), the undersigned owner(s)/agent do hereby petition the Village Board to amend the Village of Pleasant Prairie Zoning Map as hereinafter requested.

It is petitioned that the following described property be subdivided with a Certified Survey Map (CSM)

The property petitioned to be subdivided is located at: west side of 120th Ave between 104th and 116th St.

and is legally described as follows: see attached CSM

Tax Parcel Number(s): 91-4-121-254-0122

The property abuts or adjoins a State Trunk Highway	X Yes	☐ No
The property abuts or adjoins a County Trunk Highway	☐ Yes	X No
Municipal Sanitary Sewer is available to service said properties	X Yes	☐ No
Municipal Water is available to service said properties	X Yes	☐ No

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request with the Village staff to determine additional information that may be needed to consider the request.

I, (We), hereby certify that all the above statements and attachments submitted herewith are true and correct to the best of my knowledge.

PROPERTY OWNER:

Print Name: Brad Folkert, Route 165, LLC
Signature: Brad Folkert
Address: 12575 Uline Drive
Pleasant Prairie WI 53158
(City) (State) (Zip)
Phone: 262-612-4200
Fax: 262-612-4250
Date OCTOBER 29, 2015

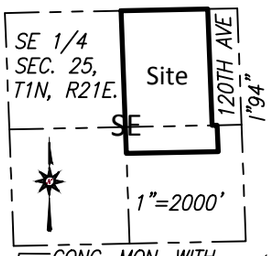
OWNER'S AGENT:

Print Name: Matt Carey, Pinnacle Engineering Group
Signature: Matt Carey
Address: 15850 W. Bluemound Road, STE 210
Brookfield WI 53005
(City) (State) (Zip)
Phone: 262-754-8888
Fax: 262-754-8850
Date: 10/27/15

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

VICINITY MAP



Owner/Subdivider:
Village of Pleasant Prairie
Village Community Development Authority
Michael R. Pollocoff, Executive Director
9915 39th Avenue
Pleasant Prairie, WI 53158

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the North line of the Northwest 1/4 of Section 25 bears N88°59'11" E.

WISCONSIN
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S-1316
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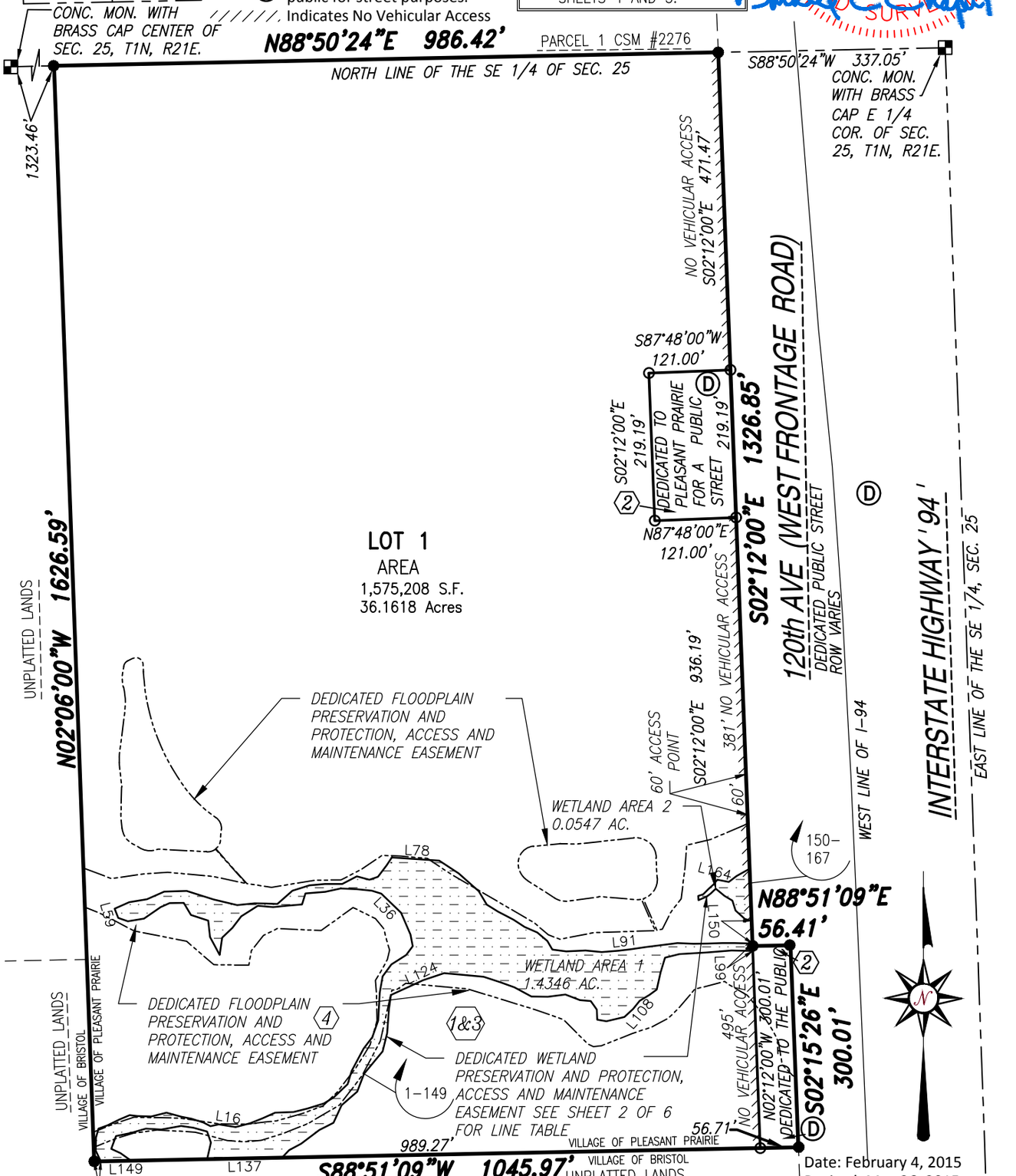
PROFESSIONAL LAND SURVEYOR

LEGEND

- ○ Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
- ● Indicates found 1" iron pipe.
- Ⓓ Indicates dedicated to the public for street purposes.
- ////// Indicates No Vehicular Access

⟨8⟩ INDICATES "DEDICATION AND EASEMENT PROVISIONS" NUMBER AS SHOWN ON SHEETS 4 AND 5.



Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 27, 2015
Revised: December 9, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

Scale: 1" = 200'
0' 200' 400' 600'

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by: Donald C. Chaput P.L.S. 1316

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

WETLAND LINE TABLE

WETLAND AREA 1

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N88°51'09"E	9.84'	L67	S88°51'24"E	17.24'	L133	S62°49'22"W	23.44'
L2	N24°42'44"W	17.54'	L68	S87°43'41"E	16.55'	L134	S52°45'43"W	33.93'
L3	N00°17'42"E	19.22'	L69	N48°34'05"E	29.71'	L135	S62°00'49"W	20.50'
L4	N15°51'16"E	13.84'	L70	N72°28'08"E	26.41'	L136	S42°30'42"W	15.02'
L5	N69°42'49"E	14.52'	L71	N85°11'57"E	23.31'	L137	S88°51'09"W	111.52'
L6	N63°33'41"E	19.67'	L72	N89°54'52"E	25.44'	L138	N13°17'09"E	25.30'
L7	N67°25'03"E	16.17'	L73	N62°47'13"E	24.60'	L139	N19°37'19"W	17.47'
L8	S83°42'13"E	11.53'	L74	S74°49'26"E	19.08'	L140	N74°35'46"W	20.95'
L9	S88°09'27"E	20.87'	L75	N71°16'40"E	13.56'	L141	N81°14'56"W	18.66'
L10	N75°59'48"E	23.29'	L76	N36°53'25"E	20.80'	L142	S79°09'49"W	29.80'
L11	S74°40'41"E	22.62'	L77	N33°35'05"E	14.72'	L143	N86°07'06"W	23.04'
L12	S79°07'57"E	15.87'	L78	S86°08'15"E	70.41'	L144	S73°35'10"W	22.68'
L13	S71°39'50"E	18.54'	L79	S56°37'23"E	34.67'	L145	S78°35'33"W	22.90'
L14	S62°04'50"E	11.49'	L80	S48°39'48"E	39.82'	L146	S20°15'03"W	20.27'
L15	N77°47'09"E	12.70'	L81	S31°04'33"E	23.22'	L147	S64°08'16"E	15.06'
L16	S81°23'03"E	25.29'	L82	S57°38'45"E	19.62'	L148	S55°09'39"E	19.55'
L17	N75°41'35"E	22.53'	L83	S62°26'14"E	25.79'	L149	S88°51'09"W	45.21'
L18	N68°08'29"E	19.69'	L84	S57°11'09"E	19.65'			
L19	N66°09'33"E	20.48'	L85	S66°08'12"E	20.66'			
L20	N87°24'47"E	27.21'	L86	S49°58'20"E	19.80'			
L21	N76°09'18"E	21.95'	L87	S29°41'31"E	14.50'			
L22	N72°29'40"E	24.70'	L88	S82°41'12"E	20.88'			
L23	N59°09'27"E	17.25'	L89	N87°37'32"E	28.82'			
L24	N46°28'17"E	28.42'	L90	S84°35'40"E	24.04'			
L25	N17°13'39"E	20.62'	L91	N83°23'41"E	65.36'			
L26	N27°53'56"E	37.54'	L92	N82°58'33"E	23.74'			
L27	N37°58'06"E	21.21'	L93	N82°48'51"E	23.83'			
L28	N18°57'14"E	26.18'	L94	S87°20'17"E	24.09'			
L29	N03°36'50"E	41.36'	L95	N88°45'41"E	21.84'			
L30	N09°40'27"E	24.68'	L96	N88°35'58"E	20.70'			
L31	N36°27'03"E	22.07'	L97	N89°49'27"E	18.90'			
L32	N57°39'43"E	25.98'	L98	S88°39'58"E	26.04'			
L33	N36°11'23"E	16.24'	L99	S02°14'16"E	10.91'			
L34	N10°47'45"W	17.81'	L100	N88°51'57"W	31.46'			
L35	N23°17'12"W	34.98'	L101	S85°25'24"W	37.97'			
L36	N46°09'11"W	41.00'	L102	S86°50'25"W	39.60'			
L37	N73°02'28"W	14.34'	L103	S75°19'51"W	22.02'			
L38	N83°53'16"W	23.22'	L104	S17°05'12"W	22.94'			
L39	N87°22'50"W	23.46'	L105	S12°36'52"W	25.84'			
L40	S77°40'03"W	23.49'	L106	S53°46'00"W	13.66'			
L41	S85°42'10"W	29.57'	L107	S58°48'45"W	16.74'			
L42	S16°33'15"W	17.24'	L108	S39°22'16"W	15.37'			
L43	S85°07'37"W	23.24'	L109	S47°05'36"W	17.65'			
L44	S84°32'51"W	20.03'	L110	S76°28'58"W	27.33'			
L45	N85°36'02"W	22.67'	L111	N80°46'22"W	13.74'			
L46	S57°36'33"W	29.22'	L112	N03°35'35"W	15.27'			
L47	S37°33'19"W	21.35'	L113	N34°55'35"W	15.24'			
L48	S46°04'49"W	21.12'	L114	N85°25'01"W	16.04'			
L49	S08°03'44"W	25.92'	L115	N68°58'59"W	23.23'			
L50	N28°05'45"W	30.32'	L116	S82°41'27"W	26.18'			
L51	N06°15'06"W	24.47'	L117	N88°44'36"W	24.39'			
L52	N72°20'23"W	27.11'	L118	N62°05'04"W	28.80'			
L53	N30°36'33"W	21.01'	L119	N70°17'43"W	21.68'			
L54	S89°07'43"W	20.78'	L120	N71°24'19"W	26.43'			
L55	S65°31'44"W	14.77'	L121	N84°56'16"W	25.65'			
L56	S55°39'40"W	29.73'	L122	N84°37'21"W	33.42'			
L57	S80°22'41"W	24.54'	L123	S71°15'26"W	32.71'			
L58	N70°31'19"W	15.20'	L124	S65°27'55"W	28.00'			
L59	N20°23'13"W	14.67'	L125	S65°53'32"W	24.83'			
L60	N66°10'38"E	23.62'	L126	S07°32'46"W	21.63'			
L61	N80°35'04"E	26.54'	L127	S04°32'46"W	35.43'			
L62	N66°15'52"E	28.24'	L128	S13°44'36"W	27.79'			
L63	N88°26'58"E	33.08'	L129	S39°38'07"W	43.27'			
L64	S72°34'37"E	41.90'	L130	S20°54'44"W	28.43'			
L65	S76°18'12"E	36.18'	L131	S49°00'17"W	30.58'			
L66	N83°49'42"E	26.15'	L132	S25°18'33"W	28.71'			

WETLAND AREA 2

L150	N02°12'00"W	34.00'
L151	N75°57'36"W	9.98'
L152	N48°32'05"W	18.95'
L153	N17°10'49"W	15.47'
L154	N59°38'32"W	13.49'
L155	N50°42'41"W	16.96'
L156	S45°27'55"W	10.01'
L157	S54°16'44"W	7.66'
L158	S66°08'28"W	13.53'
L159	N02°22'41"W	6.27'
L160	N71°50'54"E	7.74'
L161	N44°49'03"E	11.98'
L162	N49°03'22"E	9.33'
L163	N37°46'44"E	9.14'
L164	S78°04'23"E	17.44'
L165	N52°46'15"E	14.29'
L166	N60°14'25"E	22.30'
L167	S02°12'00"E	77.02'

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
PROFESSIONAL LAND SURVEYOR

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: December 21, 2015

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by: Donald C. Chaput P.L.S. 1316

Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin which is bounded and described as follows:

Commencing at the East 1/4 corner of said Section 25; thence South 88°50'24" West along the North line of the Southeast 1/4 Section 337.05 feet to the West line of 120th Avenue (West Frontage Road)and the point of beginning of the lands hereinafter described; thence South 02°12'00" East along said West line 1326.85 feet to a point; thence North 88°51'09" East along said West line 56.41 feet to a point; thence South 02°15'26" East along said West line 300.01 feet to a point; thence South 88°51'09" West 1045.97 feet to a point; thence North 02°06'00" West 1626.59 feet to a point on the said North line; thence North 88°50'24" East along said North line 986.42 feet to the point of beginning. Lands contain 1,623,674 square feet or 37.2744 acres.

THAT I have made the survey, land division and map by the direction of Route 165, LLC., owner.

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 fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Village of Pleasant Prairie Code in surveying, dividing and mapping the same.

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE WI
LAND SURVEYOR

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: December 21, 2015

DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

The following "Dedication and Easement Provisions" and "Restrictive Covenants" were drafted by the Village of Pleasant Prairie and are shown hereon as a condition of map approval. Inclusion thereof on this document is not to be considered practicing law in the State of Wisconsin by the above signed Land Surveyor, the Land Surveyor is not responsible for rights granted, perceived or otherwise stated herein.

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

DEDICATION AND EASEMENT PROVISIONS

1. The Dedicated Wetland Preservation and Protection Areas as graphically shown on Sheet 1 and legally described on Sheet 2 of this Certified Survey Map were field delineated by R.A. Smith National on May 21, 2013 and were field located by Heather Patti, a Wisconsin Department of Natural Resources assured delineator with R.A. Smith National in June, 2013 and approved by the U.S. Army Corps of Engineers on September 17, 2014 and revised on June 30, 2015, July 23, 2015, August 5, 2015, and August 14, 2015 by Heather Patti of R.A. Smith National.

2. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (CSM) for 120th Avenue - West Frontage Road are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village of Pleasant Prairie, (the "Village") its successors for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, bike lanes, if required by the Village, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, utility and communications facilities, street tree landscaping, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interest is subject to the following: (1) a nonexclusive easement hereby is reserved for the Owner of Lot 1 shown on this CSM which is adjacent to said Dedicated Public Street for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of street trees and the clearance, maintenance, repair and replacement of the bike lanes, if required by the Village in the area between the roadway and the Lot; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the area between the roadway and the Lot as are approved by the Village as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights of the Village to perform the same planting, replanting, construction, installation, repair, clearance, maintenance and replacement functions). In the event of any conflict between the rights of the Village under its fee interest in the Dedicated Public Street and the rights of the Owner of Lot 1, or of any Commercial Association pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

3. Nonexclusive easements coextensive within each area shown on this CSM as a "Dedicated Wetland Preservation and Protection, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for wetland conservancy preservation, protection, and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.

4. Nonexclusive easements coextensive within each area shown on this CSM as a "Dedicated Floodplain Preservation and Protection, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for floodplain conservancy preservation, protection and maintenance purposes and uses and for related ingress and egress. Notwithstanding such easements, the Village shall have no obligation to exercise its rights under these easements.

5. Perpetual nonexclusive easement coextensive with the area shown on this CSM as a "Dedicated 30' Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement" and "Dedicated 20' Public Water Main, Access and Maintenance Easement" area are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for public sanitary sewerage system improvements, public water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Dedicated Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement area shall be exclusive, except for: (1) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; (2) such use; planting; landscape island, curb and gutter, and parking lot repair and replacement; and care and maintenance of the surface easement area by the Owner of Lot 1 on which such easement is located as will not interfere with the improvements, uses and purposes of the Village; and (3) such driveway or other uses of the easement area that might interfere with the Village's rights, subject to approval and any conditions in writing that may be imposed by the Village. In the event of any conflicts between the rights of the Village pursuant to this Dedicated 30' Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement area and the rights of any other persons or entities with respect to this easement area, the Village's rights under this easement shall be deemed to be superior.

6. Perpetual nonexclusive easements coextensive with the areas shown on this CSM as either a "Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement area or as a Dedicated Storm Water Drainage, Access and Maintenance Easement areas are hereby dedicated, given, granted and conveyed by Route 165 LLC to the Village for storm water drainage system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas and Dedicated Storm Water Drainage, Access and Maintenance Easement areas shall be exclusive, except for: (1) such other easements as may be dedicated on this CSM with respect to the same areas or any portion thereof; (2) such use; drainage, fountains, and planting; and care and storm water maintenance of the areas by the Owner of Lot 1 on which such easements are located as will not interfere with the improvements, uses and purposes of the Village; and (3) such other uses of the easement areas that might interfere with the Village's rights, subject to approval and any conditions in writing that may be imposed by the Village. In the event of any conflicts between the rights of the Village pursuant to the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas or the Dedicated Storm Water Drainage, Access and Maintenance Easement areas and the rights of any other persons or entities with respect to this easement areas, the Village's rights under these easements shall be deemed to be superior.

WISCONSIN
DONALD C. CHAPUT
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MILWAUKEE
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
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THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
Revised: October 27, 2015
Revised: December 21, 2015
Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

RESTRICTIVE COVENANTS

1. Route 165 LLC hereby covenants that the Owner of Lot 1 shown on this CSM shall have the obligation of maintaining all of the Dedicated Storm Water Drainage, Retention Basin, Access and Maintenance Easement areas and the Dedicated Storm Water Drainage, Access and Maintenance Easement areas on the Lot 1 in a functional, neat and nuisance free condition to handle storm water and drainage in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainage ways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, installing, removing and replacing any retention basin fountains, outlets and catch basin structures; mowing; planting; and weeding to prevent nuisance conditions. No driveways, fences, or structures shall be erected within the storm water drainage areas or retention basins which blocks, diverts or re-routs the drainage flow or that would likely interfere with the storm water function and flow, unless express written approval is granted by the Village and subject to any such conditions in writing as the Village may impose. This covenant shall run with the land, shall be binding upon the Owner of Lot 1, its successors, assigns and successors-in-title of Lot 1, in their capacity as Owner of Lot 1, and shall benefit and be enforceable by the Village. To the extent that the Village performs any such storm water related maintenance activities, following notice to Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

2. Route 165 LLC hereby covenants that the 30' Dedicated Public Sanitary Sewer and Public Water Main, Access and Maintenance Easement and 20' Dedicated Public Water Main, Access and Maintenance Easement shown on the CSM hereby places restrictions on the referenced land on Lot 1 because of the location of this public sanitary sewer main and public water main easement which was given, granted and conveyed by Route 165 LLC to the Village for public sanitary sewer purposes and system improvements, public water purposes and system improvements, uses and purposes, and for all related and incidental ingress and egress, construction, installation, repair, alteration, replacements, plantings and maintenance activities to serve the development as referenced in the Dedication and Easement Provisions on this CSM. Route 165 LLC further covenants that there shall be no buildings, fencing, parking lots, driveways, or landscaping or other improvements of any kind placed within the easement areas without prior written approval of the Village. Furthermore, if the Village allows for the placement of fencing, parking lots, driveways or landscaping within the public sanitary sewer and public water main easement areas granted to the Village as shown on the approved Site and Operational Plans for the development and in the event that the Village exercises its exclusive rights to maintain, repair or replace said public sewer and water main and related appurtenances, the Owner of Lot 1, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking lots, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owner of Lot 1, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village.

3. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of protecting and preserving the Wetland Preservation and Protection Access and Maintenance Easement areas shown on this CSM. Such maintenance may include without limitation and as needed removing of dead, dying or decayed trees, plant material or invasive species, planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources, and removing of trash or debris in order to prevent a nuisance condition. No mowing or cutting of the wetlands shall be allowed unless approved by the Village. No signage or fences shall be erected within the wetlands that would likely damage the wetland areas. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. The Owner of Lot 1 shall perform such maintenance as may be needed, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such wetland related maintenance activities, following notice to the Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

4. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of protecting and preserving the Floodplain Preservation and Protection Access and Maintenance Easement areas shown on this CSM. Such maintenance may include without limitation and as needed removing of dead, dying or decayed trees, plant material or invasive species, planting wetland plant life as approved by the Village and the Wisconsin Department of Natural Resources, and removing of trash or debris in order to prevent a nuisance condition. No signage or fences shall be erected within the floodplain that would likely divert or block the drainage of the floodplain areas. This covenant shall run with the land, shall be binding upon the Owner, its successors, assigns and successors-in-title of the land, in their capacity as the Owner of Lot 1, and shall benefit and be enforceable by the Village. The Owner of Lot 1 shall perform such maintenance as may be needed, without compensation, and to the satisfaction of the Village. To the extent that the Village performs any such floodplain related maintenance activities, following notice to Owner of Lot 1 and reasonable opportunity to perform said maintenance activities the Owner of Lot 1 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner of Lot 1 as special assessments or special charges under Section 66.0627 (or successors or similar provisions) of the Wisconsin Statutes or otherwise according to law. Unless the Village exercises the rights granted to it in the Dedications and Easement Provisions on this CSM, the Village shall have no obligation to do anything pursuant to its rights under these dedications.

5. Route 165 LLC hereby covenants that the Owner of Lot 1 shall have the obligation of paying the ongoing electrical utility and facility maintenance costs and related administrative charges for the public street lighting serving and benefitting their Development. The Village intends to establish a Street Lighting Utility District for the collection of such charges. Such costs will be billed directly to the Owner unless and until a separate Commercial Owners Association is formally established for the development, at which time the Association will be invoiced by the Village on a regular basis.

WISCONSIN
DONALD C.
CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
414-224-8068
www.chaputlandsurveys.com

THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

Date: February 4, 2015
Revised: May 26, 2015
Revised: September 30, 2015
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Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

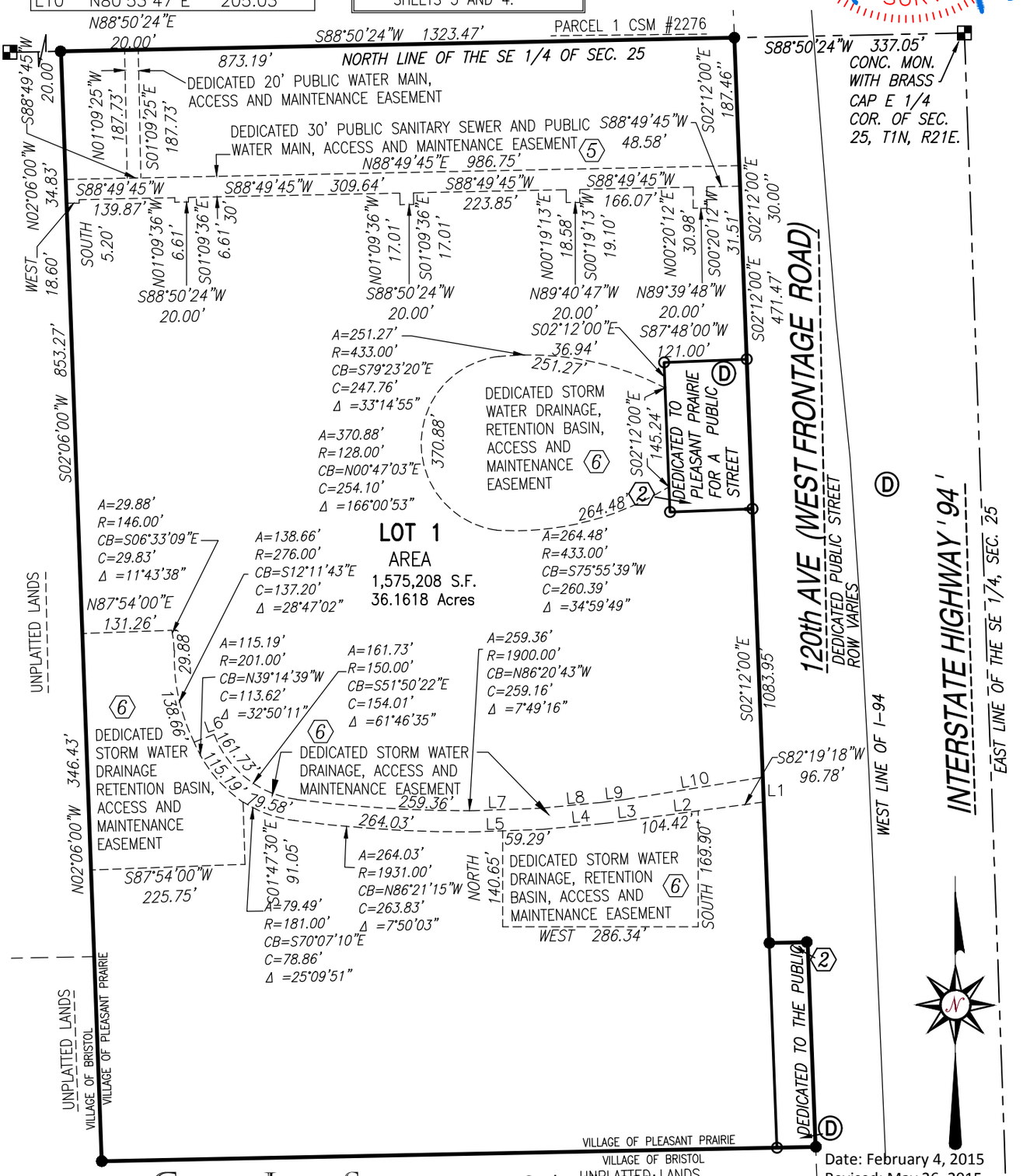
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°12'00"E	36.27'
L2	S82°19'18"W	201.20'
L3	S82°38'42"W	35.09'
L4	S84°29'09"W	89.22'
L5	S87°50'24"W	102.13'
L6	N69°02'56"E	31.00'
L7	N87°50'24"E	100.71'
L8	N84°29'09"E	87.81'
L9	N82°38'42"E	34.12'
L10	N80°53'47"E	205.03'

EASEMENT DETAIL

(8) INDICATES "DEDICATION AND EASEMENT PROVISIONS" NUMBER AS SHOWN ON SHEETS 3 AND 4.

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI PROFESSIONAL LAND SURVEYOR

Donald C. Chaput



Scale: 1" = 200'

0' 200' 400' 600'

CHAPUT LAND SURVEYS LLC
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Date: February 4, 2015
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Sheet 6 of 7 Sheets

This instrument was drafted by: Donald C. Chaput P.L.S. 1316

Drawing No. 1309-deb

CERTIFIED SURVEY MAP NO._____

All of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE of DEDICATION

Route 165 LLC , as owner, does hereby certify that they have caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map and also certify that this map is required by s.236.34 to be submitted to the following for approval:

Village of Pleasant Prairie

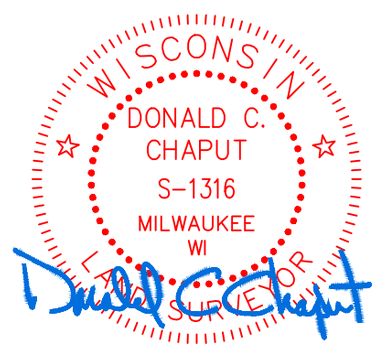
WITNESS the hand and seal of said owner this _____ day of_____, 2016.
In presence of:

_____
_____ (Seal)
_____, Member

STATE OF WISCONSIN)
_____COUNTY) SS

Personally came before me this _____ day of _____, 2016, the above named _____, member to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____
Notary Public, _____,
Wisconsin
My commission expires _____.



VILLAGE BOARD APPROVAL

Resolved that the Certified Survey Map located in the Northwest 1/4 and Southwest 1/4 of Section 25, Town 1 North, Range 21 East, Village of Pleasant Prairie is approved by the Village Board of the Village of Pleasant Prairie.

Date _____ _____
John P. Steinbrink, Village President

Date _____ _____
Jane M. Romanowski, Village Clerk

PLAN COMMISSION APPROVAL

Approved that the Certified Survey Map located in the Southeast 1/4 of Section 25, Township 1 North, Range 21 East, Village of Pleasant Prairie is approved by the Plan Commission of the Village of Pleasant Prairie.

Date _____ _____
Thomas W. Terwall, Chairman

CHAPUT LAND SURVEYS LLC
234 W. FLORIDA STREET
MILWAUKEE, WI 53204
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Drawing No. 1309-deb

VILLAGE OF PLEASANT PRAIRIE

VILLAGE OF PLEASANT PRAIRIE
SITE AND OPERATIONAL PLAN
AND CONDITIONAL USE PERMIT ZONING APPLICATION

USE THIS FORM FOR:
Tenants/Use changes proposing to occupy 50% or more of an existing commercial/industrial building.

To construct a **new** or addition to principal or accessory structure.

Use requires a Conditional Use Permit.

FOR OFFICE USE ONLY
Application Filed on _____ 20__
Preliminary Determination of Completeness on: _____ 20__
Revised Plans Submitted: _____ 20__
☐ Public Hearing Required: Hearing Date: _____, 20__ Published on: _____ and _____, 20__ Notices sent on: _____, 20__
Approved by ☐ Plan Commission on _____ 20__ ☐ Zoning Administrator on _____ 20__
Denied by ☐ Plan Commission on _____ 20__ ☐ Zoning Administrator on _____ 20__

SECTION 1: GENERAL INFORMATION

NAME OF BUSINESS: ULINE H2- CORPORATE OFFICE

SITE ADDRESS: 12100 ULINE PLACE

BRIEF PROJECT DESCRIPTION: FINAL SITE AND OPERATIONAL SUBMITTAL FOR NEW CORPORATE OFFICE BUILDING AND SITE IMPROVEMENTS

PROPOSED NUMBER OF FULL TIME EMPLOYEES: 500 (800 TOTAL IN THE FUTURE)

PROPOSED NUMBER OF PART-TIME EMPLOYEES: _____

SITE SIZE: 1,611,720 **sq. ft.** 37 **acres**

PROPOSED BUILDING SIZE: 284,260 **sq.ft. HEIGHT:** 62 **ft.**

PROPOSED ADDITION SIZE: NA **sq.ft. HEIGHT:** _____ **ft.**

LEGAL DESCRIPTION: SEE ATTACHMENT

TAX PARCEL NUMBER(S) : 91-4-121-254-0122

CURRENT ZONING CLASSIFICATION(S) OF THE PROPERTY: M-5

1. **Is a zoning map amendment proposed with this project?** ☐ **Yes** ☒ **No**
   - **If yes**, proposed Zoning Classification(s): _____
2. **Is a zoning text amendment proposed with this project?** ☐ **Yes** ☒ **No**
   - **If yes**, provide a copy of the proposed text amendment with this application

3. **If property is zoned M-1 or M-2, indicate the Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associated square footage for each classification:**

☐ **Factory Group F-1 (Moderate-hazard)**	_____	sq ft
☐ **Factory Group F-2 (Low-hazard)**	_____	sq ft
☐ **Storage Group S-1 (Moderate-hazard)**	_____	sq ft
☐ **Storage Group S-2 (Low-hazard)**	_____	sq ft
☒ **Business Group B**	272,260	sq ft
☐ **High-Hazard Group H***	_____	sq ft
☐ **Other** ASSEMBLY	12,000	sq ft
☐ **Other** _____	_____	sq ft

If Use and Occupancy Classification is High-Hazard Group H please provide a detailed written narrative that explains the specific use, quantity of storage and handling of the high hazard materials along with appropriate MSSD sheets with this application.

PUBLIC SERVICES:

1. **Is the property serviced by Public Sanitary Sewer?** ☒ **YES** ☐ **NO**
   - **If no,** the closest public sewer is located at _____
2. **Is the property serviced by Public Water?** ☒ **YES** ☐ **NO**
   - **If no,** the closest public water is located at _____
3. **Maximum number of gallons/minute of water expected to be used per day is:** _____.

THIS APPLICATION IS FOR A: (check one)

☒ Final ~~Preliminary~~ **Site and Operational Plan:** An applicant may apply for preliminary site and operational plan approval in connection with an erosion control permit application for early mass grading, or in connection with an early foundation permit, or for other good cause shown

☐ **New Site and Operational Plan**

☐ **Amendment to an existing Site and Operational Plan**

- **Date of initial site and operational plan approval:** _____
- **Date of each approved amendment:** _____

SECTION 2: EXISTING USES AND BUILDINGS ON THE SITE

Are there any existing buildings on the site? ☐ **YES** ☒ **NO**

- **If yes**, provide an attachment that explains the current uses on the property and current uses in each building and if the use(s) is proposed to continue; and the gross floor area and height of each building.
- **If no**, what is the current use of the property? _____

SECTION 3: PHOTOGRAPHS

Standard-sized photographs (not Polaroid) showing all aspects of the site (e.g. locations of proposed improvements, bodies of navigable water, wetlands, wooded areas, etc.) and of the exterior of structures or other site improvements, together with a statement regarding each photograph, which includes the date the photograph was taken, the location from which it was taken, the direction in which the camera was pointed, and a description of what is shown in the photograph. With respect to all existing signs, the applicant shall file photographs of all existing signs and shall specify in the written statement accompanying each such photograph and show the dimensions of such sign. Digital images are acceptable.

SECTION 4: CONDITIONAL USE

1. **Does the proposed project require a Conditional Use Permit?** ☐ **YES** ☒ **NO**
   - **If no** then skip to Section 5.
   - **If yes**, then continue with this Section.
2. **Are you amending an existing Conditional Use Permit?** ☐ **YES** ☒ **NO**
   - **If yes**, provide a copy of the Conditional Use Grant Document you are proposing to amend.
   - **If no**, continue with this Section.
3. If you answered **YES** to either question 1 or 2 above then this application shall include information as to how the proposed project will not impair an adequate supply of light and air to adjacent properties; increase danger of fire; cause traffic congestion or traffic circulation problems; create storm water flooding or drainage; create obnoxious odors, problems or otherwise endanger the public health, safety or welfare; will not hinder, harm or distract the provision of public services; and that the proposed project is not inherently inconsistent with either the district in which it is located or adjoining districts or neighborhoods as required pursuant to the Village Zoning Ordinance.

SECTION 5: NON-CONFORMING USE

1. **Is any use on the site a nonconforming use?** ☐ **YES** ☒ **NO**
   - **If no**, then skip to Section 7.
   - **If yes**, then continue with this section.
2. If you answered **YES** to question 1 above, prima facie proof of each element of legal nonconforming use status shall be submitted to the Village with this application (i.e. that the nonconforming use was legal in its inception, that the use was active and actual and not merely casual, occasional, incidental or accessory when it became nonconforming, that the use has been continuous with no gap of 12 or more consecutive months since it became nonconforming, that no building or structure housing the nonconforming use has been structurally repaired or altered to the extent of fifty (50) percent or more of its assessed value since the use became nonconforming, and that the use has not been changed in nature or physically extended or expanded since becoming nonconforming).

SECTION 6: PERFORMANCE STANDARDS

Pursuant to the Village Zoning Ordinance, any application for a permit under this ordinance or any use subject to the regulations and standards set forth in the Village Zoning Ordinance shall be accompanied by a sworn statement by the owner of the subject property that said property and use will be operated in accordance with the performance standards set forth in Section 420-38 of the Village Ordinance. Continued compliance with the regulations and standards is required. Violations of such standards shall remedied as required by the Village Zoning Ordinance.

No land or building in any district shall be operated in such a manner so as to create any dangerous, injurious, noxious or otherwise objectionable fire, explosive or other hazard; noise or vibration, smoke, dust, dirt or other form of air pollution; water pollution; electrical, radioactive or other disturbances; glare; or other substance, condition or element (referred to herein as "dangerous or objectionable elements") in such amount as to adversely affect the surrounding area or premises; provided that any use permitted by this ordinance may be undertaken and maintained if it conforms to the regulations of this subsection limiting dangerous and objectionable elements at the specified point or points of the determination of their existence.

The Village may require additional information be submitted to ensure that the Village Performance Standards are being met.

SECTION 7: PLAN COMPONENTS

The application shall include a list of all documents, materials or information that are attached to and a part of the application form. Submit eight (8) full-sized and one (1) set reduced to 11" x 17" of all plans and other attachments shall be included as part of this application, except if a component has been waived or deferred in writing by the Village Zoning Administrator. **For specific details related to each of the required information and plans see the attachment entitled "*Plan Components and Related Standards*" in Section 420-57 of the Village Zoning Ordinance.**

- ☒ Application—Applicant, Site, Use, Project and Plan Information
- ☒ Application fee
- ☒ Operational plan
- ☒ Title sheet
- ☒ Survey
- ☒ Site plan
- ☒ Grading and drainage plan
- ☒ Building and fire protection plans
- ☒ Lighting plan
- ☐ Landscape and open space plan
- ☐ Signage plan
- ☒ Industrial/commercial waste survey
- ☒ Performance standards compliance
- ☒ Additional requirements, as determined by the Village Zoning Administrator, other appropriate Village staff members, or the Village Plan Commission, as appropriate.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan as described below, unless such information is waived or deferred pursuant to the Zoning Ordinance.

SECTION 8: SIGNATURES

I,(We), hereby certify that all the above statements and all attachments submitted herewith are true and correct to the best of my knowledge. In addition I, (we) understand the requirements and procedures for Site and Operational Plan/Conditional Use Permit approval.

PROPERTY OWNER:

Name: Route 165, LLC
(Please Print)

Signature:

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158
(City) (State) (Zip)

Phone: 262-612-4200

Fax: 262-612-4270

E-mail: phunt@uline.com

Date 12-18-2015

APPLICANT:

Name: PETER KUCHA
(Please Print)

Signature:

Address: 333 E CHICAGO ST

MILWAUKEE WI 53202
(City) (State) (Zip)

Phone: 414-291-8190

Fax:

E-mail: peterk@eua.com

Date: 12-18-2015

Is the applicant the owner of the property? ❑ **YES** ❑ **NO**

If no, then either proof of the applicant's legal interest in the subject real property (e.g. accepted offer to purchase, lease, etc., which may be appropriately redacted to preserve confidential information) or written authorization signed by the owner for the applicant to act as the owner's agent in connection with the application shall be included with the application.

DEVELOPER (if Applicable)

Name:
(Please Print)

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

E-mail:

Date

USER OR OCCUPANT OF SITE:

Name: Same as Property Owner
(Please Print)

Signature:

Address:

(City) (State) (Zip)

Phone:

Fax:

E-mail:

Date:

ULINE H2- 12100 ULINE PLACE
CSM LEGAL DESCRIPTION

all of Lots 1 and 2 of Certified Survey Map No. 1281 and all of Parcel A and B of Certified Survey Map No. 603 and lands in that part of the Northeast 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 25, Township 1 North, Range 21 East of the fourth Principal Meridian, located in the Village of Pleasant Prairie, Kenosha County, Wisconsin which is bounded and described as follows:

Commencing at the East 1/4 corner of said Section 25; thence South 88°50'24" West along the North line of the Southeast 1/4 Section 337.05 feet to the West line of 120th Avenue (West Frontage Road)and the point of beginning of the lands hereinafter described; thence South 02°12'00" East along said West line 1326.85 feet to a point; thence North 88°51'09" East along said West line 56.41 feet to a point; thence South 02°15'26" East along said West line 300.01 feet to a point; thence South 88°51'09" West 1045.97 feet to a point; thence North 02°06'00" West 1626.59 feet to a point on the said North line; thence North 88°50'24" East along said North line 986.42 feet to the point of beginning. Lands contain 1,623,674 square feet or 37.2744 acres.

OPERATIONAL PLAN – ULINE H2 OFFICE BUILDING 12/18/2015

THIS DOCUMENT HAS BEEN PREPARED TO SATISFY PROCEDURAL REQUIREMENTS OF THE VILLAGE OF PLEASANT PRAIRIE FOR PRELIMINARY SITE & OPERATIONAL PLAN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A NEW CORPORATE OFFICE BUILDING (H2) FOR ULINE ON THE WEST SIDE OF 120TH AVENUE BETWEEN 104TH St AND 116th St. IN PLEASANT PRAIRIE WISCONSIN.

1. Operational plan requirements.
   a. A detailed narrative description of the operations, processes and functions of the existing and proposed uses to be conducted in or on the real property constituting the site, together with any diagrams, maps, charts or other visual aids that are helpful in understanding the operations and any potential adverse impacts on neighboring properties.

Due to Uline's continued growth the company needs additional office space to support its operations. Uline sees tremendous operational benefits in locating the new facility on the 37 acre parcel located at 12100 Uline Place, close to its current Corporate Headquarters, in Pleasant Prairie, for the following reasons-

- **Maintain the Company Culture- Uline is still a family owned and operated company. By keeping employees close to the family and other employees the company culture is maintained.**
- **Corporate Managers will continue to be located in close proximity to one another at various facilities in Pleasant Prairie. This helps to facilitate impromptu and frequent face to face meetings between managers. This allows for efficient communication and quick decision making which is a cornerstone of Uline's success.**
- **Department Managers, that will be located in the new facility, are required to meet frequently and on short notice at the company president's offices at 12575 Uline Drive.**
- **Many of the staff, that will be located in the facility, need to visit the various Uline distribution centers and warehouses, in Pleasant Prairie, to inspect product for quality, review and test new products and meet with vendors.**

The Project Schedule is as follows:

- **3/09/15- Plan Commission Preliminary Site and Operational Approval**
- **3/16/15- Village Board Mass Grading Approval.**
- **12/04/15- Begin Mass Grading**
- **12/18/15- Submit Final Site and Operational Plans**
- **1/13/16- DSPS Plan Review**
- **1/25/16- Plan Commission Meeting**
- **2/01/16- Village Board Meeting**
- **4/04/16- Begin Building Construction**
- **8/10/17- Substantial Completion**
- **9/28/17- Owner Move-in**

b. A detailed description of the proposed project or activity giving rise to the need for site and operational plan approval and a detailed explanation of how such project or activity relates to the site and to the existing or proposed operations to be conducted in or on the real property constituting the site.

ULINE's Proposed (H2) Corporate Office Building Project to be located on this site will consist of the following: The building and associated parking will be located on 37.3 acres of land. A 284,000 square foot office building including a 78,000 square foot basement. The building will be three (3) stories with a full basement. The building design will be very similar to that of Uline's existing H1 headquarters office building. The basement will contain main electrical and mechanical rooms and storage space. A shipping/ receiving area with two (2) loading docks and a compactor bay will located on the southwest end of the building. The first floor will include a main lobby, training rooms and an associated breakout area, office space and a fitness center. The second floor will include kitchen/servery and dining space, conference rooms and office space. The third floor will contain office space and some conference rooms. The primary use of the facility is business office use. The building will be provided with four (4) elevators that serve each floor level. Two (2) of the elevators are sized to accommodate ambulance stretchers. A fifth (5th) elevator located in the shipping receiving area, will serve the first floor and lower level.

The building exterior will consist of architectural precast concrete panels, cedar paneling and ashlar stone veneer with a standing seam metal roof on the pitched roof portions of the building.

The Project includes a Central Utility Plant (CUP) located south of the Office Building. It will include an enclosed pump-house, electrical service entrance rooms and a "screened" exterior equipment yard with a cooling tower, back-up generator and gas meter. An electrical service transformer will be located east of the CUP. The CUP will be clad with architectural precast panels that match the office building. In addition, acoustical louvers will be provided on the north facade and an ornamental metal fence on the south facade.

Mass grading for the site began on December 4, 2015. Substantial Completion is scheduled for August of 2017

c. Anticipated hours of operation, hours open to the public, and hours of deliveries or shipments.
Hours of operation will be from 7am- 6pm five days a week.

d. Anticipated startup and total number of full- and part-time employees.
The H2 Office Building will have 500 employees initially. Future employee staff growth is anticipated at this facility.

e. Anticipated number of shifts and the anticipated number of employees per shift.
There will be 1 shift

f. Anticipated maximum number of employees on site at any time of the day.
500 day one. 800 future

g. Number of anticipated students, participants or persons to be gathered in places of assembly, if applicable.
N/A

h. Number of parking spaces required per this chapter and the method used to calculate such number.

Required Parking spaces based on Village of Pleasant Prairie Zoning Ordinance 420-50

Headquarters, corporate: 2.5 space per 1000 square feet: 212,000 sf of Office = 530 parking spaces

i. Number of existing and proposed on-site parking spaces to be provided (conventional spaces and handicapped spaces to be stated separately).

Total Proposed Parking Spaces= 875 (856 conventional and 19 accessible spaces).

j. Anticipated daily average and maximum potential number of automobile trips to and from the site (excluding trucks).

Forecast Maximum: 1700 **Forecast Average: 1100**

k. Anticipated daily average and maximum potential number of truck trips to and from the site.

Forecast: Inbound: 5/day **Outbound: 5/day**

l. Types of good and materials to be made, used or stored on site.

N/A

m. Types of equipment or machinery to be used on site.

N/A

n. Types of solid or liquid waste materials which will require disposal.

N/A

o. Method of handling, storing and disposing of solid or liquid waste materials.

N/A

p. Methods of providing site and building security other than the Village Police Department.

The existing site is primarily monitored by its employees with supplemental monitoring by security personnel. Access control technology will be provided at entrance doors and security cameras will be provided on the premises.

q. Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sounds, neat, well cared for and attractive condition.

ULINE has an extensive maintenance and beautification program at all of its facilities. The same care and effort will be provided to the mass graded site and future facilities.

r. Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts.

No adverse impacts are anticipated.

s. A list of all local, county, state and federal permits or approvals required for the project or activity giving rise to the need for site and operational plan approval and copies of such permits and approvals that have been obtained.

- **Village Building Permit – documents to be submitted to Village of Pleasant Prairie.**
- **State Plan Review – documents to be submitted to DSPS for Building, HVAC and Plumbing Approval**

- **Village Stipulated Shoreland Permit – awaiting final permit from Village**
- **Village Final CSM – See attached Final CSM, currently under review**
- **Village Erosion Control Permit - Village has copy of permit on file**
- **Village Preliminary Site and Operational Permit - Village has copy of permit on file**
- **WDNR Wetland Fill Permit – Village has copy of permit on file**
- **USACE Wetland Fill Permit - Village has copy of permit on file**
- **WDNR WRAPP NOI – Village has copy of permit on file**
- **WDNR General Stormwater Pond Permit – Village has copy of permit on file**
- **WDNR Individual Culvert Permit – Village has copy of permit on file**
- **WDNR Water/Sewer Extensions – Village has copy of permit on file**
- **State Exterior Plumbing Permit (DSPS) – Village has copy of permit on file**
- **State Plan Approval for Building, HVAC and Plumbing - documents to be submitted to Wisconsin DSPS**
- **WisDOT Temporary Construction Access Permit – Village has copy of permit on file**
- **WisDOT Utility ROW Permit – Under Review, will be provided to Village when issued**
- **WisDOT Access Permit - Under Review, will be provided to Village when issued**
- **FEMA – CLOMR – Village has copy of permit on file**
- **FEMA – LOMR – Part of as-built process, will be provided at a future date**

Return to: Katrina Karow
Kenosha Water Utility
4401 Green Bay Road
Kenosha, WI 53144
Email: kkarow@kenosha.org

Date Sent: 12/21/15 PH

Date Due: _____

VILLAGE OF PLEASANT PRAIRIE
INDUSTRIAL WASTE SURVEY

To be submitted to the

Kenosha Water Utility

General Information

1. Facility Name: ULINE H2 - OFFICE BUILDING
2. Mailing Address: 12575 ULINE DRIVE
3. City, State, Zip Code: PLEASANT PRAIRIE WI 53158
4. Site Address: 12100 ULINE PLACE (LOCATED OFF OF 120TH AVE WEST FRONTAGE RD
5. Standard Industrial Classification Code (SIC): _____
6. Name, Title and Telephone Number of the Authorized Representative and the Company Contact Person Responsible for Environmental Compliance.

Authorized Representative

Name: PHIL HUNT
Title: VP. MAT'LS MGMT
Phone #: 262.612.4200

Company Contact

Name: BRAD FOLKERT
Title: DIRECTOR OF CONST.
Phone #: 262.612.4200

The authorized representative must be a president, secretary, treasurer, or vice-president of the corporation in charge of a principle business function, or general partner or proprietor, or an individual designated by the aforementioned corporate official. The designated individual must meet the following criteria: (1) the person must be responsible for the overall operation of the facilities from which discharges originate, (2) the person is authorized in writing, and (3) the written authorization is submitted to the POTW.

7. List All Environmental Control Permits Held by or for the Facility.

_____
_____
_____
_____

Operational Characteristics

1. Existing Number of Employees: Full Time 500-800 Part Time _____
2. Operational Schedule: Days/Wk 5 Hours/Day 10 # Shifts 1
3. Describe the nature of the business conducted at this facility (if more than one type ,of business or manufacturing takes place, list all activities): BUSINESS (OFFICE)
4. List principal raw materials used: N/A
5. List products produced and the average rate of production: N/A
6. List types of wastes created during production and any by-products produced: N/A
7. Estimate the quantity of water to be used by the facility during a six month period. Record the gallons of water anticipated by this facility. 6,000,000 gallons.

   Indicate the source of the facility's water: Kenosha _____ Pleasant Prairie X

   Meter number or address assigned to water meter(s). NEW CONSTRUCTION - METER NOT INSTALLED
8. Type of discharges: Continuous X Batch _____

   If batch was indicated, give the average frequency and approximate volume of any batch discharges: _____
9. Describe the uses of water at this facility: DOMESTIC, CHILLER COOLING WATER, IRRIGATION

Wastewater Information

1. A process wastewater IS any wastewater discharged other than for sanitary, non-contact cooling or boiler blow-down purposes. List activities which generate a process wastewater and the time and duration of each discharge.

Wastewater Producing Process	Time and Duration of Discharges

2. For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.

NA

3. Contact cooling water is cooling water that during the process comes into contact with process material, thereby becoming contaminated. Non-contact cooling water does not come into contact with process materials. Does this facility utilize cooling water? NON CONTACT COOLING WATER FOR CHILLER COOLING TOWERS

4. Water volume used and discharged to sanitary sewer. A review of previous water usage bills may be helpful in assigning values to the following flows. If sanitary flow is not metered, provide an estimate based on 20 gallons per day fir each employee (i.e. water balance).

AVERAGE ANNUAL	Gallons per Day Consumed	Discharges	Type of Wastewater Discharge (Continuous, Batch, None)
Sanitary Usage	9,100	9,100	CONTINUOUS
Process Wastewater Usage	NA	NA	
Cooling Water Usage	15,300	0	COOLING TOWER
Other Usage	8400	0	IRRIGATION
Total Volume	32,800	9,100	

5. Describe all locations where wastewaters enter the collection system

SANITARY SEWER LATERAL CONNECTION TO SEWER MAIN IN EASEMENT NORTH OF THE BUILDING

6. Is there a sampling manhole on site? No ____ Yes X

If yes, describe the locations:

SANITARY SEWER LATERAL NORTH OF THE BUILDING

7. Are sanitary and process wastewaters separated? No ____ Yes X

8. Is boiler blowdown water discharged to the sanitary sewer? No ____ Yes X

9. Does your facility haul any process wastewater? No X Yes ____

Compliance Information

1. Is there any usage of toxic compounds at the facility? No X Yes ____

If yes, list and use check list on last page.

2. Are there any floor drains in the manufacturing or chemical storage area? No X Yes ____

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?

No X Yes ____ If yes, describe procedure:

5. Is any form of waste water pretreatment practiced at this facility? No _____ Yes X

If yes, describe: GREASE INTERCEPTOR FOR KITCHEN WASTEWATER

6. List any specific pretreatment standards that apply to this facility: N/A

7. If pretreatment standards are not being met on a consistent basis, describe what additional and maintenance or pretreatment must be performed to achieve compliance.

N/A

8. State the estimated timetable (compliance schedule) for the implementation of additional operations and maintenance or for the commencement and completion of major events leading to the construction and operation of the pretreatment facilities required to achieve compliance.

N/A

Submissions

Include a schematic (print) of the facility that shows the water intake points(s), existing sanitary sewer, discharge points (connection(s) to sanitary collection system), and direction of wastewater flows at the facility. Provide a diagram of water flow through any processes that use water for any purpose.

Signatory Requirement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate this information submitted. Based on my inquiry of the person or persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Phil Hunt

Print Name: Authorized Representative

Signature: Authorized Representative

Executive Vice President

Title

December 18, 2015

Date

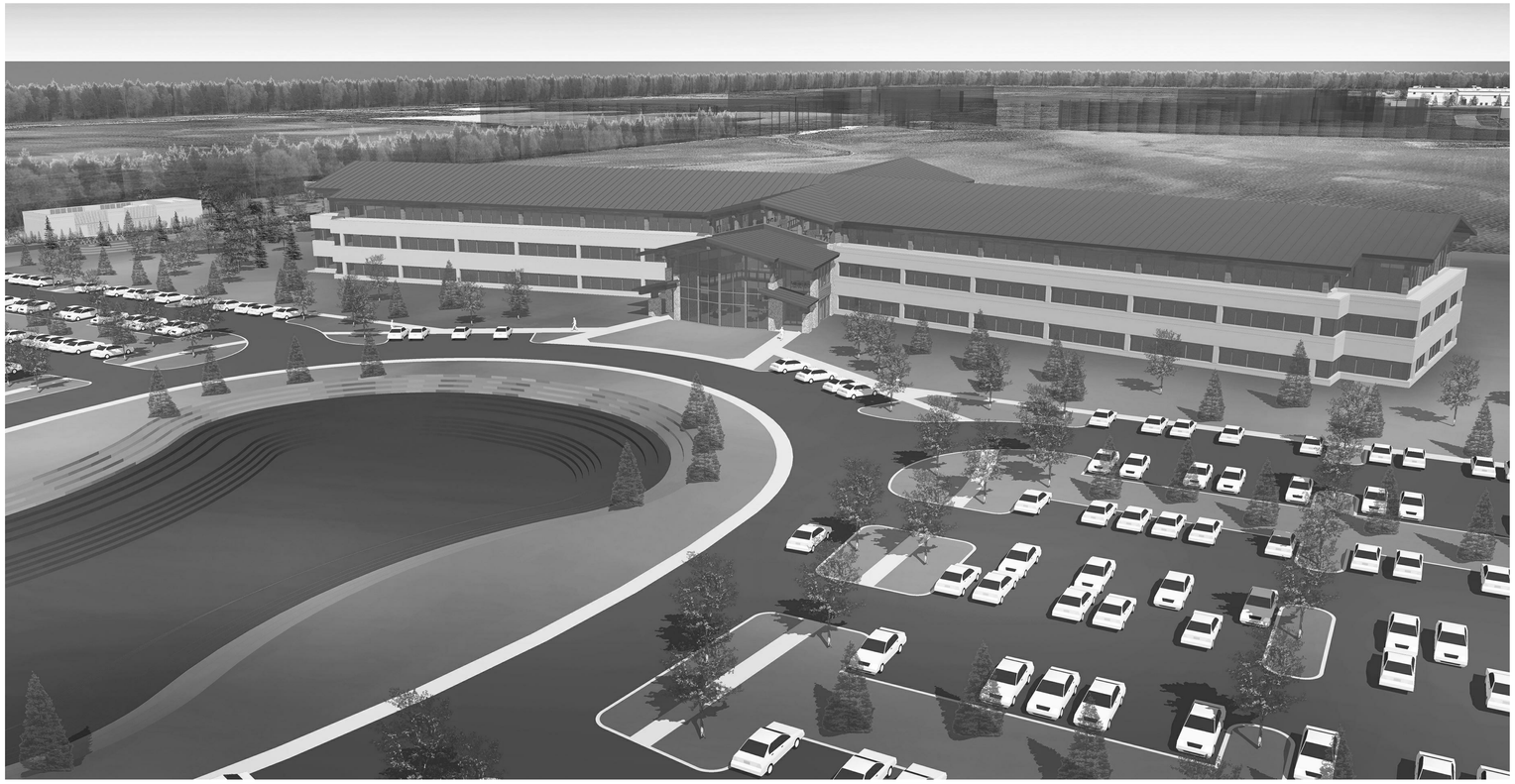
Appendix
Toxic Pollutants Listed in 40CFP 307(a)

Known Absent	Suspected Present	Known Present	Polluntant
			1 Acenaphthene
			2 Acrolein
			3 Acrylonitrile
			4 Aldrin/Dieldrin
			5 Antimony and compounds
			6 Arsenic and compounds
			7 Asbestos
			8 Benzene
			9 Benzidine
			10 Beryllium and compounds
			11 Cadmium and compounds
			12 Carbon tetrachloride
			13 Chlordane
			14 Chlorinated benzenes
			15 Chlorinated ethanes
			16 Chlorinalkyl ethers
			17 Chlorinated naphthalene
			18 Chlorinated phenols
			19 Chlorofoffi1
			20 2-chlorophenol
			21 Chromium and compounds
			22 Copper and compounds
			23 Cyanides
			24 DDT and metabolites
			25 Dichlorobenzenes
			26 Dichlorobenzidine
			27 Dichloroethylenes
			28 2,4-dichlorophenol
			29 Dichloropropane & Dichloropropene
			30 2,4-dimethylphenol
			31 Dinitrotoluene
			32 Diphenylhydrazine
			33 Endosulfan and metabolites

Known Absent	Suspected Present	Known Present	Polluntant
			34 Endrin and metabolites
			35 Ethylbenzene
			36 Fluoranthene
			37 Haloethers
			38 Halomethanes
			39 Heptachlor and metabolites
			40 Hexachlorobutadiene
			41 Hexachlorocyclopentadiene
			42 Hexachlorocyclohexane
			43 Isophrone
			44 Lead and compounds
			45 Mercury and compounds
			46 Naphthalene
			47 Nickel and compounds
			48 Nitrobenzene
			49 Nitrophenols
			50 Nitrosamines
			51 Pentachlorophenol
			52 Phenol
			53 Phthalate esters
			54 Polychlorinated biphenyls (PCBs)
			55 Polynuclear aromatic hydrocarbon
			56 Selenium and compounds'
			57 Silver and compounds
			58 2,3,7,8-Tetrachlorodibenzo- p-dioxin (TCDD)
			59 Tetrachloroethylene
			60 Thallium and compounds
			61 Toluene
			62 Toxaphene
			63 Trichloroethylene
			64 Vinyl chloride
			65 Zinc and compounds

This is a partial plan set. A full copy of the architectural plans (Volume 1-3) are on file with the Village.

ULINE



ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin
53158

eu:a

eppstein uhen : architects

CGSCHMIDT INC

FINAL SITE & OPERATIONAL PLAN - VOLUME 1

12/18/15

PROJECT NUMBER: 214344-01

ABBREVIATIONS

A	
A/C	air condition
A/E	Architect/Engineer
ACT	acoustical ceiling tile
ADDL	additional
ADD	addendum
AFC	above finished counter
AFF	above finished floor
AFG	above finished grade
AFS	above finished slab
ALT	alternate
ALUM	aluminum
APPD	approved
APT	apartment
ASC	above suspended ceiling
B	
BB	baseboard
BB	bulletin board
BLDG	building
BL	blinds(window)
BLT	borrowed light
BLW	below
BPL	base plate
BO	bottom of
BOS	bottom of steel
C	
CB	catch basin
CB	construction bulletin
CF/CI	contractor furnished, contractor installed
CF/OI	contractor furnished, owner installed
CF/VI	contractor furnished, vendor installed
CG	corner guard
CH BD	chalkboard
CIP	cast-in-place
CJ	control joint
CJ	construction joint
CL	centerline
CLG	ceiling
CLR	clear
CM	construction management
CMU	concrete masonry unit
CO	cleanout
COL	column
CONC	concrete
CORR	corridor
CONT	continuous
CPT	carpet
CSWK	casework
CT	ceramic tile
CTB	ceramic tile base
D	
DEMO	demolition
DEPT	department
DF	drinking fountain
DFS	door and frame schedule
DIA	diameter
DR	door
DR FR	door frame
DTL	detail
DS	downspout
DW	dishwasher
DWG	drawing
E	
E	east
EIFS	exterior insulation & finish system
EL	elevation
EJ	expansion joint
ELEC	electric, electrical
ELEV	elevator
EPS	expanded polystyrene board
EQ	equal
EXIST	existing
EXP	expand, expansion
EXT	exterior
F	
F	female
F	filler
FA	fire alarm
FA	fluid applied
FAB	fabric
FAX	facsimile
FC	file cabinet
FD	floor drain
FEC	fire extinguisher cabinet
FHC	fire hose cabinet
FG	foot grille
FLR	floor
FM	factory mutual
FM	floor mat
FO	finished opening
FP	fire protection
FP	fireproof
FPL	fireplace
FT	feet, foot
FTG	footing
G	
GA	gage
GALV	galvanized
GB	grab bar
GC	general contractor
GL	glass
GLT	glass tile
GLU LAM	glued laminated wood
GR	grade, grading
GT	grout
GYP BD	gypsum board
H	
HB	hose bibb
HC	hollow core
HCP	handicapped
HM	hollow metal
HORI	horizontal
HSKP	housekeeping
HGT	height
HVAC	heating,ventilating & air conditioning
HW	hot water
HWY	highway
I	
ID	inside diameter
INSUL	insulation
INT	interior
J	
JA	janitor sink
L	
LAM	laminate
LAV	lavatory
LL	live load
M	
MA	maximum
MC	modular carpet tile
MECH	mechanical
MFR	manufacturer
MIN	minimum
MIN	minute
MISC	miscellaneous
MO	masonry opening
MS	mop sink
MTL	metal
N	
N	north
NA	not applicable
NIC	not in contract
NO	number
NM	nominal
NS	no scale
NTS	not to scale
O	
OC	on center
OD	outside diameter
OF/CI	owner furnished, contractor installed
OF/OI	owner furnished, owner installed
OF/VI	owner furnished, vendor installed
OH DR	overhead (coiling) door
OPH	opposite hand
OPNG	opening
P	
PLYWD	plywood
PNL	pnl
PREFAB	prefabricated
PREFIN	prefinished
PSI	pounds per square inch
PT	paint, painted
PTN	partition
Q	
QT	quarry tile
QTB	quarry tile base
R	
RB	resilient base
RCP	reflected ceiling plan
RD	roof drain
REBAR	reinforcing steel bars
RF	resilient flooring
RFS	room finish schedule
RO	rough opening
RS	resinous flooring
RSB	resinous flooring base
S	
S	south
SAN	sanitary
SC	sealed concrete
SC	solid core
SF	square foot
SIM	similar
SS	solid surface
SST	stainless steel
ST	stain
ST	stair
STN	stone
STNB	stone base
STRUCT	structure
T	
T&M	time & materials
TEMP	temperature
TER	terrazzo
TERB	terrazzo base
TFF	top of finish floor
TKBD	tackboard
TO	top of
TOB	top of beam
TOC	top of concrete
TOJ	top of joist
TOPO	topography
TOS	top of slab
TOS	top of steel
TV	television
TYP	typical
U	
UNO	unless noted otherwise
UON	unless otherwise noted
V	
VF/CI	vendor furnished, contractor installed
VF/OI	vendor furnished, owner installed
VF/VI	vendor furnished, vendor installed
VNR	veneer
VIF	verify in field
W	
W	west
W/	with
W/O	without
WC	water closet
WC	wall covering
WD	wood
WDB	wood base
WDV	wood veneer
WH	water heater
WP	wall protection
WP	workpoint
X	
XPS	extruded polystyrene board (insulated)

SYMBOL LEGEND

CALLOUTS

- 19 / TITLE / 1/2" = 1' - 0" — VIEW NUMBER, VIEW NAME, VIEW SCALE
- Level 0' - 0" — ELEVATION DATUM
- SIM 00 A000 — BUILDING SECTIONS
- SIM 00 A000 — OTHER SECTIONS
- 1 2 3 4 A000 — ELEVATIONS
- 00 A000 — DETAILS

TAGS

- 0 X0XX — WALL
- 000 — DOOR
- 000.000 — KEYNOTE
- 0 — REVISION
- 000 — FURNITURE
- 000 — EQUIPMENT
- 00 000 — WINDOW
- 000 W" x H" x D" — CASEWORK
- FLOOR / BASE / WALL / REMARKS — FINISH PLAN
- TYPE / HEIGHT — CEILING
- NAME 0000 — ROOM

GRAPHICS

NORTH ARROW

DIMENSION REFERENCES

EQ EQ — TO OBJECT CENTER

5'-0" 4'-0" — TO OBJECT FACE OR OTHER GEOMETRY

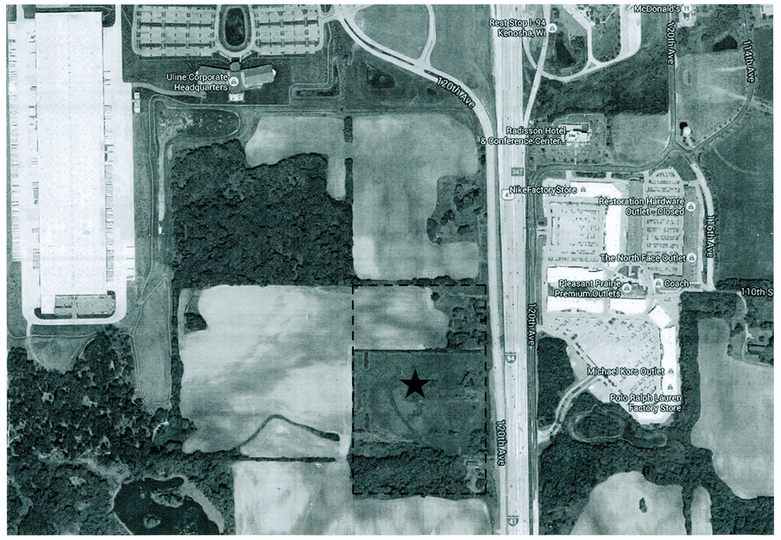
CONSTRUCTION PHASES

EXISTING DEMOLITION NEW

GRID AND GRID IDENTIFICATION

NEW EXISTING

VICINITY MAP



PROJECT TEAM

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A323 STAIR 4 PLANS & SECTIONS
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A325 STAIR DETAILS, RAILING DETAILS, RAILING TYPES
A330 ELEVATOR ENLARGED PLANS
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A350 CENTRAL UTILITY PLANT ELEVATIONS
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A401 ENLARGED FLOOR PLANS - TOILET ROOMS
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FS2 POWER AND MECHANICAL SYSTEMS CONNECTION PLAN
FS3 EQUIPMENT POWER AND MECHANICAL CONNECTION SCHEDULE
FS4 EQUIPMENT POWER AND MECHANICAL CONNECTION SCHEDULE
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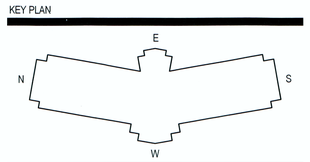
KEY PLAN



ISSUANCE AND REVISIONS

FINAL SITE & OPERATIONAL PLAN

#	DATE	DESCRIPTION

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin 53158

SHEET INFORMATION

DATE:	12/18/15
PROJECT NUMBER:	214344-01
PROJECT MANAGER:	PEK

INDEX VOLUME 1

G004

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CHAPTER 3 OCCUPANCY/USE GROUP
Code Section

303 ACCESSORY USES - A-2 DINING ON SECOND FLOOR (FOR EMPLOYEES); A-3 TRAINING ROOM ON FIRST FLOOR

304 PRIMARY USE - B BUSINESS GROUP (OFFICES AND SUPPORT SPACES)

311 ACCESSORY USE - S-2 STORAGE

CHAPTER 7 FIRE AND SMOKE PROTECTION FEATURES
Code Section

708.2 EXCEPTION 7.1 THIS PROJECT INCLUDES A 2-STORY SPACE WITH A MEZZANINE (REFER TO PLANS) IN COMPLIANCE WITH THIS SECTION
PER THE EXCEPTION IN THIS SECTION, SMOKE CONTROL IS NOT REQUIRED FOR THE TWO - STORY SPACE (THE MEZZANINE IS NOT INCLUDED AS AS STORY)

2-HOUR FIRE SEPARATION IS PROVIDED BETWEEN THE TWO - STORY SPACE AND ADJACENT OFFICE WINGS. THIS IS OVER AND ABOVE WHAT THE CODE REQUIRES. PER EXCEPTION 7.1 NO SEPERATION IS REQUIRED.

TRAVEL DISTANCE WITHIN THE CENTER AREA IS LESS THAN 200 FEET. EXIT DISCHARGE FROM THE CENTER AREA ON THE FIRST FLOOR IS THRU DOORS DISCHARING DIRECTLY TO GRADE; AT THE 2ND FLOOR AND MEZZANINE LEVELS EXIT ACCESS IS DIRECTLY INTO EXIT STAIRS 2 AND 6 OR TO OPEN STAIR 4.

AT THE SECOND FLOOR AND MEZZANINE LEVELS OF THE CENTER AREA OCCUPANTS OF THE ADJACENT OFFICE WINGS DO NOT EGRESS THRU THE CENTER SPACE. THIS DESIGN FEATURE IS A SAFEGUARD OVER AND ABOVE WHAT THE CODE ALLOWS. P

CHAPTER 5 ALLOWABLE HEIGHT AND AREA LIMITATIONS
Code Section

503 Type IB CONSTRUCTION, SPRINKLERED, USES, B, A-2,A-3, S-2

ALLOWABLE HEIGHT WITH AUTOMATIC SPRINKLER SYSTEM
11 STORIES - 180 FEET

ACTUAL HEIGHT
3 STORIES - 62'-0"

ALLOWABLE AREA
UNLIMITED

ACTUAL AREA

LOWER LEVEL	73,259 SF
FIRST FLOOR	77,581 SF
SECOND FLOOR	74,609 SF
THIRD FLOOR	58,811 SF
TOTAL	**284,260 SF**

505 MEZZANINE - THE TOP LEVEL OF THE ATRIUM IN THE CENTER AREA MEETS THE DEFINITION OF MEZZANINE AS PRESCRIBED IN THIS SECTION

505.2 MEZZANINE AREA COMPLIES WITH EXCEPTION 2
ACTUAL MEZZANINE FLOOR AREA = 5,682 SF
ACTUAL 2ND FLOOR AREA OF ATRIUM (THE SPACE THAT THE MEZZANINE IS A PART OF) = 14,838 SF

505.3 EGRESS - MEZZANINE IS PROVIDED WITH 2 INDEPENDENT MEANS OF EGRESS, 2 LEAD TO ENCLOSED EXIT STAIRS.

505.4 MEZZANINE IS NOT REQUIRED TO BE OPEN, PER EXCEPTION 2, BECAUSE 1 MEANS OF EGRESS PROVIDES DIRECT ACCESS TO EXIT STAIRS 2 AND 6

CHAPTER 9 FIRE PROTECTION
Code Section

903 A WET PIPE AUTOMATIC SPRINKLER SYSTEM WITH QUICK RESPONSE SPRINKLER HEADS IS PROVIDED IN ALL ENCLOSED AREAS EXCEPT THE ELECTRICAL ROOMS S005, S006, S008 AND S009 LOCATED IN THE SOUTH WING OF THE BASEMENT. THESE ROOMS WILL BE SEPARATED FROM ADJACENT AREAS WITH 1-HOUR FIRE RESISTIVE CONSTRUCTION.

905 A CLASS 1 AUTOMATIC WET STANDPIPE IS PROVIDED.

906 IN COMPLIANCE WITH THIS SECTION PORTABLE FIRE EXTINGUISHERS ARE ONLY BEING PROVIDED IN THE FOLLOWING LOCATIONS:
KITCHEN/ SERVERY (SECOND FLOOR)
MECHANICAL AND STORAGE AREAS (BASEMENT FLOOR)

907 AN AUTOMATIC FIRE ALARM SYSTEM IS BEING PROVIDED

CHAPTER 10 MEANS OF EGRESS

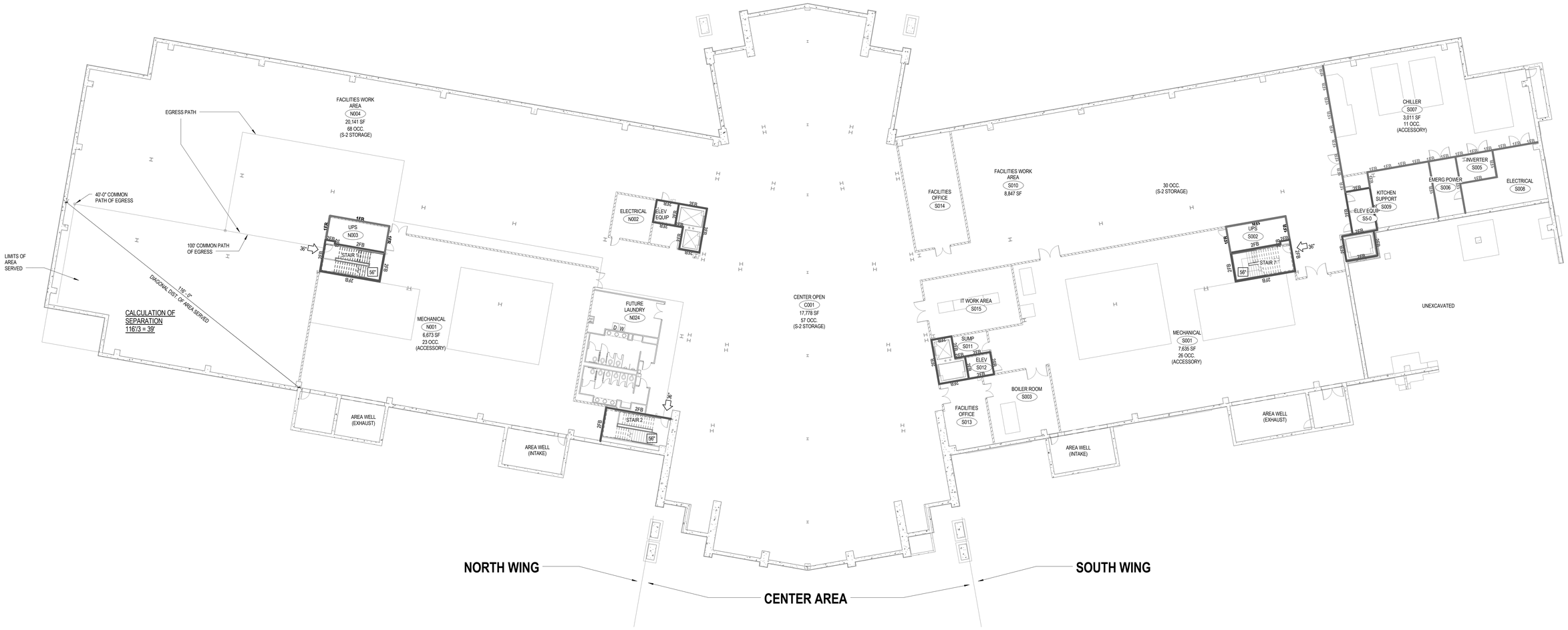
Code Section
1007.2 ACCESSIBLE MEANS OF EGRESS ELEVATOR IS NOT REQUIRED. HOWEVER, THE ELEVATORS COMPLY WITH EMERGENCY OPERATIONS AND SIGNALING DEVICE REQUIREMENTS PER ASME A17.1. STANDBY POWER IS PROVIDED IN ACCORDANCE WITH SECTIONS 2702 AND 3003.

1007.3 ACCESSIBLE MEANS OF EGRESS STAIRS ARE PROVIDED, INCLUDING STAIR 1, STAIR 2, STAIR 6 AND STAIR 7. PER COMM 62.1007 AREA OF REFUGE IS NOT REQUIRED SINCE THE BUILDING IS FULLY SPRINKLERED.

LIFE SAFETY LEGEND

2FB 2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
2SE 2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
00"	MEANS OF EGRESS: FROM ROOM OR LEVEL .000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: EXIT DISCHARGE .000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: HORIZONTAL EXIT .000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: CLEAR STAIR .000" = CLEAR WIDTH OF OPENING IN INCHES

NOTES:
1. SEE (LIFE SAFETY) LL - OVERALL TABLE FOR LOWER LEVEL SUMMARY
2. STAIRS 1, 2, & 7 PROVIDE AGGREGATE STAIR EGRESS WIDTH FOR THIS LEVEL
3. SINCE WATER IS SERVED IN THE SERVERY PER SECTION 410.1 (IPC) DRINKING FOUNTAINS ARE NOT REQUIRED.



A1 LOWER LEVEL - LIFE SAFETY
1/16" = 1'-0"

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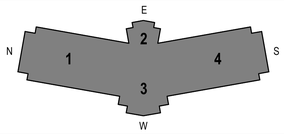
KEY PLAN



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1	09/11/2015	BP 3 - Exterior Envelope
2	10/31/2015	BP 4 - MEP, Food Service

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

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ULINE
CG SCHMIDT

SHEET INFORMATION

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LOWER LEVEL LIFE SAFETY PLAN

G100

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LIFE SAFETY LEGEND

2FB 2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
2SE 2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
00"	MEANS OF EGRESS: FROM ROOM OR LEVEL 000" = CLEAR WIDTH OF OPENING IN INCHES
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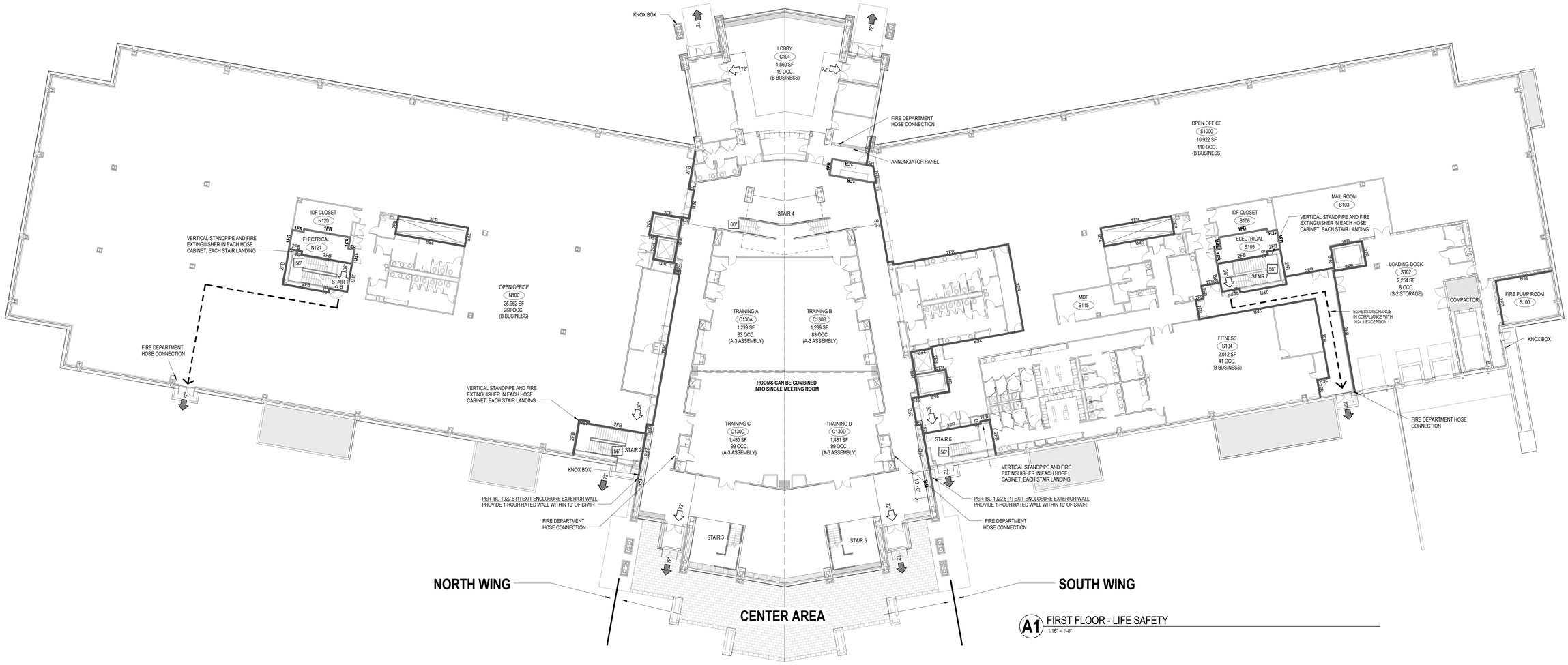
HE 00"	MEANS OF EGRESS: HORIZONTAL EXIT 000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: CLEAR STAIR 000" = CLEAR WIDTH OF OPENING IN INCHES

NOTE:
1. SEE (LIFE SAFETY) 1ST - OVERALL TABLE FOR FIRST FLOOR SUMMARY
2. SINCE WATER IS SERVED IN SERVERY PER 410.1 (IPC) DRINKING FOUNTAINS ARE NOT REQUIRED.



A1 FIRST FLOOR - LIFE SAFETY
1/16" = 1'-0"

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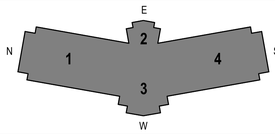

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FIRST FLOOR LIFE SAFETY PLAN

G101

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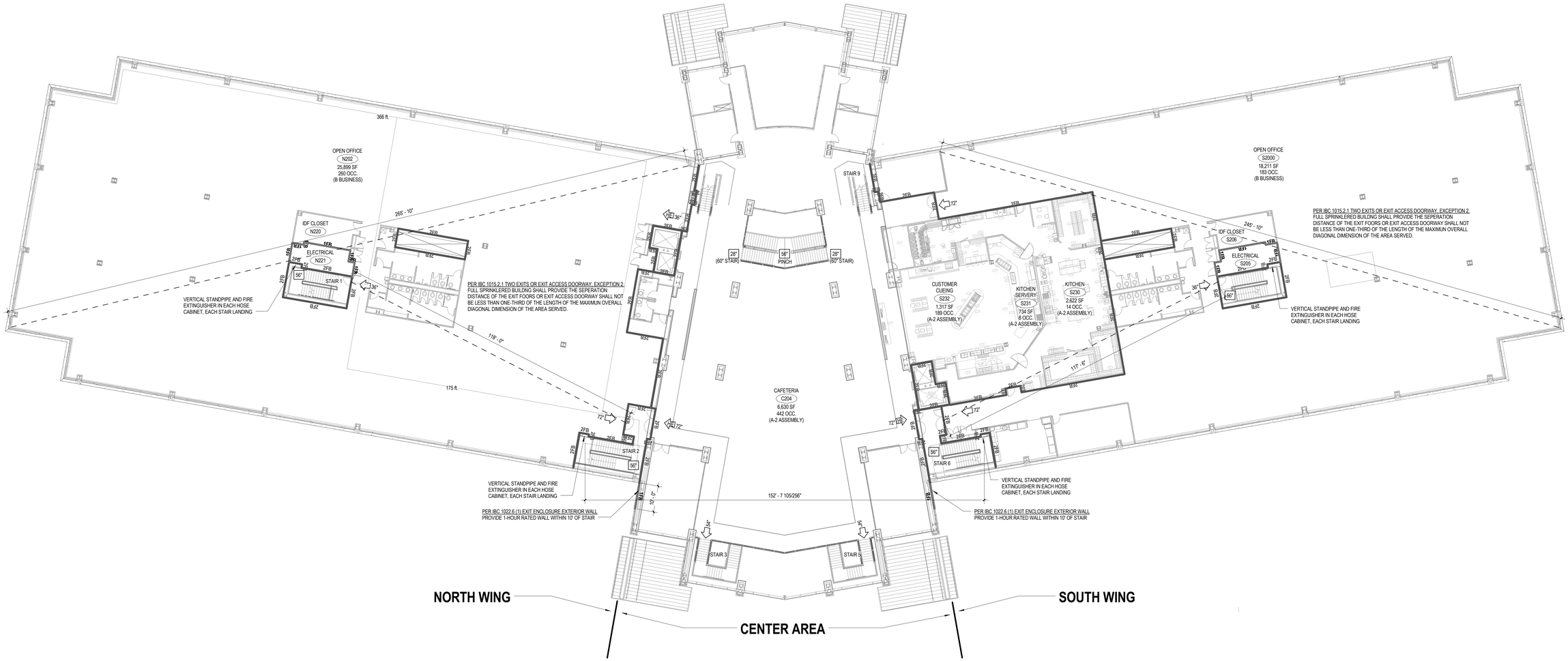
LIFE SAFETY LEGEND

2FB 2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
2SE 2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
00"	MEANS OF EGRESS: FROM ROOM OR LEVEL 000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: EXIT DISCHARGE 000" = CLEAR WIDTH OF OPENING IN INCHES
E 00"	MEANS OF EGRESS: HORIZONTAL EXIT 000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: CLEAR STAIR 000" = CLEAR WIDTH OF OPENING IN INCHES

NOTE:
1. SEE (LIFE SAFETY) 2ND - OVERALL TABLE FOR SECOND FLOOR SUMMARY
2. STAIR 1, 2, 4, 6, & 7 PROVIDE AGGREGATE STAIR EGRESS WIDTH FOR THIS LEVEL.
3. DRINKING FOUNTAINS SUPPLEMENTING WATER SERVED IN SERVING AND VENDING AREAS.



A1 SECOND FLOOR - LIFE SAFETY
1/16" = 1'-0"

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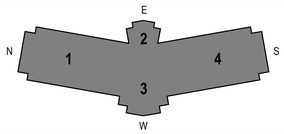

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SECOND FLOOR LIFE SAFETY PLAN

G102

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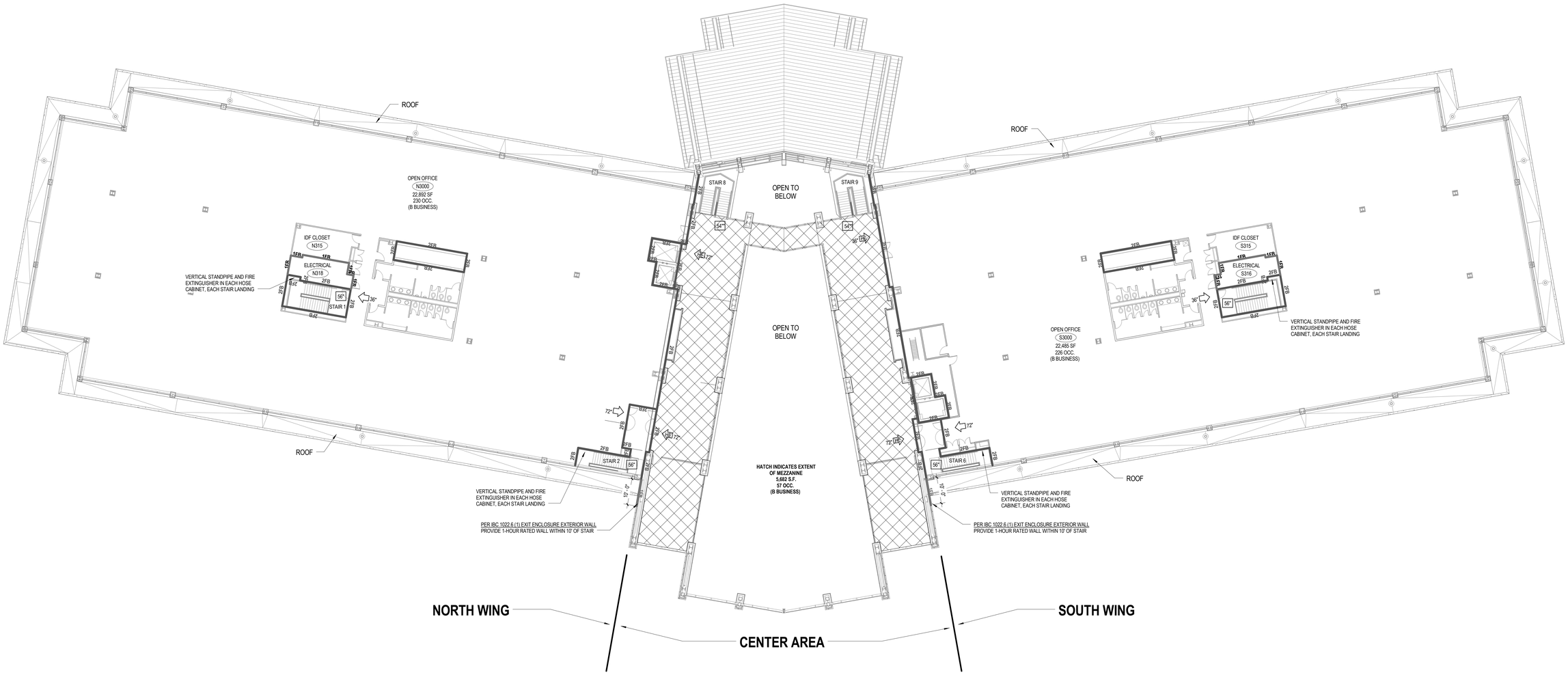
LIFE SAFETY LEGEND

2FB 2FB 2FB 2FB 2FB 2FB 2FB	2 HOUR FIRE BARRIER
1FB 1FB 1FB 1FB 1FB 1FB 1FB	1 HOUR FIRE BARRIER
2SE 2SE 2SE 2SE 2SE 2SE 2SE	2 HOUR SHAFT ENCLOSURE
1SE 1SE 1SE 1SE 1SE 1SE 1SE	1 HOUR SHAFT ENCLOSURE
00"	MEANS OF EGRESS: FROM ROOM OR LEVEL 000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: EXIT DISCHARGE 000" = CLEAR WIDTH OF OPENING IN INCHES
HE 00"	MEANS OF EGRESS: HORIZONTAL EXIT 000" = CLEAR WIDTH OF OPENING IN INCHES
00"	MEANS OF EGRESS: CLEAR STAIR 000" = CLEAR WIDTH OF OPENING IN INCHES

NOTE:
1. SEE (LIFE SAFETY) 3RD- OVERALL TABEL FOR THIRD FLOOR SUMMARY
2. STAIR 1, 2, 6, & 7 PROVIDE AGGREGATE STAIR EGRESS WIDTH FOR THIS LEVEL.
3. SINCE WATER IS SERVED IN SERVERY PER 410.1 (IPC) DRINKING FOUNTAINS ARE NOT REQUIRED.



A1 THIRD FLOOR - LIFE SAFETY
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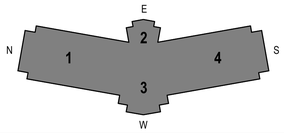

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THIRD FLOOR LIFE SAFETY PLAN

G103

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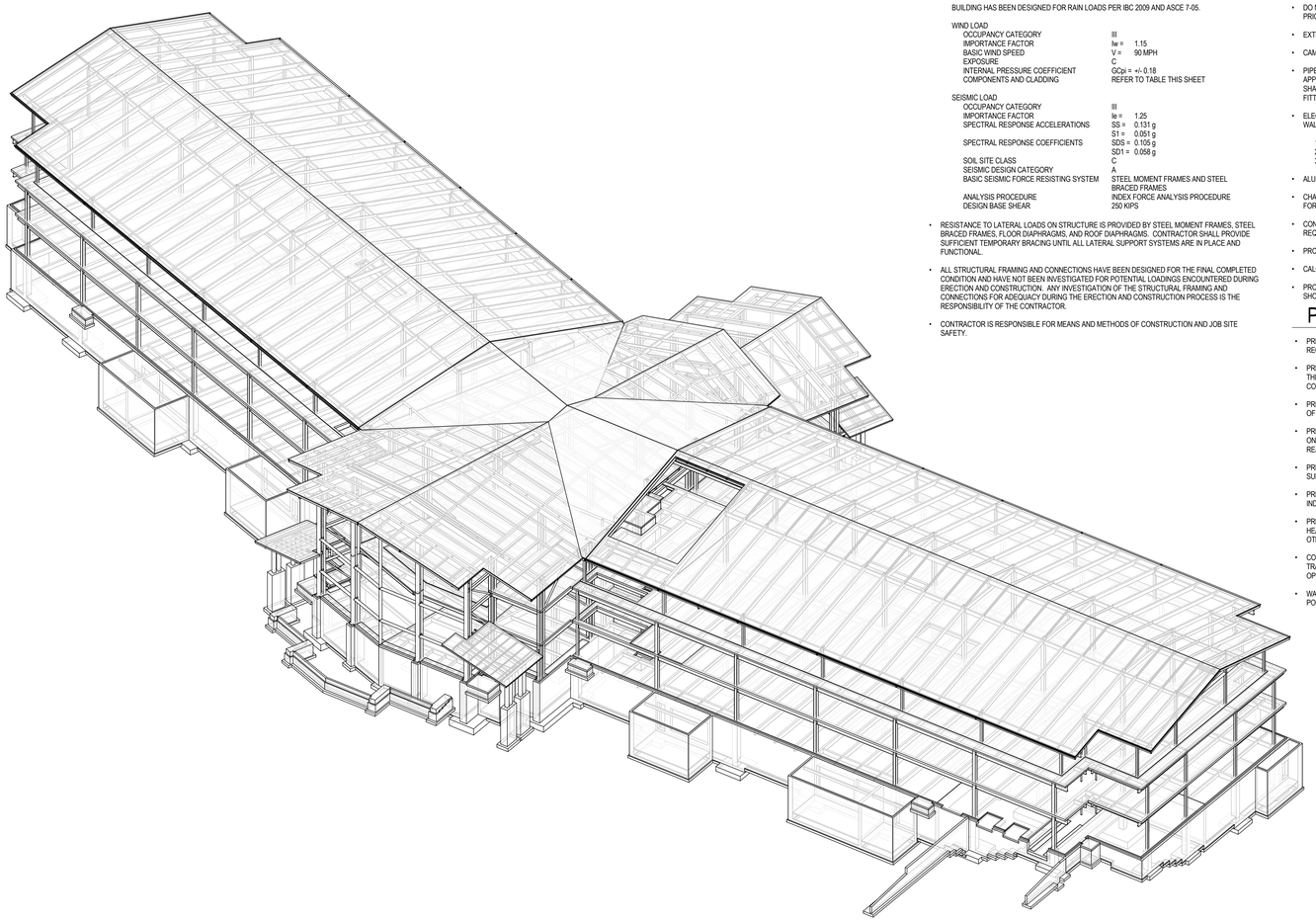


DESIGN SPECIFICATIONS

- DESIGN IS IN ACCORDANCE WITH THE STATE OF WISCONSIN AND THE 2009 INTERNATIONAL BUILDING CODE.
- MINIMUM 28 DAY CONCRETE CYLINDER STRENGTH SHALL BE:

FOOTINGS	3000 PSI
SLABS ON GROUND	4000 PSI
PIERS	4000 PSI
FOUNDATION WALLS	4000 PSI
SLABS ON METAL DECK	3500 PSI

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60.
- CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90 TYPE II NORMAL WEIGHT UNITS.
- CONCRETE MASONRY BRICK SHALL CONFORM TO ASTM C55 GRADE SW.
- MORTAR SHALL CONFORM TO ASTM C270 TYPE S.
- MASONRY GROUT SHALL CONFORM TO ASTM C476. MINIMUM COMPRESSIVE STRENGTH SHALL BE f'c = 3000 PSI.
- MINIMUM COMPRESSIVE STRENGTH OF REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE f'm = 1500 PSI.
- STRUCTURAL STEEL W-SHAPES SHALL CONFORM TO ASTM A992 GRADE 50.
- STRUCTURAL STEEL PLATES, ANGLES, CHANNELS, AND OTHER ROLLED MEMBERS SHALL CONFORM TO ASTM A36.
- RECTANGULAR OR SQUARE HSS MEMBERS SHALL CONFORM TO ASTM A500 GRADE B.
- ROUND HSS MEMBERS SHALL CONFORM TO ASTM A500 GRADE B.
- STEEL PIPE SHALL CONFORM TO ASTM A53 GRADE B.
- STATED BEARING CAPACITY FOR IS 5000 PSF FOR COLUMN FOOTINGS AND 4500 PSF FOR WALL FOOTINGS, BASED UPON SOILS REPORT DATED MARCH 18, 2015, AS PREPARED BY PROFESSIONAL SERVICE INDUSTRIES, INC.
- DESIGN LOADS:

FLOOR LIVE LOADS (IBC 2009)	
ASSEMBLY AREAS	100 PSF
OFFICES	50 PSF
STAIRWAYS	100 PSF
LOBBIES	100 PSF
CORRIDORS (ON "AT GRADE" LEVELS)	100 PSF
CORRIDORS (ON OTHER LEVELS)	80 PSF
PARTITIONS	15 PSF
FITNESS ROOM	100 PSF
MECHANICAL ROOMS	150 PSF
MINIMUM ROOF LIVE LOAD	20 PSF
LIVE LOAD REDUCTION PER IBC 2009 SECTION 1607.9 IS INCLUDED	
ROOF SNOW LOAD	
OCCUPANCY CATEGORY	III
IMPORTANCE FACTOR	Is = 1.1
GROUND SNOW LOAD	Pg = 30 PSF
FLAT ROOF SNOW LOAD	Pf = 23.1 PSF
EXPOSURE FACTOR	Ce = 1.0
THERMAL FACTOR	Ct = 1.0
BUILDING HAS BEEN DESIGNED FOR RAIN LOADS PER IBC 2009 AND ASCE 7-05.	
WIND LOAD	
OCCUPANCY CATEGORY	III
IMPORTANCE FACTOR	Iw = 1.15
BASIC WIND SPEED	V = 90 MPH
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT	GCpi = +/- 0.18
COMPONENTS AND CLADDING	REFER TO TABLE THIS SHEET
SEISMIC LOAD	
OCCUPANCY CATEGORY	III
IMPORTANCE FACTOR	Ie = 1.25
SPECTRAL RESPONSE ACCELERATIONS	SS = 0.131 g
	S1 = 0.051 g
SPECTRAL RESPONSE COEFFICIENTS	SDS = 0.105 g
	SD1 = 0.058 g
SOIL SITE CLASS	C
SEISMIC DESIGN CATEGORY	A
BASIC SEISMIC FORCE RESISTING SYSTEM	STEEL MOMENT FRAMES AND STEEL BRACED FRAMES
ANALYSIS PROCEDURE	INDEX FORCE ANALYSIS PROCEDURE
DESIGN BASE SHEAR	250 KIPS

- RESISTANCE TO LATERAL LOADS ON STRUCTURE IS PROVIDED BY STEEL MOMENT FRAMES, STEEL BRACED FRAMES, FLOOR DIAPHRAGMS, AND ROOF DIAPHRAGMS. CONTRACTOR SHALL PROVIDE SUFFICIENT TEMPORARY BRACING UNTIL ALL LATERAL SUPPORT SYSTEMS ARE IN PLACE AND FUNCTIONAL.
- ALL STRUCTURAL FRAMING AND CONNECTIONS HAVE BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE STRUCTURAL FRAMING AND CONNECTIONS FOR ADEQUACY DURING THE ERECTION AND CONSTRUCTION PROCESS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION AND JOB SITE SAFETY.

GENERAL NOTES

EARTHWORK

- FOOTINGS SHALL BE CAST ON UNDISTURBED SUBSOIL. IF DESIGN CAPACITY IS NOT ENCOUNTERED AT THE ELEVATIONS SHOWN, FOOTINGS MUST BE LOWERED. CONSULT ENGINEER BEFORE PROCEEDING.
- NO HOLES, TRENCHES OR DISTURBANCES OF THE SOIL SHALL BE ALLOWED WITHIN THE VOLUME DESCRIBED BY 45 DEGREE LINES SLOPING FROM THE BOTTOM EDGE OF THE FOOTING. IF SUCH ARE REQUIRED, FOOTINGS MUST BE LOWERED.
- BACKFILL EVENLY ON EACH SIDE OF FOUNDATION WALLS AND RETAINING WALLS.
- DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL FLOOR SYSTEM IS IN PLACE AND FASTENED OR UNTIL WALLS ARE ADEQUATELY BRACED. BRACING SHALL BE DESIGNED BY THE CONTRACTOR.
- TOPSOIL AND FILL BELOW SLABS ON GROUND SHALL BE REMOVED. AGGREGATE BASE COURSE UNDER SLABS ON GROUND SHALL BE AS SPECIFIED (EXCEPT WHERE LOOSE FILL IS INDICATED ON DRAWINGS).
- BACKFILL AGAINST INTERIOR FOUNDATION WALLS SHALL BE AS SPECIFIED.
- BACKFILL AGAINST EXTERIOR FOUNDATION WALLS SHALL BE AS SPECIFIED.

CONCRETE

- FORMWORK SHALL BE DESIGNED IN ACCORDANCE WITH THE ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION.
- REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION, UNLESS OTHERWISE NOTED.
- LAP ALL WALL BARS 30 DIAMETERS UNLESS OTHERWISE DETAILED. LAP WELDED WIRE MESH 6 INCHES.
- PROVIDE COLUMN AND WALL DOWELS OF THE SAME SIZE AND NUMBER AS THE RESPECTIVE COLUMN AND WALL REINFORCING UNLESS OTHERWISE DETAILED.
- PROVIDE TWO #4 BARS AS STIRRUP CARRY BARS WHERE NO TOP STEEL IS AVAILABLE TO HOLD STIRRUPS.
- WHEREVER AN APPROVED PIPE OR CONDUIT EXTENDS THROUGH A BEAM, PROVIDE ONE ADDITIONAL STIRRUP ON EACH SIDE OF THE OPENING.
- CONCRETE PROTECTION FOR REINFORCING BARS SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318-08.
- SLABS ON GRADE SHALL BE CAST ALLOWING A SUFFICIENT NUMBER OF JOINTS TO ADEQUATELY CONTROL SHRINKAGE CRACKING. SAWCUTTING SHALL BE DONE AS SOON AS SAWCUT WILL NOT RAVEL CONCRETE OR WITHIN 24 HOURS MAXIMUM OF INITIAL POURING OPERATION. MAXIMUM SIZE OF PANELS SHALL BE 15 FEET BY 15 FEET. GENERALLY, JOINTS SHALL OCCUR ON COLUMN CENTERLINES.
- ALLOW AT LEAST 24 HOURS BEFORE POURING ADJACENT WALL SECTIONS BETWEEN CONSTRUCTION JOINTS. MAXIMUM LENGTH OF POUR TO BE 40 FEET, UNLESS CRACK INDUCERS ARE USED AS DETAILED ON THE DRAWINGS.
- CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 24 HOURS PRIOR TO PLACING CONCRETE.
- CONSTRUCTION JOINTS IN BEAMS, JOISTS OR SLABS TO BE LOCATED BETWEEN THE 1/4 POINT AND CENTERLINE OF SPAN, OR AS DIRECTED BY THE ENGINEER.
- DO NOT PLACE OR CUT HOLES IN CONCRETE SLABS, BEAMS, WALLS OR COLUMNS WITHOUT PRIOR APPROVAL OF THE ENGINEER.
- EXTERIOR EXPOSED CONCRETE SHALL BE AIR-ENTRAINED.
- CAMBER CONCRETE MEMBERS FOR DEAD LOAD DEFLECTION BY ADJUSTING FORMS.
- PIPES AND CONDUITS EMBEDDED IN OR PASSING THROUGH STRUCTURAL MEMBERS MUST BE APPROVED BY THE STRUCTURAL ENGINEER. PIPE AND CONDUITS EMBEDDED IN CONCRETE SHALL NOT BE LARGER THAN 2 INCHES IN OUTSIDE DIAMETER AT THEIR WIDEST POINT OR FITTING OR 1/3 OF THE THICKNESS OF THE SLAB, BEAM OR WALL.
- ELECTRICAL CONDUIT OR PIPES EMBEDDED IN OR PASSING THROUGH SLABS, BEAMS OR WALLS SHALL BE LOCATED AND PLACED SO THAT:
  1. THEY ARE NOT CLOSER THAN THREE DIAMETERS ON CENTER.
  2. THE CONCRETE COVER IS NOT LESS THAN 2 INCHES.
  3. THEY RUN BETWEEN REINFORCING AND DO NOT DISPLACE IT IN ANY MANNER.
- ALUMINUM CONDUITS SHALL NOT BE PLACED IN CONCRETE.
- CHAMFER ALL EXPOSED CONCRETE CORNERS. SEE ARCHITECTURAL/STRUCTURAL DRAWINGS FOR REQUIREMENTS.
- CONCRETE SHALL BE TESTED BY THE OWNER'S TESTING LAB. REFER TO SPECIFICATIONS FOR REQUIREMENTS.
- PROPER CURING PROCEDURES SHALL BE USED FOR SLAB ON GRADE TO PREVENT CURLING.
- CALCIUM CHLORIDE SHALL NOT BE USED IN CONCRETE MIXES.
- PROVIDE WATERSTOPS AT ALL CONSTRUCTION JOINTS BELOW THE WATER TABLE AND AS SHOWN ON DRAWINGS. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PRECAST CONCRETE

- PRECAST CONCRETE MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318-08.
- PRECAST CONCRETE SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE ACI "MANUAL OF CONCRETE PRACTICE", LATEST EDITION, AND THE AFOREMENTIONED CONCRETE PROVISIONS.
- PRECAST CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DESIGN AND REINFORCING OF PRECAST CONCRETE FOR HANDLING AND ERECTION STRESSES.
- PRECAST MEMBERS SHALL BE ATTACHED AND SUPPORTED BY THE STRUCTURE AS INDICATED ON THE DRAWINGS. DEVIATION FROM THESE LOCATIONS WILL CONSTITUTE MEANS FOR REJECTION OF MEMBERS.
- PRECAST MEMBERS SHALL BE DESIGNED AND REINFORCED FOR SELF-WEIGHT AND ALL SUPERIMPOSED LOADS SHOWN ON THE DRAWINGS.
- PRECAST MEMBERS SHALL BE CAPABLE OF SAFELY SUPPORTING ANY CONCENTRATED LOADS INDICATED BY THE STRUCTURAL, MECHANICAL, AND ARCHITECTURAL DRAWINGS.
- PRECAST CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS (HANGERS, CLIPS, PLATES, HEADERS, ANCHORAGES, ETC.) WHICH MUST BE PRECAST INTO THE CONCRETE UNLESS OTHERWISE NOTED OR REQUIRED FOR CONNECTION OF PRECAST TO STRUCTURE.
- CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL HOLES OR OPENINGS WITH RESPECTIVE TRADES BEFORE FABRICATION. ANY DEVIATION FROM THESE LOCATIONS OR ADDITIONAL OPENINGS MUST BE APPROVED BY THE FABRICATOR.
- WALL PANEL JOINTS SHALL BE FILLED WITH APPROVED FIRE STOP MATERIAL AND POLYURETHANE JOINT SEALANT.

STRUCTURAL STEEL

- STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE AISC "STEEL CONSTRUCTION MANUAL", THIRTEENTH EDITION, AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", MARCH 18, 2005 EDITION.
- WHERE INDICATED ON DRAWINGS, STRUCTURAL AND MISCELLANEOUS STEEL WHICH SHALL REMAIN EXPOSED TO VIEW SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC "SPECIFICATION FOR ARCHITECTURALLY EXPOSED STRUCTURAL STEEL", LATEST EDITION, WITHOUT GAPS OR OPEN JOINTS.
- STEEL DECK FABRICATION AND ERECTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS OF THE STEEL DECK INSTITUTE.
- ALL WELDING SHALL COMPLY WITH AWS D1.1 USING E70XX ELECTRODES. ALL WELDING TO BE DONE BY AWS PREQUALIFIED WELDERS, CERTIFIED FOR WELDS MADE. PROVIDE CONTINUOUS MINIMUM SIZED WELDS PER AISC REQUIREMENTS, UNLESS NOTED OTHERWISE.
- THE MINIMUM SIZE OF FILLET WELDS SHALL BE AS SPECIFIED IN TABLE J2.4 IN THE AISC "STEEL CONSTRUCTION MANUAL".
- MINIMUM STRENGTH OF WELDED CONNECTIONS: UNLESS NOTED OTHERWISE ON THE DRAWINGS, ALL SHOP AND FIELD WELDS SHALL DEVELOP THE FULL TENSILE STRENGTH OF THE MEMBER OF ELEMENT JOINED. ALL MEMBERS WITH MOMENT CONNECTIONS, NOTED ON THE DRAWINGS, SHALL BE WELDED TO DEVELOP THE FULL FLEXURAL CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS (MINIMUM 3/4-INCH DIAMETER). CONNECTIONS SHALL SUPPORT, AT A MINIMUM, ONE- HALF THE TOTAL FACTORED UNIFORM LOAD CAPACITY SHOWN IN THE AISC TABLES OF UNIFORM LOAD CONSTANTS FOR THE GIVEN BEAM, SPAN, AND STEEL SPECIFIED, UNLESS OTHERWISE DETAILED. BEAM-TO-BEAM AND BEAM-TO-COLUMN FRAMING CONNECTIONS SHALL BE MADE WITH DOUBLE ANGLES UNLESS OTHERWISE DETAILED.
- PROVIDE CONNECTION DESIGN BASED ON END SHEAR REACTIONS INDICATED ON THE DRAWINGS. END SHEAR REACTIONS SHOWN ON THE DRAWINGS ARE FACTORED LOADS.
- IF END SHEAR REACTION IS SHOWN ONLY ON ONE END OF BEAM, DESIGN CONNECTIONS ON BOTH ENDS OF BEAM FOR THE REACTION SHOWN.
- FOR COMPOSITE BEAM END SHEAR REACTIONS NOT SHOWN ON PLAN DESIGN FOR A FACTORED REACTION OF 15 KIPS.
- BEAMS SHALL BE EQUALLY SPACED IN A BAY UNLESS NOTED OTHERWISE ON PLAN.
- MINIMUM NUMBER OF BOLTS FOR END SHEAR REACTIONS ARE AS FOLLOWS:
  1. W8, W10 OR W12: 2 3. W21 OR W24: 4 5. W33, W36 OR W40: 6
  2. W14, W16 OR W18: 3 4. W27 OR W30: 5 6. W44: 7
- ALL STRUTS, HANGERS, AND BRACES SHALL HAVE CONNECTIONS DESIGNED TO DEVELOP THE FULL ALLOWABLE TENSILE STRENGTH OF THE MEMBER UNLESS THE DESIGN FORCE IS INDICATED ON THE DRAWINGS, IN WHICH CASE THE CONNECTIONS SHALL BE DESIGNED FOR THE FORCE INDICATED.
- COLUMN BASE PLATES SHALL HAVE OVERSIZED HOLES WITH PLATE WASHERS (MINIMUM 3/8-INCH THICK) PROVIDED WITH ANCHOR RODS.
- GROUT UNDER BASE PLATES IN ACCORDANCE WITH THE "AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES", MARCH 18, 2005 EDITION.
- STEEL ROOF DECK SHALL BE WIDE RIB PROFILE, 1 1/2-INCH DEEP AND 20 GAGE THICKNESS UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- STEEL ROOF DECK SHALL BE SECURELY FASTENED TO ALL STRUCTURAL SUPPORTS BY WELDING IN THE 1ST, 3RD, 5TH, AND 7TH RIBS OF 36-INCH WIDE DECK (36/4 WELD PATTERN) UNLESS SHOWN OTHERWISE ON THE DRAWINGS. WELDS SHALL BE MADE WITH 5/8-INCH DIAMETER PUDDLE WELDS. IN NO CASE SHALL WELDS BE SPACED GREATER THAN 12 INCHES ON CENTER.
- STEEL ROOF DECK SHALL BE SECURELY FASTENED TO ALL PERIMETER STRUCTURAL SUPPORTS BY WELDING IN EVERY RIB. WELDS SHALL BE MADE WITH 5/8-INCH DIAMETER PUDDLE WELDS. IN NO CASE SHALL WELDS BE SPACED GREATER THAN 6 INCHES ON CENTER.
- STEEL ROOF DECK SIDELAPS TO BE SCREWED AT MIDSPAN UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- STEEL FLOOR DECK SHALL BE FASTENED TO ALL STRUCTURAL SUPPORTS BY WELDING. WELDS SHALL BE 5/8-INCH DIAMETER PUDDLE WELDS. SPACING OF FASTENERS SHALL BE 4 WELDS PER 36 INCH SHEET WIDTH. SIDE LAPS TO BE SCREWED AND SHALL BE AT 36 INCHES ON CENTER MAXIMUM. WHERE DECK SPAN DIRECTION IS PARALLEL TO STRUCTURAL SUPPORTS, STEEL FLOOR DECK SHALL BE FASTENED BY WELDING AT 12 INCHES ON CENTER.
- DECK END LAPS SHALL BE 2-INCH MINIMUM AND SHALL OCCUR AT SUPPORTS. LOCATE AT VALLEYS AND RIDGES.
- WHERE CONTINUOUS DIAPHRAGM CHORD ANGLES ARE INDICATED, PROVIDE A FULL PENETRATION WELD AT THE SPLICE LOCATIONS.
- CLEAN, PREPARE, AND SHOP PRIME EXTERIOR EXPOSED STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH SSPC STANDARDS SP-1 AND SP-6.
- CLEAN, PREPARE, AND SHOP PRIME INTERIOR EXPOSED STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH SSPC STANDARDS SP-1 AND SP-3.
- WHILE THE DESIGN DOCUMENTS MAY REFERENCE OSHA, THEY ARE NOT INTENDED TO SPECIFICALLY IDENTIFY ALL APPLICABLE OSHA REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY AND COMPLY WITH ALL APPLICABLE OSHA REQUIREMENTS.
- ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, INCLUDING MASONRY SHELF ANGLES, SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123, UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL MISCELLANEOUS STEEL.

CONCRETE MASONRY

- PRODUCTION AND CONSTRUCTION OF CONCRETE MASONRY SHALL BE IN ACCORDANCE WITH THE "BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES", ACI 530-08, AND THE NCMA "TEK MANUAL FOR CONCRETE MASONRY DESIGN AND CONSTRUCTION", LATEST EDITION.
- HOT AND COLD WEATHER CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE IMIAC (INTERNATIONAL MASONRY INDUSTRY ALL-WEATHER COUNCIL) "RECOMMENDED PRACTICES AND GUIDE SPECIFICATIONS FOR HOT AND COLD WEATHER MASONRY AND CONSTRUCTION".
- CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL NOT BE USED.
- MASONRY WALLS SHALL BE ADEQUATELY BRACED TO RESIST WIND FORCES UNTIL PERMANENT DESIGN SUPPORTS ARE IN PLACE AND FUNCTIONAL. BRACING SHALL BE DESIGNED BY THE CONTRACTOR.
- PROVIDE DOWELS INTO FOUNDATION THE SAME SIZE AND NUMBER AS WALL REINFORCING.
- LAP REINFORCING BARS 48 DIAMETERS.
- CONCRETE MASONRY WALLS SHALL BE REINFORCED AT EVERY OTHER BED JOINT WITH 9 GAGE TRUSS TYPE JOINT REINFORCEMENT.
- VERTICAL BARS SHOWN ON THE DESIGN DRAWINGS SHALL BE PLACED IN A CONTINUOUS UNOBSTRUCTED CELL OF NOT LESS THAN 3 INCHES BY 4 INCHES.
- ALL BOND BEAMS AND PILASTERS SHALL BE REINFORCED AS SHOWN ON THE DESIGN DRAWINGS AND FILLED WITH GROUT.
- ALL DOOR AND WINDOW JAMBS SHALL BE GROUTED SOLID 8 INCHES WIDE UNLESS SHOWN OTHERWISE.
- WHERE NOT SHOWN OTHERWISE, MINIMUM SOLID GROUTED MASONRY BELOW BEAM REACTIONS SHALL BE 16 INCHES DEEP BY 32 INCHES LONG.
- WHERE NOT SHOWN OTHERWISE, MINIMUM SOLID GROUTED MASONRY BELOW LINTEL REACTIONS SHALL BE 16 INCHES DEEP BY 16 INCHES LONG.

COLD-FORMED STEEL FRAMING

- DESIGN, FABRICATION, AND ERECTION OF COLD-FORMED STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE AISI "COLD-FORMED STEEL DESIGN MANUAL", LATEST EDITION. ALL FRAMING MEMBERS SHOWN ON PLANS ARE SCHEMATIC AND ARE SHOWN FOR INTENT ONLY. DESIGN AND CALCULATIONS WILL BE REVIEWED BY GRAEF.
- STEEL STUD CURTAIN WALL AND CONNECTIONS TO BE DESIGNED BY SUPPLIER. STEEL STUD CURTAIN WALL AND CONNECTION DESIGN SHALL BE SEALED BY PROFESSIONAL ENGINEER EXPERIENCED IN THIS WORK AND REGISTERED IN THE STATE OF WISCONSIN.
- LIVE LOAD DEFLECTION CRITERIA FOR COMPONENTS SHALL BE AS FOLLOWS:

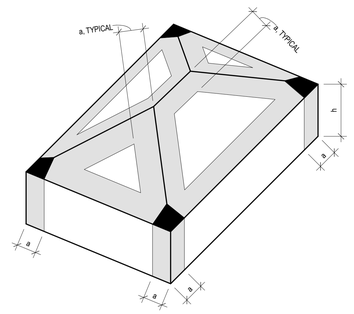
EXTERIOR WALL STUDS	L/360, 1-INCH MAXIMUM, AND NOT TO EXCEED 1/4-INCH AT WINDOW OPENINGS
	L/600 FOR BRICK VENEER
	L/360 FOR WALL STUDS WITH ATTACHED DRYWALL

- MINIMUM DESIGN THICKNESS OF STUDS AND TRACK AT EXTERIOR OF BUILDING SHALL BE 18 GAGE.
- LOAD BEARING STUDS SHALL BE DESIGNED TO CARRY ALL GRAVITY LOADS AND LATERAL FORCES INCLUDING BUT NOT LIMITED TO DEAD LOADS, LIVE LOADS, WIND LOADS, AND AXIAL LOAD ECCENTRICITY.
- NON-LOAD BEARING STUDS NOT VERTICALLY SUPPORTING MASONRY SHALL TRANSFER LATERAL LOADS TO STRUCTURE BY MEANS OF SLIDE CLIPS TO ALLOW FOR VERTICAL MOVEMENT OF PRIMARY STRUCTURAL MEMBERS.
- SPLICES IN AXIALLY LOADED STUDS ARE NOT PERMITTED.
- STUDS, TRACK, AND ACCESSORIES SHALL BE GALVANIZED WITH A MINIMUM G90 COATING PER ASTM A653.
- STUDS SHALL BE PLUMBED, ALIGNED, AND SECURELY ATTACHED TO FLANGES OR WEBS OF LOWER TRACK. STUDS SHALL BE SEATED TIGHT TO TRACK WEBS PRIOR TO ATTACHMENT.
- JOISTS SHALL BE LOCATED DIRECTLY OVER BEARING STUDS OR A LOAD DISTRIBUTION MEMBER SHALL BE PROVIDED AT THE TOP OF THE WALL.
- REFER TO ARCHITECTURAL WALL SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- ALL MEMBERS 0.0566-INCH MINIMUM THICKNESS OR THICKER (16 GAGE OR LOWER) SHALL BE OF MINIMUM 50 KSI STEEL. ALL MEMBERS OF 0.0451-INCH MINIMUM THICKNESS OR THINNER (18 GAGE OR HIGHER) AND ALL ACCESSORIES SHALL BE OF MINIMUM 33 KSI STEEL.
- STEEL STUD ERECTOR SHALL CONSTRUCT ALL LIGHTGAGE FRAMING IN A MANNER WHICH PROTECTS LATERAL STABILITY OF THE STRUCTURE.
- ALL WELDS PERFORMED ON GALVANIZED LIGHTGAGE COMPONENTS SHALL BE COATED WITH ZINC RICH PAINT FOR CORROSION PROTECTION IN ACCORDANCE WITH ASTM A780. CONTRACTOR SHALL NOTIFY THE ENGINEER TO ALLOW ADEQUATE TIME FOR WELDS TO BE REVIEWED BEFORE SYSTEMS ARE ENCLOSED.
- STEEL STUD WALLS SHALL BE DESIGNED AND CONSTRUCTED TO PROVIDE REQUIRED CAPACITIES TO CARRY CONSTRUCTION LOADS. CONTRACTOR SHALL PROVIDE NECESSARY BRIDGING OR ATTACHMENT TO WALL SHEATHING BEFORE STRUCTURAL COMPONENTS ARE LOADED.

MISCELLANEOUS

- DIMENSIONS OF EXISTING CONSTRUCTION OR CONSTRUCTION IN PROGRESS SHALL BE VERIFIED AND COORDINATED PRIOR TO FABRICATION OF STRUCTURAL COMPONENTS.
- VERIFY AND COORDINATE, WITH ALL CONTRACTORS, THE LOCATION OF ALL ARCHITECTURAL AND MECHANICAL APPURTENANCES AND OPENINGS.
- EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT TZ.
- ADHESIVE ANCHORS SHALL BE HILTI HIT-HY 200.
- SLEEVE ANCHORS SHALL BE HILTI HLC.

WIND PROVISIONS FOR COMPONENTS AND CLADDING TABLE



HIP ROOF (7° < θ ≤ 27°) BUILDING

a = 12'-6"

= **INTERIOR ZONE** ROOF = ZONE 1 WALLS = ZONE 4

= **END ZONE** ROOF = ZONE 2 WALLS = ZONE 5

= **CORNER ZONE** ROOF = ZONE 3

	DESIGN WIND PRESSURE, PSF							
	EFFECTIVE WIND AREA, SF							
ZONE	1	10	20	50	100	200	> 500	DESCRIPTION
1	-25	-25	-25	-24	-23	-23	-23	ROOF INTERIOR ZONE
2	-44	-44	-40	-36	-32	-32	-32	END ZONE REGION OF THE ROOF
3	-64	-64	-60	-55	-51	-51	-51	CORNER ZONE REGION OF THE ROOF
4 (+)	28	28	29	25	24	22	21	WALL INTERIOR ZONE
4 (-)	-30	-30	-29	-27	-26	-25	-23	
5 (+)	28	28	29	25	24	22	21	END ZONE REGION OF THE WALL
5 (-)	-37	-37	-34	-31	-29	-26	-23	

NOTES:

1. NEGATIVE PRESSURES ACT AWAY FROM COMPONENT SURFACE. POSITIVE PRESSURES ACT TOWARD COMPONENT SURFACES.
2. WIND UPLIFT PRESSURE ON CANOPIES AND ROOF OVERHANGS SHALL BE 30 PSF.
3. ALL WIND PRESSURES SHOWN IN THIS TABLE ARE SERVICE PRESSURES IN ACCORDANCE WITH IBC 2009 AND ASCE 7-05.

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KEY PLAN

ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	08/03/2015	BP 2
3	09/11/2015	BP 3
6	12/18/2015	Final Site and Operational Plan

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PROJECT INFORMATION

ULINE H2 OFFICE BUILDING

120th Avenue
Pleasant Prairie, Wisconsin

ULINE

SHEET INFORMATION

DATE: 08/03/2015

PROJECT NUMBER: 214344-01

PROJECT MANAGER: JH

GENERAL NOTES

S001

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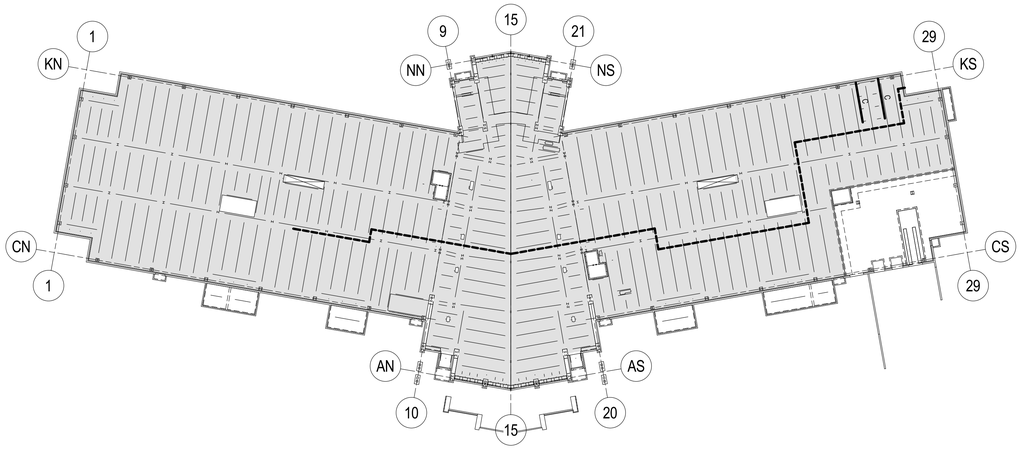
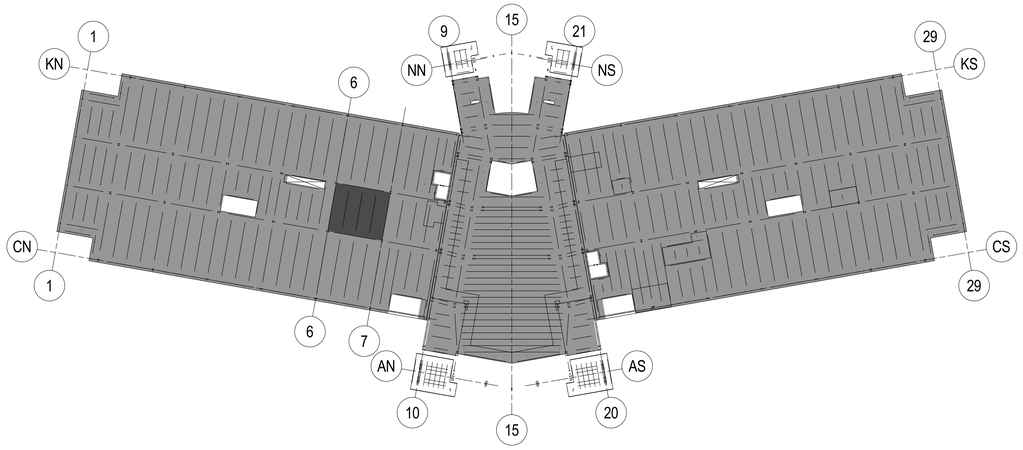


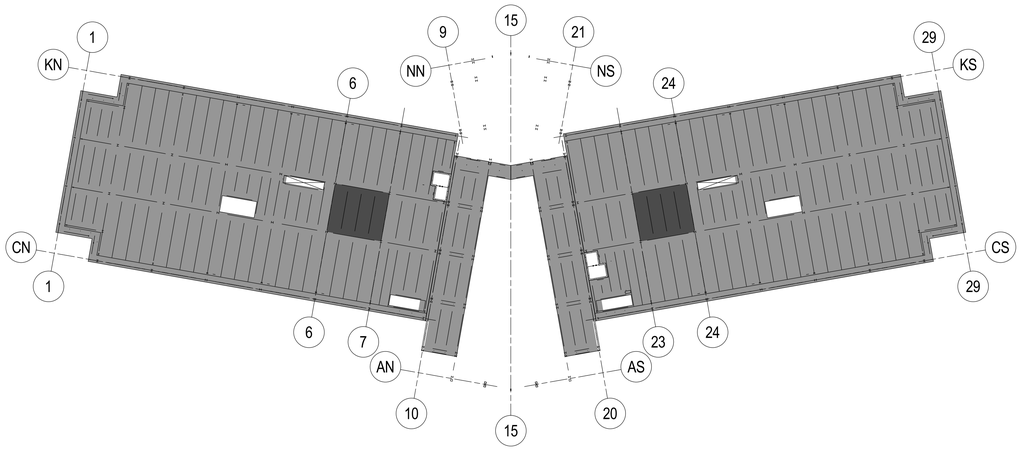
C1 OVERALL FIRST FLOOR FRAMING PLAN
1" = 40'-0"

N



C5 OVERALL SECOND FLOOR FRAMING PLAN
1" = 40'-0"

N



A1 OVERALL THIRD FLOOR FRAMING PLAN
1" = 40'-0"

N

FLOOR DESIGN LIVE LOAD SCHEDULE

LOAD LEGEND	LOAD TYPE	LOAD MAGNITUDE
	LOBBIES, FIRST-FLOOR CORRIDORS AND OFFICES	100 PSF
	CORRIDORS ABOVE FIRST FLOOR AND OFFICES *	80 PSF
	HIGH DENSITY FILE SYSTEM	200 PSF
	PLUMBING LINES BELOW	200 PLF
C	CRANE BELOW	10,000 LB ANYWHERE ALONG CRANE RAIL

* = INCLUDES 15 PSF PARTITION LOAD

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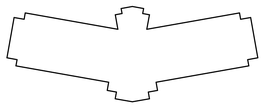
KEY PLAN



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
3	09/11/2015	BP 3
6	12/18/2015	Final Site and Operational Plan

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PROJECT INFORMATION

ULINE H2 OFFICE BUILDING

120th Avenue
Pleasant Prairie, Wisconsin

ULINE

SHEET INFORMATION

DATE: 08/03/2015
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PROJECT MANAGER: JH

FLOOR LOADING DIAGRAMS

S003

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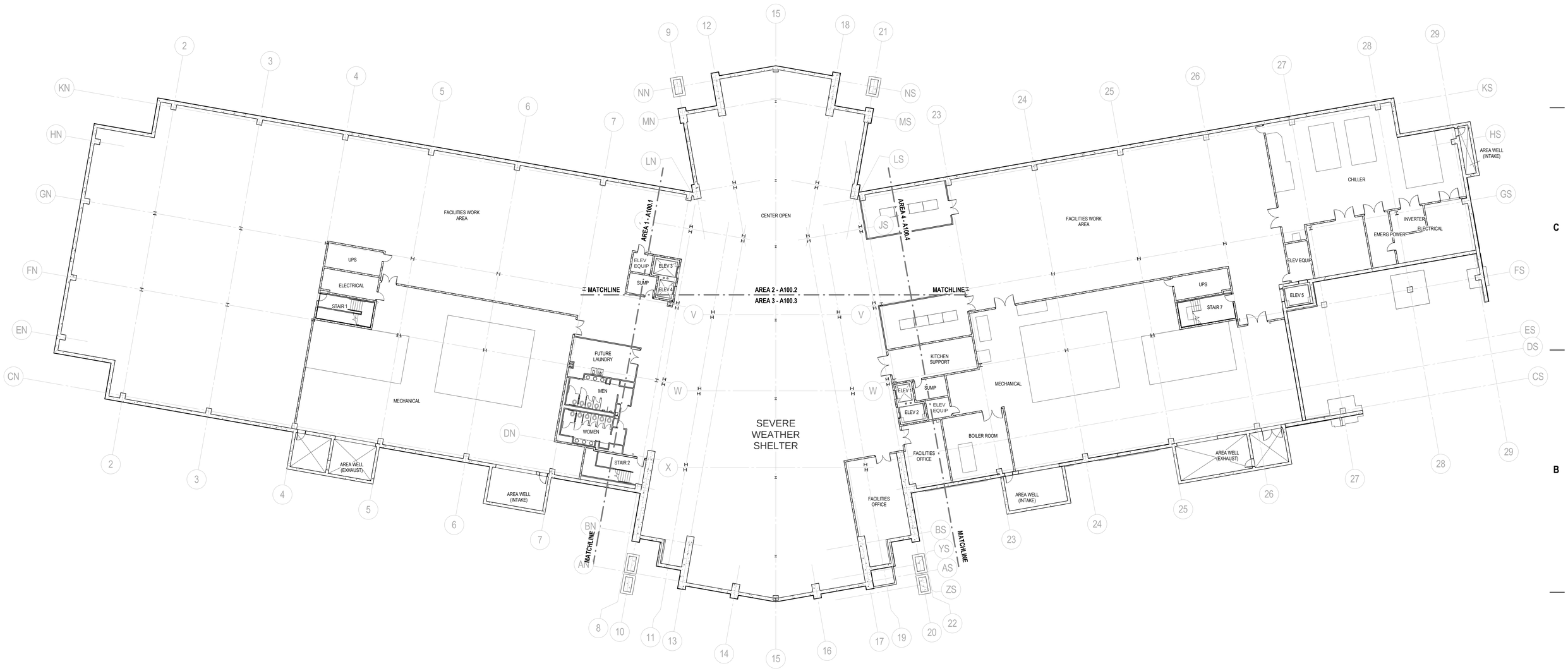

A1 LOWER LEVEL
1/16" = 1'-0"

0' 4' 8' 16' 32'

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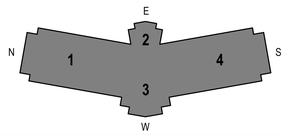
KEY PLAN



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	06/15/2015	BP 1 - Sitework, Civil, Utilities and Precast
2	08/03/2015	BP 2 - Footing, Foundation and Concrete
3	09/11/2015	BP 3 - Exterior Envelope

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin 53158

ULINE
CGSCHMIDT

SHEET INFORMATION

DATE: 12/18/15
PROJECT NUMBER: 214344-01
PROJECT MANAGER: PEK

OVERALL LOWER LEVEL PLAN

A100

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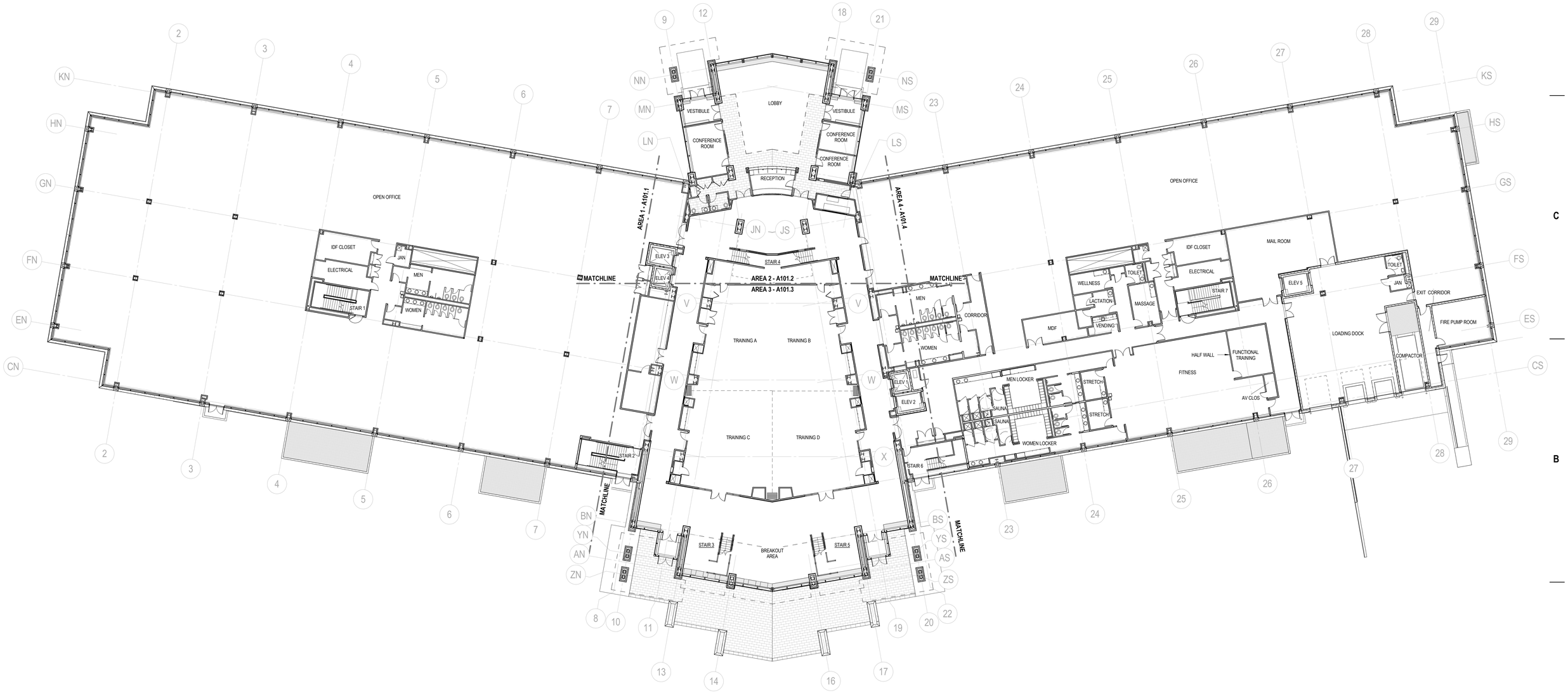

A1 FIRST FLOOR
1/16" = 1'-0"

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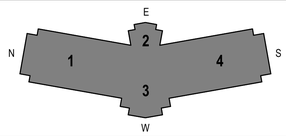

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PROJECT MANAGER: PEK

OVERALL FIRST FLOOR PLAN

A101

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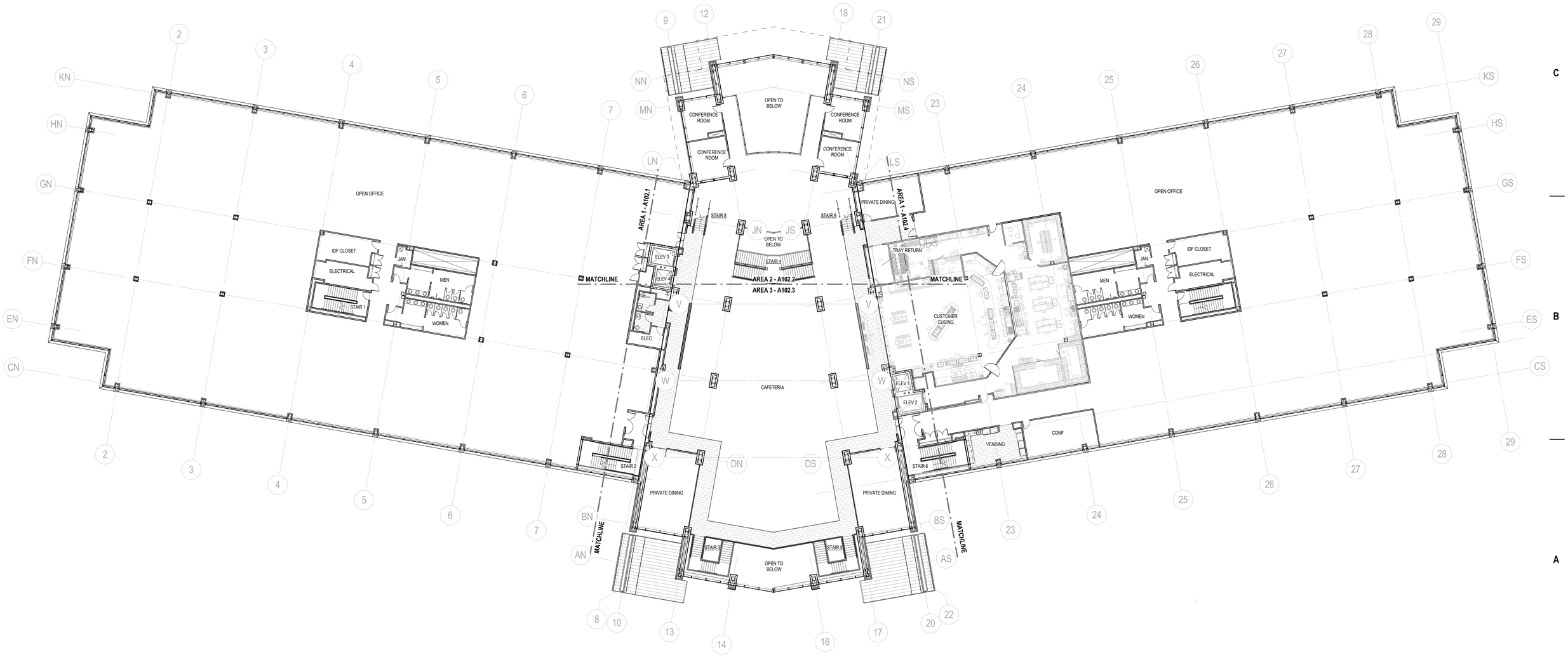

A1 SECOND FLOOR
1/16" = 1'-0"

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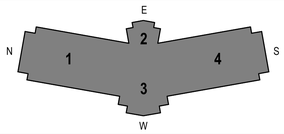
KEY PLAN



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	06/15/2015	BP 1 - Sitework, Civil, Utilities and Precast

PROJECT INFORMATION

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12100 Uline Place
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ULINE
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SHEET INFORMATION

DATE:	12/18/15
PROJECT NUMBER:	214344-01
PROJECT MANAGER:	PEK

OVERALL SECOND FLOOR PLAN

A102

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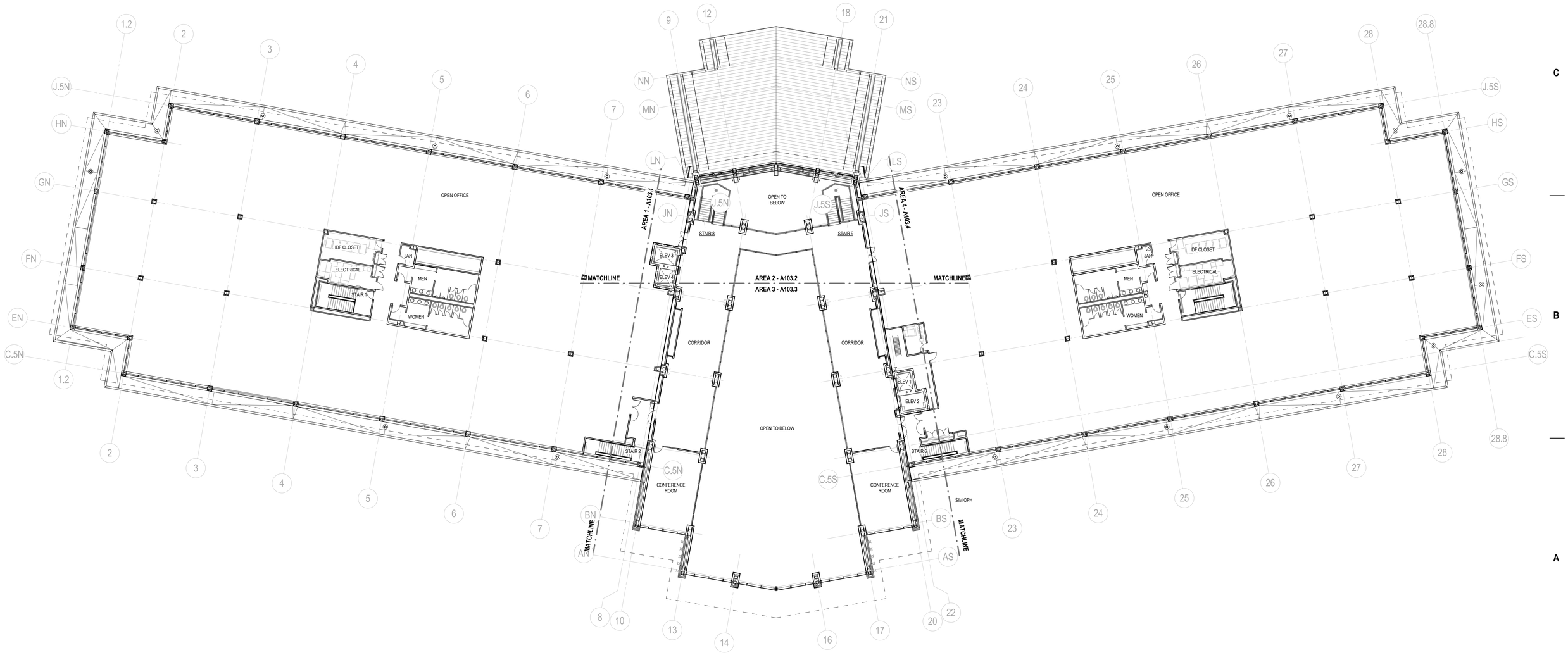

A1 THIRD FLOOR
1/16" = 1'-0"

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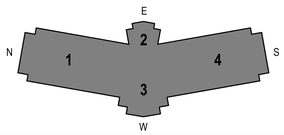
KEY PLAN



ISSUANCE AND REVISIONS

#	DATE	DESCRIPTION
1	06/15/2015	BP 1 - Sitework, Civil, Utilities and Precast
2	09/11/2015	BP 3 - Exterior Envelope

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin 53158

ULINE
CGSCHMIDT

SHEET INFORMATION

DATE:	12/18/15
PROJECT NUMBER:	214344-01
PROJECT MANAGER:	PEK

OVERALL THIRD FLOOR PLAN

A103

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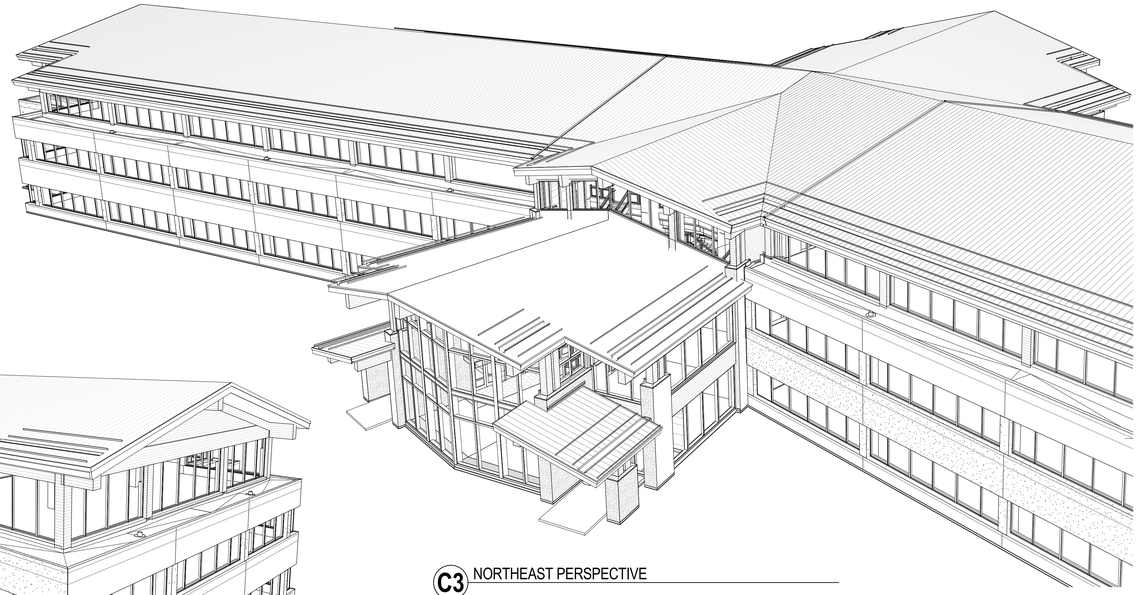
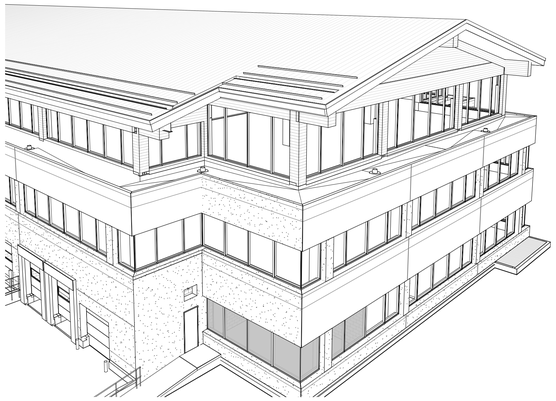
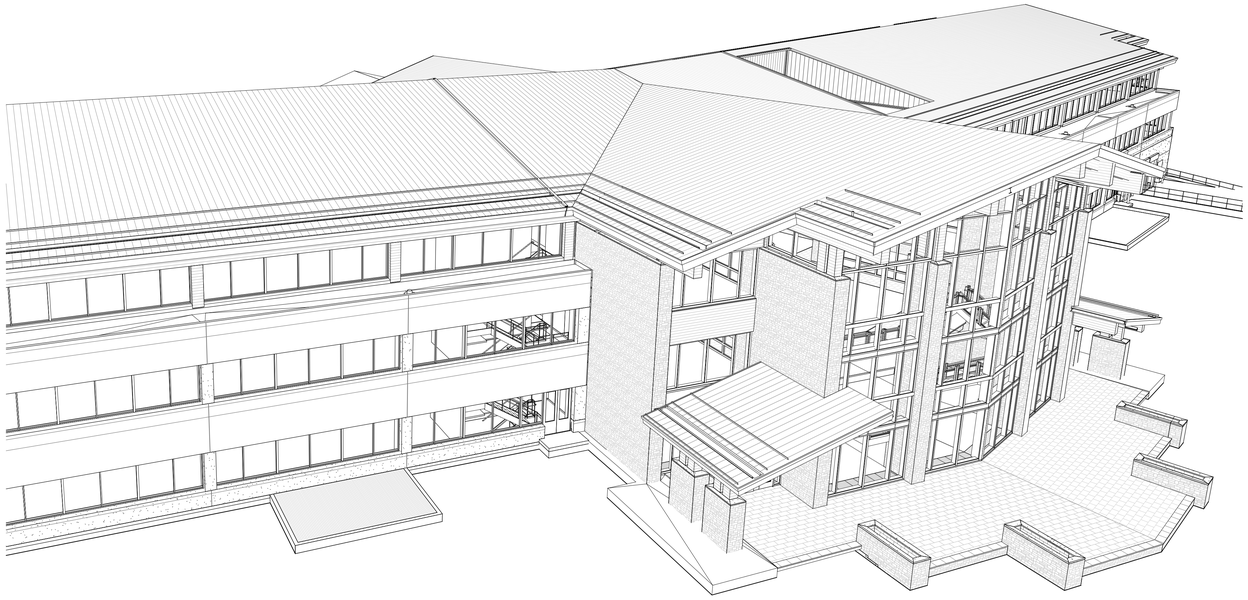


C3 NORTHEAST PERSPECTIVE

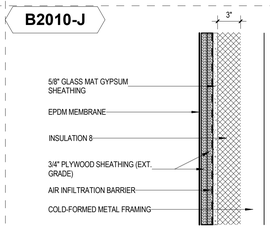


C1 WING END PERSPECTIVE



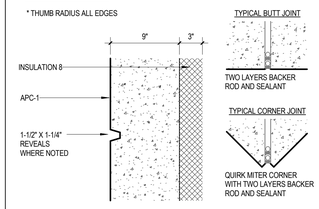
A1 NORTHWEST PERSPECTIVE

B2010-J



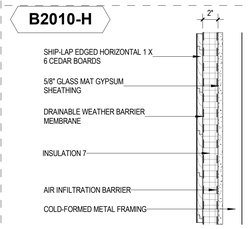
MEMBRANE OVER TWO LAYERS OF PLYWOOD SHEATHING OVER MEMBRANE AIR BARRIER ON FIBERGLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING. INSULATION 8 IN STUD CAVITY

B2010-A3



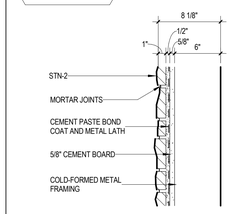
9" PRECAST CONCRETE PANEL

B2010-H



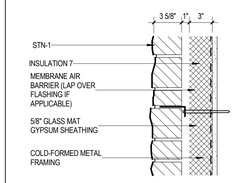
SHIP-LAP EDGED HORIZONTAL RUN 1 X 6 CEDAR BOARD ON DRAINABLE WEATHER BARRIER MEMBRANE ON INSULATION 7 WITH METAL Z-FURRING ON SEAMLESS AIR INFILTRATION BARRIER AND VAPOR BARRIER ON FIBERGLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING

B2010-E



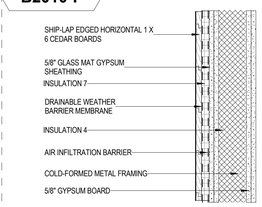
STONE VENEER THINSET ON MORTAR BED OVER CEMENT BOARD ON COLD FORMED METAL FRAMING

B2010-D



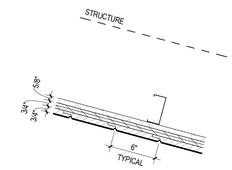
STONE VENEER, 1" AIR SPACE, 3" CONTINUOUS INSULATION 7 ON MEMBRANE AIR BARRIER ON FIBERGLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING

B2010-F



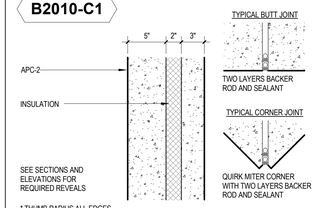
SHIP-LAP EDGED HORIZONTAL RUN 1 X 6 CEDAR BOARDS ON DRAINABLE WEATHER BARRIER MEMBRANE ON INSULATION 7 WITH METAL "Z" FURRING OVER MEMBRANE AIR BARRIER ON TWO LAYERS OF GLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING. INSULATION 4 IN STUD CAVITY . TWO LAYERS OF 5/8" GYPSUM BOARD ON INTERIOR SIDE OF COLD FORMED METAL FRAMING

B2016-A



SHIP-LAP EDGE 1 X 6 CEDAR ON 2" WIDE PLYWOOD NAILERS, 16" O.C. ON GYPSUM SHEATHING ON COLD-FORMED METAL FRAMING

B2010-C
B2010-C1



* THUMB RADIUS ALL EDGES

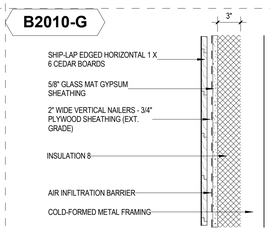
B2010-C LOAD BEARING PRECAST CONCRETE PANEL WITH INTEGRAL INSULATION. PAINTED AT INTERIOR SIDE.

B2010-C1 LOAD BEARING PRECAST CONCRETE PANEL. PAINTED AT INTERIOR SIDE

INSULATION TYPES

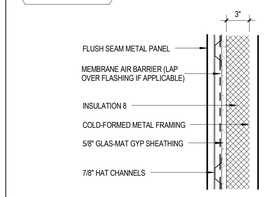
INSULATION 1	2" EXTRUDED-POLYSTYRENE BOARD INSULATION (FOUNDATION WALLS WITHOUT WATERPROOFING)
INSULATION 2	2" GEOTEXTILE-FACED WALL INSULATION DRAINAGE PANELS (FOUNDATION WALLS WITH WATERPROOFING)
INSULATION 3	FOIL-FACED, MINERAL-WOOL BOARD INSULATION (BACKSIDE OF CURTAIN WALL SPANDREL)
INSULATION 4	UNFACED MINERAL WOOL BATT INSULATION (SOUND WALLS AND FIRE BARRIERS)
INSULATION 5	UNFACED, MINERAL-WOOL SAFING INSULATION (SLAB EDGE AT EXTERIOR WALL)
INSULATION 6	SPRAY-APPLIED CELLULOSIC INSULATION (COMPACTOR AND LOADING DOCK AREA)
INSULATION 7	POLYISOCYANURATE BOARD INSULATION (ROOF AND WALL BOARD INSULATION)
INSULATION 8	CLOSED CELL SPRAY APPLIED POLYURETHANE FOAM - 3" MINIMUM UNLESS NOTED OTHERWISE

B2010-G



SHIP-LAP EDGED HORIZONTAL RUN 1 X 6 CEDAR BOARDS ON VERTICAL PLYWOOD MAILING STRIPS OVER MEMBRANE AIR BARRIER ON GLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING. INSULATION 8 IN STUD CAVITY

B2010-K



VERTICAL FLUSH SEAM METAL PANEL OVER HAT CHANNELS OVER MEMBRANE AIR BARRIER OVER FIBERGLASS MAT GYPSUM SHEATHING ON COLD FORMED METAL FRAMING. INSULATION 8 IN STUD CAVITY

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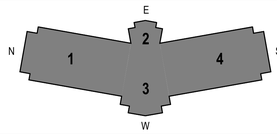
KEY PLAN



ISSUANCE AND REVISIONS

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1	06/15/2015	BP 1 - Sitework, Civil, Utilities and Precast
2	09/11/2015	BP 3 - Exterior Envelope
3	11/13/2015	BP 3 - Exterior Envelope - Addendum 02

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin 53158

ULINE

CG SCHMIDT

SHEET INFORMATION

DATE: 12/18/15
PROJECT NUMBER: 214344-01
PROJECT MANAGER: PEK

OVERALL PERSPECTIVES WALL ASSEMBLIES

A200

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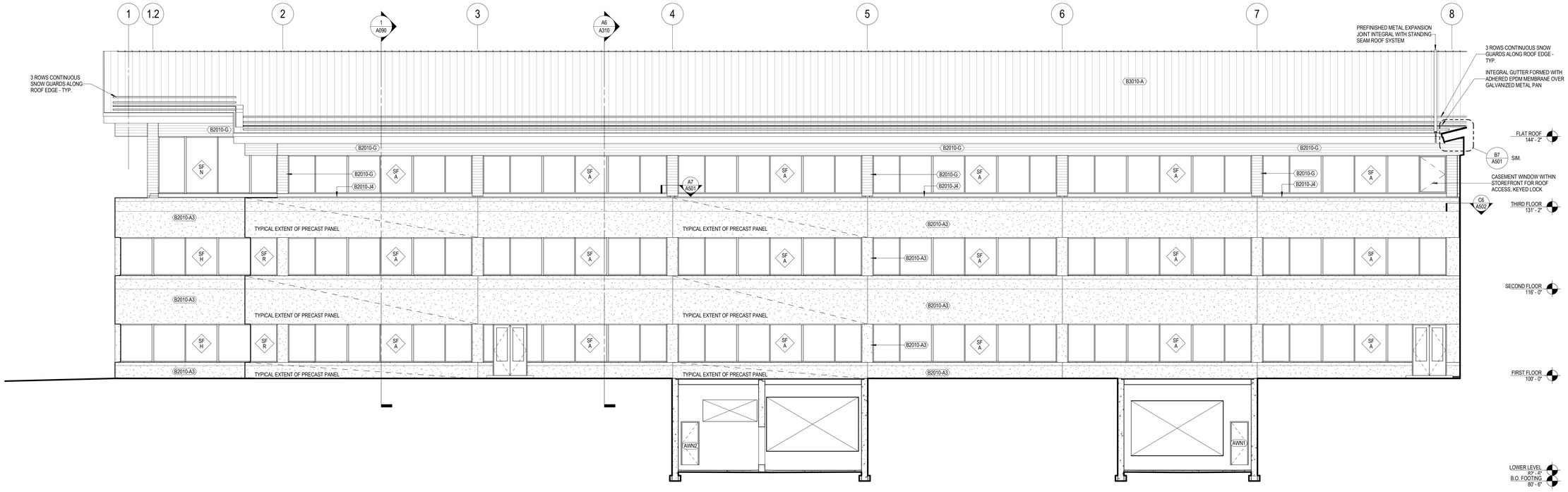
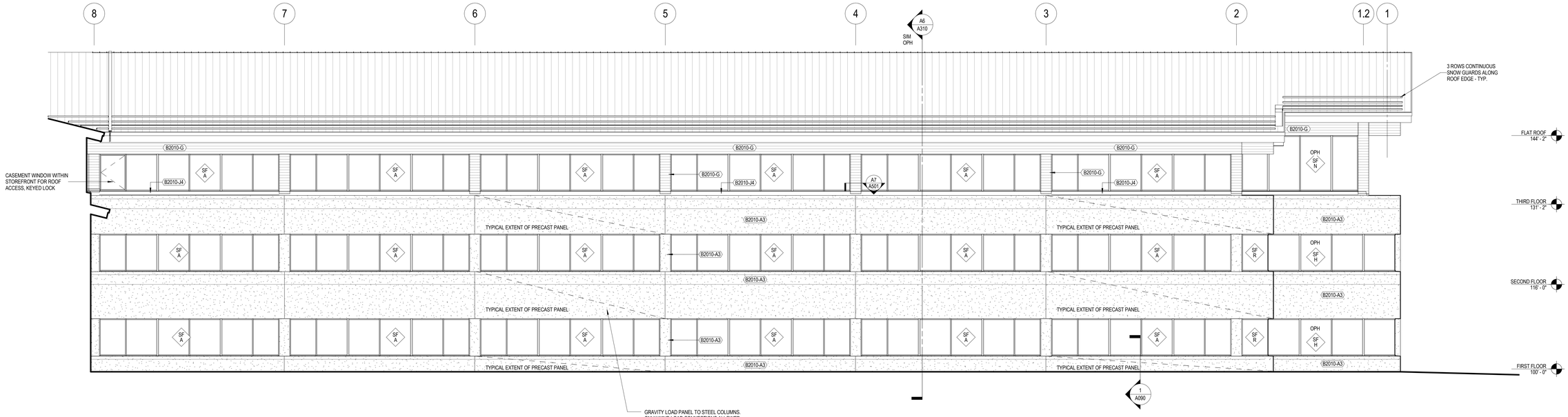


D1 WEST ELEVATION - NORTH WING
1/8" = 1'-0"



A1 EAST ELEVATION - NORTH WING
1/8" = 1'-0"

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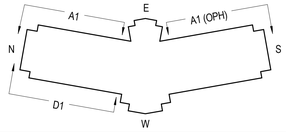

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ULINE
CGSCHMIDT

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PROJECT MANAGER:	PEK

EXTERIOR ELEVATIONS WINGS

A201

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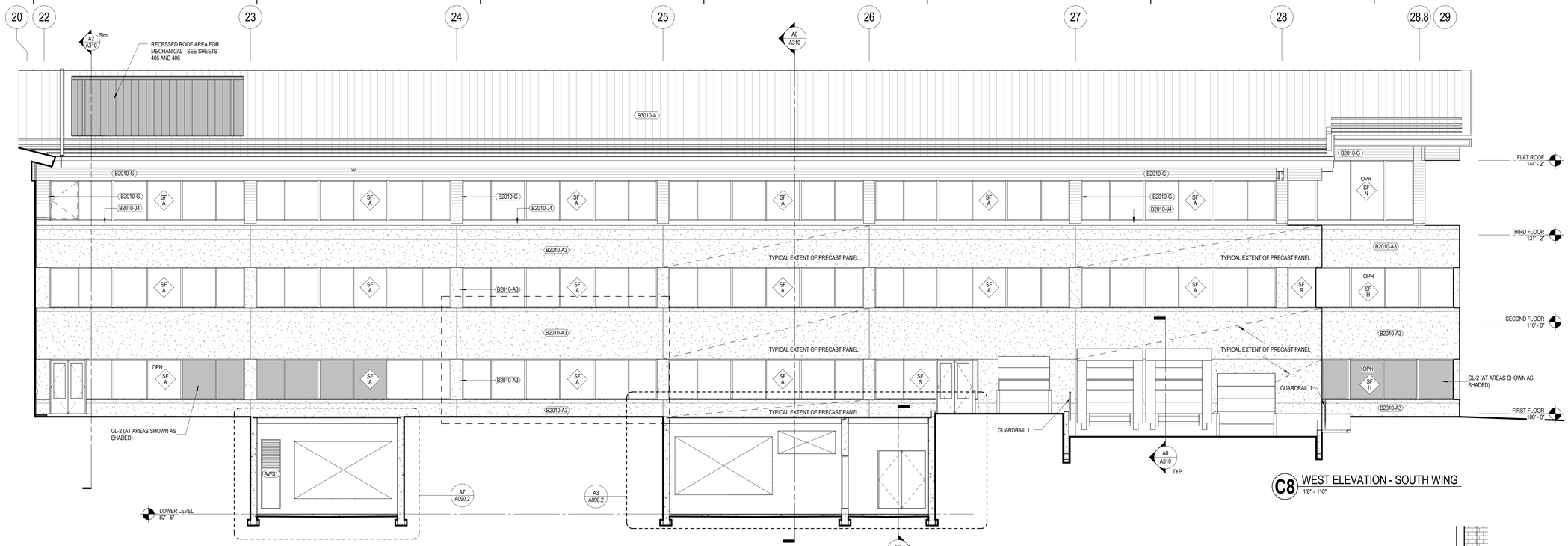
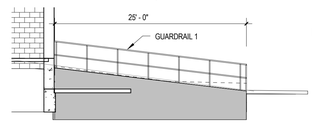
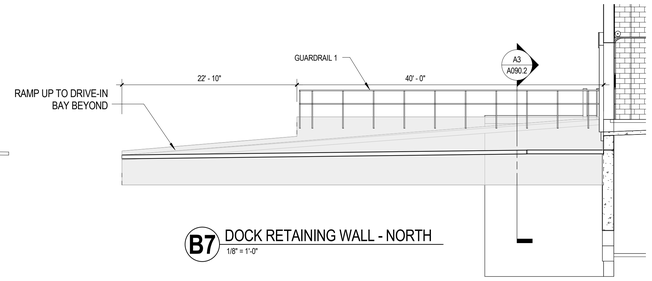


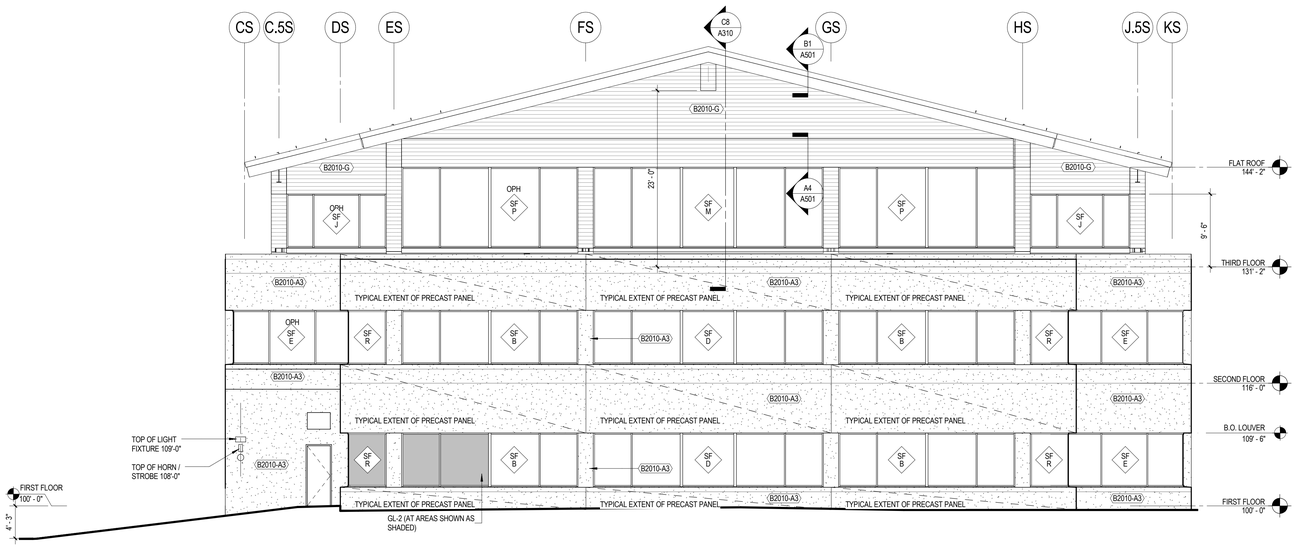
C8 WEST ELEVATION - SOUTH WING
1/8" = 1'-0"



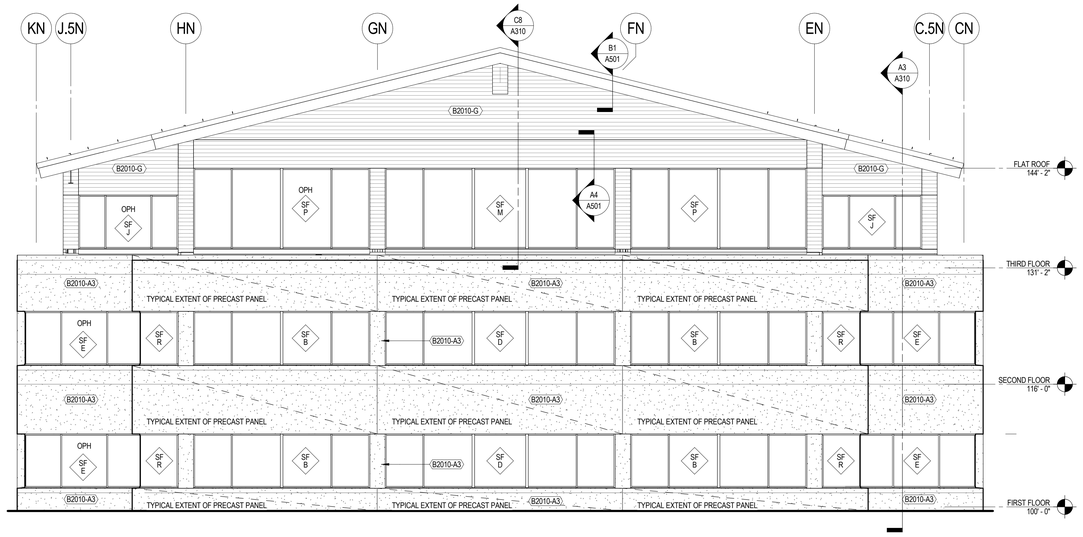
B4 DOCK RETAINING WALL - SOUTH
1/8" = 1'-0"



B7 DOCK RETAINING WALL - NORTH
1/8" = 1'-0"



A3 SOUTH ELEVATION - SOUTH WING
1/8" = 1'-0"



A8 NORTH ELEVATION - NORTH WING
1/8" = 1'-0"

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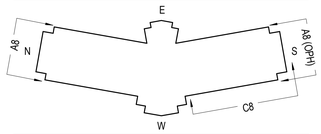
KEY PLAN



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2	09/11/2015	BP 3 - Exterior Envelope
3	10/09/2015	BP 3 - Exterior Envelope - Addendum 01
4	11/13/2015	BP 3 - Exterior Envelope - Addendum 02

PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
Pleasant Prairie, Wisconsin 53158

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PROJECT MANAGER: PEK

EXTERIOR ELEVATIONS WINGS

A202

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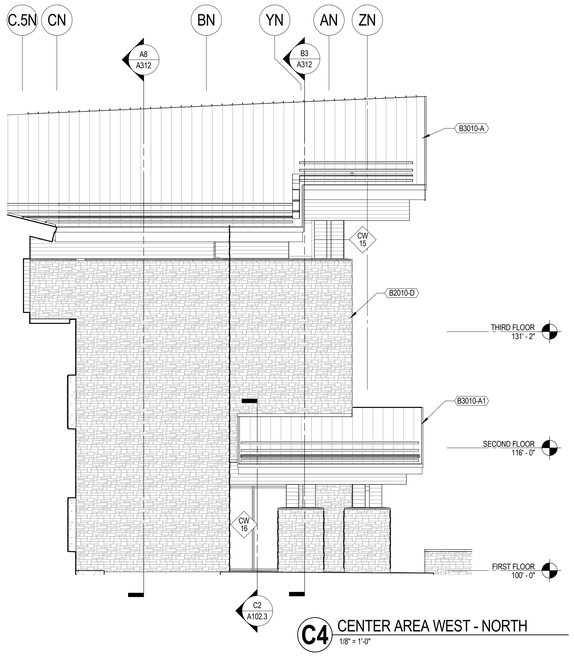
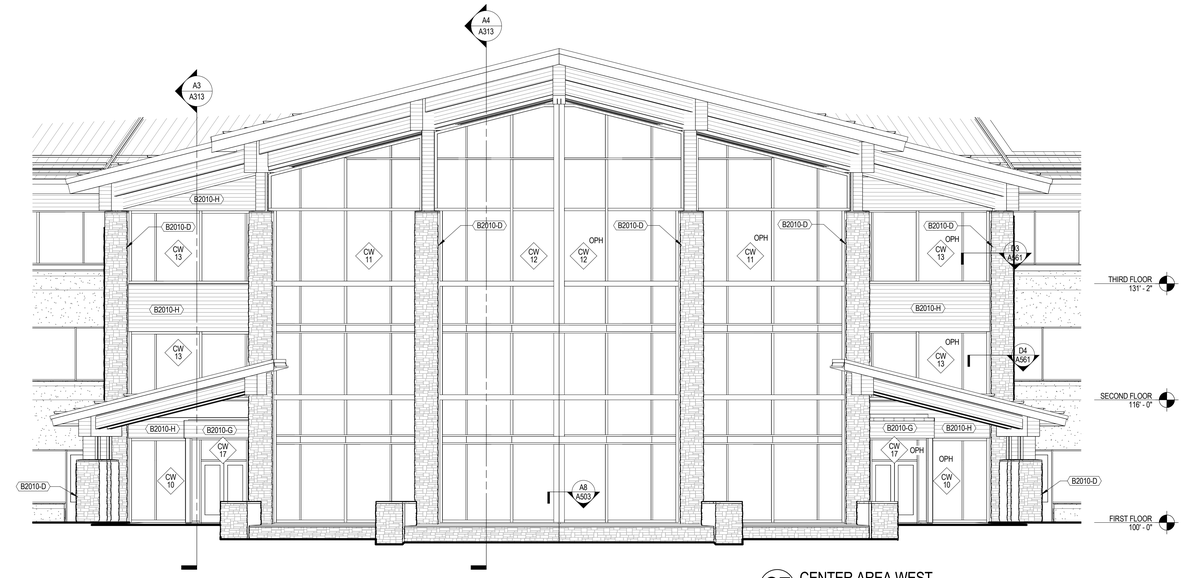
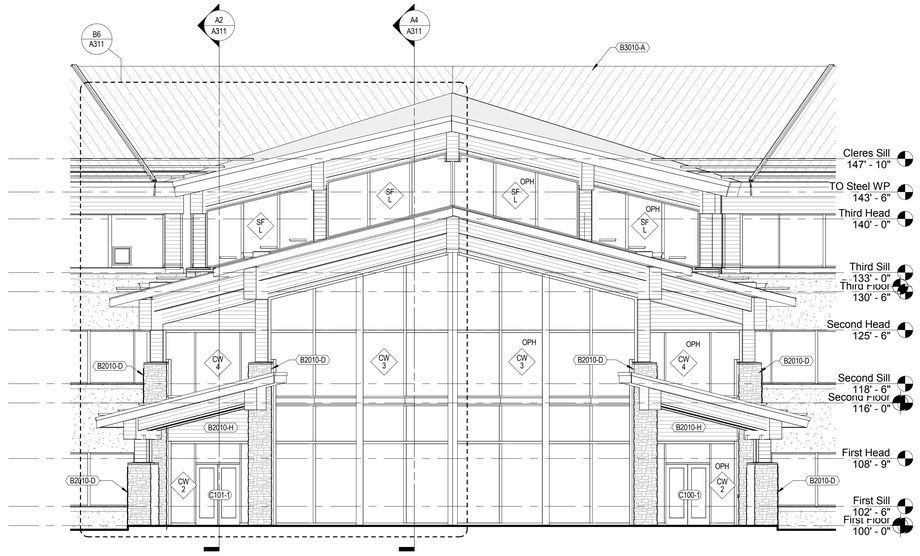


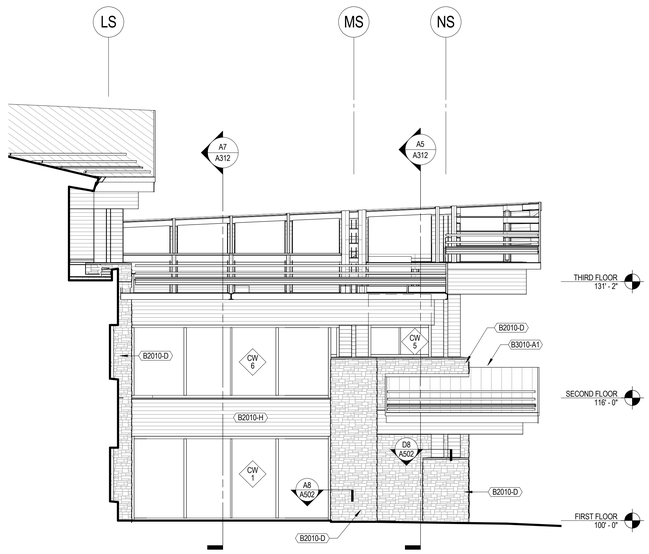
C4 CENTER AREA WEST - NORTH
1/8" = 1'-0"



C7 CENTER AREA WEST
1/8" = 1'-0"



A5 CENTER AREA EAST
1/8" = 1'-0"



A7 CENTER AREA EAST - SOUTH (NORTH SIM OPH)
1/8" = 1'-0"

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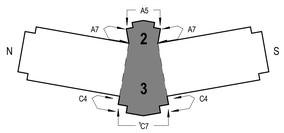
KEY PLAN



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PROJECT INFORMATION

ULINE H2 CORPORATE OFFICE

12100 Uline Place
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ULINE
CGSCHMIDT

SHEET INFORMATION

DATE: 12/18/15
PROJECT NUMBER: 214344-01
PROJECT MANAGER: PEK

EXTERIOR ELEVATIONS CENTER

A203

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FOODSERVICE EQUIPMENT ROUGH-IN MECHANICALS

			GC	HAV	ELECTRICAL					PLUMBING			GAS		COMMENTS
ITEM	QTY	DESCRIPTION			VOLTS	PH	HP	AMP	KW	CW	HW	DRAIN	SIZE	BTU'S	
1	1	TRAY RETURN	X												G.C. TO PROVIDE FINISHED, LEVEL OPENING FOR PASS-THRU WINDOW.
															FINISHED OPENING TO BE 34" A.F.F., 8'-0" WIDE X 3'-8" HIGH
2	1	SOILED DISH TABLE			208	1		3.3							J BOX, 6" A.F.F. 15 AMP MIN. CIRCUIT
					115	1		2							DOWN FROM CEILLING, 15 AMP. MIN. CIRCUIT, FOR LIGHT, E.C. TO SUPPLY AND MOUNT SWITCH
															INCLUDING INTERCONNECT
										3/4"	3/4"				1'-6" A.F.F.
										3/4"	3/4"				1'-6" A.F.F.
												2"			4" HUB, 2" A.F.F.
												2"			4" HUB, 2" A.F.F.
3	1	DISPOSER			208	3	3	6							J BOX, 6" A.F.F.
					X										E.C. TO MOUNT SWITCH AND INTERCONNECT WITH WATER SOLENOID
										3/4					1'-6" A.F.F.
										X "					P.C. TO MOUNT DISPOSER, SOLENOID AND VAC. BREAKER INCLUDING INERCONNECT
												X			P.C. TO PROVIDE MATERIAL AND CONNECT TO VAC. BREAKER FLANGES IN TABLE BACKSPLASH
												3"			6" A.F.F.
4	1	FLUSH FLOOR SINK	X									X			VERIFY FLUSH FLOOR SINK REQUIREMENTS WITH SUPPLIER
5.	1	SPRAY DOWN HOSE/FAUCET	X												WALL SUPPORT FROM 3'-0" TO 7'-0" A.F.F.
										1/2"	1/2"				2'-6" A.F.F.
6	1	SHELVING													
7	1	MOP SINK	X												WALL SUPPORT FROM 2'-9" TO 5'-9" A..F.F, 2'-3" WIDE
										1/2"	1/2"				3'-0" A.F.F., 8" O.C., 9.6 GPM FLOW RATE
												2"			2" IPS PIPE FOR FREE FLOW DRAIN
8	1	CONDENSATE HOOD	X												G.C. TO PROVIDE STRUCTURAL SUPPORT FOR HANGING HOOD.
		12" x 12" DUCT, 1275 CFMS			120	1									J BOX, DOWN FROM CEILLING, FOR LIGHTS
												2"			4" HUB, 2" A.F.F. P.C. TO PROVIDE MATERIAL AND PLUMB FROM DRAIN TUBE ON HOOD DOWN
															TO HUB DRAIN ON FLOOR
			X	X	X										VERIFY POWER AND SWITCH REQUIREMENTS WITH FAN SUPPLIER
			X	X											VERIFY CURB AND PITCH POCKET REQUIREMENTS WITH FAN SUPPLIER
			X	X	X							X		X	VERIFY MAKE-UP AIR MECHANICAL REQUIREMENTS WITH SUPPLIER
9	1	DISHMACHINE			480	3	2	47.6							J BOX, 60 AMP MIN. SUPPLY CIRCUIT, 5'-0" A.F.F., FOR MOTORS/CONTROLS/WASH TANK HEAT
					480	3		40.1	30						J BOX, 50 AMP MIN. SUPPLY CIRCUIT, 5'-0" A.F.F. FOR BOOSTER HEATER
					X										E.C. TO MAKE CONNECTION FROM DISHMACHINE CONTROL TO TABLE LIMIT SWITCH
				X	X										E.C. TO INTERCONNECT DISHMACHINE WITH CONDENSATE HOOD FAN
											3/4"				2.1 GPM @ 20# FLOW PRESSURE, 110 MIN. TEMP., 1'-6" A.F.F., 3 GRAINS OR LESS HARDNESS
											X				P.C. TO PROVIDE WATER HAMMER ARRESTOR MEETING ASSE-1010 STANDARDS
												4"			6" HUB, 38GPM, HOT WATER DISCHARGE, 2" A.F.F.(DRAIN MATERIAL MUST ACCEPT HOT WATER)
10	1	CLEAN DISH TABLE			X										E.C. TO MAKE CONTROL WIRE CONNECTION FROM DISHMACHINE TO TABLE LIMIT SWITCH
															MOUNTED IN THE END OF THE CLEAN DISH TABLE
												2"			4" HUB, 2" A.F.F.
11	1	OVERSHELF	X												WALL SUPPORT FROM 4'-0" TO 6'-0" A.F.F.
12	1	FAUCET								3/4"	3/4"				1'-6" A.F.F.
13	1	SINK										2"			10" A.F.F.
												2"			10" A.F.F.
												X			P.C. TO PROIDE, SIZE AND LOCATE GREASE TRAP
14	1	DISPOSER			208	3	2	3.3							J BOX, 6" A.F.F.
											X				WATER CONNECTION FROM C.W. FOR ITEM #15 PRERINSE
												2"			1'-0" A.F.F.
					X										E.C. TO MOUNT SWITCH AND INTERCONNECT WITH WATER SOLENOID
												X			P.C. TO MOUNT DISPOSER, SOLENOID AND VAC. BREAKER INCLUDING INERCONNECT
												X			P.C. TO PROVIDE MATERIAL AND CONNECT TO VAC. BREAKER FLANGES IN TABLE BACKSPLASH
15	1	PRERINSE	X												WALL SUPPORT FROM 4'-0" TO 5'-0" A.F.F.
										3/4"	3/4"				1'-6" A.F.F.
16	1	UNIFORM RACK													
17	1	OFFICE			4 @ 115	1		CONV.							FOUR CONVENIENCE D.R., 3'-6" A.F.F.
			X												VERIFY WALL SUPPORT WITH OWNER
18	SET	GAS TANKS													
19	1	SODA SHELVING			120	1		CONV.							DUPLEX, 2'-0" A.F.F. VERIFY MECHANICAL REQUIREMENTS WITH SODA PROVIDER
											X	X			VERIFY MECHANICAL REQUIREMENTS WITH SODA PROVIDER
20	12	LOCKERS	x												WALL SUPPORT FROM 6" A.F.F. TO 1'-6" A..F.F. AND 2'-9" TO 3'-9" AND 5'-3" TO 6'-3" A.F.F.
21	SET	DRY STORAGE SHELVING													
22	1	MIXER			120	1	1/2	8							DUPLEX, 4'-0" A.F.F. UNIT COMES WITH CORD AND PLUG
23	1	MOBILE MIXER STAND													
24	1	OVERSHELF	X												WALL SUPPORT FROM 3'-6" TO 5'-0" A.F.F.
25	1	PRERINSE	X												WALL SUPPORT FROM 4'-0" TO 5'-0" A.F.F.
										3/4"	3/4"				1'-6" A.F.F.
26	1	PREP TABLE			2 @ 120			CONV.							DUPLEXES, 3'-9" A.F.F.
												2"			4" HUB, 2" A.F.F.
27	1	DISPOSER			208	3	2	3.3							J BOX, 6" A.F.F.
															WATER CONNECTION FROM C.W. FOR ITEM #25 PRERINSE
												2"			1'-0" A.F.F.
					X										E.C. TO MOUNT SWITCH AND INTERCONNECT WITH WATER SOLENOID
												X			P.C. TO MOUNT DISPOSER, SOLENOID AND VAC. BREAKER INCLUDING INERCONNECT
												X			P.C. TO PROVIDE MATERIAL AND CONNECT TO VAC. BREAKER FLANGES IN TABLE BACKSPLASH
28	4	INGREDIENT BINS													
29	1	MICROWAVE WITH WALL SHELF	X												WALL SUPPORT FROM 3'-6" TO 4'-6" A.F.F.
					120	1		16	1.2						DPLEX, 5'-0" A.F.F., NEMA 5-20P
30	1	MOBILE SLICER STAND													
31	1	SLICER			120	1	1/2	5.4							DUPLEX, 3'-9" A.F.F. THREE WIRE POWER CORD SUPPLIED
32	1	MOBILE WORK TABLE													
33	1	VACUUM PACKAGE MACHINE			115	1	1 1/4	6.5							RECEPTACLE, 3'-9" A.F.F. POWER CORD SUPPLIED NEMA5-15P
					115	1									RECEPTACLE, 3'-9" A.F.F. POWER CORD SUPPLIED FOR VACUUM PACKAGING PRINTER
34	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
35	2	MOBILE UTENSIL RACKS													
36	SET	WALK-IN FREEZER SHELVING													
37/38	SET	WALK-IN FREEZER/COOLER	X												G.C. TO PROVIDE 7.5" DEEP, LEVEL PIT
			X												G.C. TO FINISH TILE FLOOR UP TO BOX AND INSIDE BOX AFTER THE BOX IS INSTALLED
			X												G.C. TO SUPPLY SLEEVES THRU BUILDING FOR MECHNICAL LINES
					115	1		10							J BOX, DOWN FROM CEILING. E.C. TO MAKE CONNECTION TO JUNCTION INSIDE WALK-IN BOX
															AT DOOR FOR HEATED AIR VENT AND DOOR SECTION. ALSO CONNECT TO ADDITIONAL
															LIGHTS LOCATED INSIDE FREEZER BOX INCLUDING MOUNT LIGHT FIXTURES
					115	1		5							J BOX, 8'-6" A.F.F. E.C. TO PROVIDE AND MOUNT DUPLEX RECEPTACLE INSIDE FREEZER BOX
															FOR HEAT TAPE AND INTERCONNECT
					115	1		8							J BOX, DOWN FROM CEILING. E.C. TO MAKE CONNECTION TO JUNCTION INSIDE WALK-IN
															COOLER BOX AT DOOR SECTION. ALSO CONNECT TO ADDITIONAL LIGHTS INCLUDING
															MOUNT LIGHT FIXTURES
					120/208	3		37.2							CONNECTION TO REMOTE MULTI COMPRESSOR CONDENSING PACKAGE - VERIFY LOCATION
															60 AMP MINIMUM CIRCUIT
															(CONDENSING PACKAGE INCLUDES THE COMPRESSORS FOR ITEMS #37, #38 AND #69)
					X										E.C. TO MAKE CONNECTION FROM CONDENSING UNIT TO 208v-1PH EVAP. FAN MOUNTED
															INSIDE THE WALK-IN FREEZER BOX INCLUDING WIRE THRU TIME CLOCK AND THERMOSTAT
					X										E.C. TO MAKE CONNECTION FROM CONDENSING UNIT TO 115V-1PH EVAP. FAN MOUNTED
															INSIDE THE WALK-IN COOLER BOX INCLUDING WIRE THRU TIME CLOCK AND THERMOSTAT
					X										E.C. TO PROVIDE DISCONNECTS
												2"			4" HUB, 2" A.F.F. P.C. TO PLUMB FREEZER EVAP. THRU BOX TO HUB DRAIN AREA USING
															COPPER LINE, INCLUDING PROVIDE KNOCKOUT THRU BOX AND PROVIDE HEAT TAPE.
												2"			4" HUB, 2" A.F.F. P.C. TO PLUMB COOLER EVAP. THRU BOX TO HUB DRAIN AREA USING
															COPPER LINE, INCLUDING PROVIDE KNOCKOUT THRU BOX.
					X							X			E.C. AND P.C. TO PROVIDE KNOCKOUTS IN WALK-IN BOXES FOR MECHANICAL CONNECTIONS
															AND SEAL THOSE KNOCKOUTS FROM BOTH THE OUTSIDE AND INSIDE AFTER THE
															MECHANICAL LINES HAVE BEEN COMPLETED
39	SET	WALK-IN COOLER SHELVING													

FOODSERVICE EQUIPMENT ROUGH-IN MECHANICALS

			GC	HAV	ELECTRICAL					PLUMBING			GAS		COMMENTS
ITEM	QTY	DESCRIPTION			VOLTS	PH	HP	AMP	KW	CW	HW	DRAIN	SIZE	BTU'S	
40	SET	SHELVING													
41	SET	SHELVING													
42	1	ICE MACHINE			208	3		9.7							J BOX, 5'-0 A.F.F. SEPARATE CIRCUIT
					X										E.C. TO MAKE LOW VOLTAGE CONN. FROM ICE MACHINE TO WATER CLEANING SYSTEM
										1/2"					CONNECTION FROM WATER FILTER ITEM #43
												2"			4" HUB, 2" A.F.F.
43	1	WATER FILTER	X												WALL SUPPORT FROM 4'-0" TO 5'-0" A.F.F.
										1/2"					4'-6" A.F.F.
44		OPEN													
45	1	WORK TABLE			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
46	1	WORK TABLE			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
47	1	CART													
48	1	PREP TABLE WITH SINK			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
										1/2"	1/2"				3" A.F.F. 8" 0.C.
												2"			4" HUB, 2" A.F.F.
49	1	WORK TABLE			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
50	1	CART													
51	1	WORK TABLE			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
52	1	WORK TABLE			2 @ 115	1		CONV.							J BOX, 3" A.F.F. E.C. TO MAKE CONNECTION FROM J BOX TO TWO DUPLEX RECEPTACLES
															MOUNTED IN THE BACKSPLASH OF THE WORK TABLE
53	1	CART													
54	1	EXHAUST HOOD/ANSUL SYSTEM	X												G.C. TO PROVIDE STRUCTURAL SUPPORT FOR HANGING HOODS , NON-COMBUSTIBLE
		4,800 TOTAL EXHAUST CFMS	X												G.C. TO PROVIDE NON-COMBUSTIBULE MATERIAL 18" ABOVE THE LENGTH OF THE HOOD
															PLUS 18" PAST THE HOOD IN ALL DIRECTIONS AND THE ENTIRE WALL MUST BE NON-
															COMBUSTIBLE MATERIAL AND/OR METAL STUDS. ANY WALL BACKING WITHIN THAT
															WALL MUST ALSO BE NON-COMBUSTIBLE
					120	1		15							CONNECTION, DOWN FROM CEILING, TO J BOX FOR LIGHTS AND SENSORS , INTERCONNECT
					X										E.C. TO PROVIDE DISCONNECT(S) AND SHUNT TRIP BREAKER(S)
					X										E.C. TO SUPPLY AND CONNECT ALL HIGH VOLTAGE AND LOW VOLTAGE CONNECTIONS
															INCLUDING INTERCONNECT SYSTEM WITH SWITCHES, FANS, MAKE-UP AIR, ETC.
					X										E.C. TO MAKE CONNECTIONS TO ANSUL AUTOMAN
			X	X	X					X					VERIFY BUILDING FIRE ALARM REQUIREMENTS WITH SUPPLIER
			X		X										E.C. TO PROVIDE 4" OCTAGON BOX MOUNTED FLUSH IN THE WALL, 4'-0" A.F.F. TO CENTER
															WITH 1 1/2" CONDUIT STUBBED 1'-0" ABOVE THE WALL TOP FOR ANSUL PULL STATION
														X	GAS PIPING CONTRACTOR TO MOUNT MECHANICAL GAS VALVES IN GAS LINE PROVIDED
															BY THE FOODSERVICE CONTRACTOR
			X	X	X										VERIFY EXHAUST FAN MECHANICAL REQUIREMENTS WITH SUPPLIER
			X	X											VERIFY CURB AND PITCH POCKET REQUIREMENTS WITH FAN SUPPLIER
			X	X	X							X		X	VERIFY MAKE-UP AIR MECHANICAL REQUIREMENTS WITH SUPPLIER
55	1	HYDROVECTION OVEN			115	1		10							DUPLEX, 3'-0" A.F.F. FOR NEMA 5-20P , DEDICATED CIRCUIT REQUIRED
					115	1		10							DUPLEX, 3'-9" A.F.F. FOR NEMA 5-20P , DEDICATED CIRCUIT REQUIRED
										X					P.C. TO PROVIDE BACK FLOW PROTECTION FOR SET OF DOUBLE STACKED OVENS
										2 @ 3/4"					PLUMBED FROM WATER FILTER (ITEM #55A) TWO 3/4" GARDEN HOSE CONNECTION S
													3/4"	60,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
													3/4"	60,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
												2 @ 2"			6" HUB, 2" A.F.F. HIGH TEMP. DISCHARGE MATERIAL (INSTALL DRAIN LINES SEPARATELY)
													X		GAS CONTRACTOR TO CONNECT GAS HOSES INCLUDING MOUNT RESTRAINING CHAIN(S)
55A	1	WATER FILTER	X												WALL SUPPORT FROM 4'-0" TO 5'-0" A.F.F.
												x			P.C. TO PLUMB FILTER OVER TO HUB DRAIN FOR ITEM #55 HYDROVECTION OVEN
					115	1		2							DUPLEX, 1'-6" A.F.F.
										3/4"					4'-6" A.F.F.
56	1	RANGE WITH REF. BASE											1"	180,000	GAS CONN. GAS CONTRACTOR TO CONNECT GAS HOSE INCLUDING MOUNT RESTRAIN CHAIN
					120	1	1/4	8							DUPLEX, 1'-0" A.F.F. SEPARATE CIRCUIT FOR CORD WITH GROUNDED PLUG
57	1	RANGE WITH CONVECTION OVEN			120	1	1/2	5.9							DUPLEX, 1'-0" A.F.F.
													1"	125,000	GAS CONNECTION
													X		GAS CONTRACTOR TO CONNECT GAS HOSE INCLUDING MOUNT RESTRAINING CHAIN
58	1	CHAR BROILER											3/4"	44,000	GAS CONNECTION
													X		GAS CONTRACTOR TO CONNECT GAS HOSE INCLUDING MOUNT RESTRAINING CHAIN
59	1	FRYER											3/4"	110,000	GAS CONNECTION
													X		GAS CONTRACTOR TO CONNECT GAS HOSE INCLUDING MOUNT RESTRAINING CHAIN
60	1	DOUBLE-DECK STEAMER			120	1		2							DUPLEX, 2'-6" A.F.F. FOR TWO NEMA 5-15P (1 AMP EA.)
													1/2"	60,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
													1/2"	60,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
										3/4"					4'-0" A.F.F.
										3/4"					2'-0" A.F.F.
												2 @ 2"			6" HUB, 2" A.F.F. P.C. TO AIR GAP BOTH DRAIN LINES SEPARATELY, DO NOT JOIN TOGETHER
															DRAIN MATERIAL MUST BE SUITABLE FOR HIGH TEMP. DISCHARGE
60A		OMIT													
61	1	STEAM KETTLE WITH FAUCET			120	1		1							J BOX, 2'-6" A.F.F. E.C. TO PROVIDE 1/2" WATER RESISTANT CONDUIT
										3/4"					1'-6" A.F.F.
													1/2"	52,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
62	1	STEAM KETTLE WITH FAUCET			120	1		1							J BOX, 2'-6" A.F.F. E.C. TO PROVIDE 1/2" WATER RESISTANT CONDUIT
										X					USE WATER FROM ITEM #61
													1/2"	52,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
63	1	KETTLE STAND										2"			4" HUB, 2" A.F.F. USE MATERIALS FOR HIGH TEMP. WATER DISCHARGE
64	1	BRAISING PAN WITH FAUCET			115	1		5							J BOX, 2'-2" A.F.F.
										1/2"					2'-0" A.F.F.
													1/2"	144,000	GAS CONNECTION GAS CONTRACTOR TO CONNECT GAS HOSE
64A	1	FLOOR DRAIN TROUGH	X												G.C. TO PROVIDE 34" X 64" X 6" DEEP LEVEL PIT
			X									X			TROUGH FLOOR DRAIN W/4" TAIL PIECE AND BEE HIVE STRAINER, HIGH TEMP. DISCHARGE TROUGH SUPPLIED BY F.S. CONTRACTOR AND INSTALLED BY P.C./G.C.
65	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
66	2	TOWEL BINS													
67		OPEN													
68	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
69	1	WALK-IN COOLER	X												G.C. TO PROVIDE 7.5" DEEP, LEVEL PIT
			X												G.C. TO FINISH TILE FLOOR UP TO BOX AND INSIDE BOX AFTER THE BOX IS INSTALLED
			X												G.C. TO SUPPLY SLEEVES THRU BUILDING FOR MECHNICAL LINES
					115	1		8							J BOX, DOWN FROM CEILING. E.C. TO MAKE CONNECTION TO JUNCTION INSIDE WALK-IN
															COOLER BOX AT DOOR SECTION. ALSO MOUNT AND CONNECT ADDITIONAL LIGHT(S)
					115	1		10							J BOX, 8'-6" A.F.F. E.C. TO MAKE CONNECTIONS TO ADDITIONAL LIGHTS FOR DISPLAY
															SHELVING LIGHTS AND GLASS DOOR HEATERS INCLUDING PROVIDE AND MOUNT SWITCHES
					X										E.C. TO MAKE CONNECTION FROM REMOTE CONDENSING UNIT (SEE ITEM #37/38) TO 115V-1PH
															EVAP. FAN MOUNTED INSIDE THE WALK-IN BOX INCLUDING WIRE THRU TIME CLOCK
															AND THERMOSTAT
			X												E.C. TO PROVIDE DISCONNECTS
												2"			4" HUB, 2" A.F.F. P.C. TO PLUMB EVAP. DRAIN THRU BOX TO HUB DRAIN AREA USING
															COPPER LINE, INCLUDING PROVIDE KNOCKOUT THRU BOX
					X							X			E.C. AND P.C. TO PROVIDE KNOCKOUTS IN WALK-IN BOX FOR MECHANICAL CONNECTIONS
															AND SEAL THOSE KNOCKOUTS FROM BOTH THE OUTSIDE AND INSIDE

ULINE #H2

CTL COMPANY, INC.
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Wausau, WI 54402-0449

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11.02.15	12.03.15
11.06.15	

FS3

FOODSERVICE EQUIPMENT ROUGH-IN MECHANICALS

			GC	HAV	ELECTRICAL					PLUMBING			GAS		COMMENTS
ITEM	QTY	DESCRIPTION			VOLTS	PH	HP	AMP	KW	CW	HW	DRAIN	SIZE	BTU'S	
70	SET	SHELVING													
71	SET	DISPLAY SHELVING/GLASS DOORS													
72	1	REFRIGERATOR			115	1	1/3	5.8							DUPLEX, 7'-6" A.F.F. SEPARATE CIRCUIT FOR NEMA 5-15P
73	1	FREEZER			115	1	1/2	9.5							DUPLEX, 7'-6" A.F.F. SEPARATE CIRCUIT FOR NEMA 5-15P
74		OPEN													
75		OPEN													
76	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
77	1	HOLDING CABINET (DOUBLE-DECK)			120	1		16							DUPLEX, NEMA 5-20P
78		OPEN													
79	1	DUMP STN. WITH FILTER AND LAMP			120	1		6.3							DUPLEX, 5'-0" A.F.F.
					120	1	1/3	6.1							DUPLEX, 1'-0" A.F.F. NEMA5-5P
80	1	FRYER											3/4"	80,000	GAS CONN. GAS CONTRACTOR TO MOUNT GAS HOSE INCLUDING RESTRAINING CHAIN
81	1	FRYER											3/4"	80,000	GAS CONN. GAS CONTRACTOR TO MOUNT GAS HOSE INCLUDING RESTRAINING CHAIN
82	1	GRIDDLE WITH CONV. OVEN BASE			120	1		5.9							DUPLEX, 1'-0" A.F.F.
													1"	173,000	GAS CONN. GAS CONTRACTOR TO MOUNT GAS HOSE INCLUDING RESTRAINING CHAIN
83	1	CHAR BROILER ON REF. BASE											3/4	66,000	GAS CONN. GAS CONTRACTOR TO MOUNT GAS HOSE INCLUDING RESTRAINING CHAIN
					120	1	1/4	8							DUPLEX, 1'-0" A.F.F. SEPARATE CIRCUIT
84	1	EXHAUST HOOD/ANSUL SYSTEM	X												G.C. TO PROVIDE STRUCTURAL SUPPORT FOR HANGING HOODS
		3,000 EXHAUST CFMS	X												G.C. TO PROVIDE NON COMBUSTIBULE
															PLUS 18" PAST THE HOOD IN ALL DIRECTIONS
															COMBUSTIBLE MATERIAL AND/OR METAL STUDS. ANY WALL BACKING WITHIN THAT
															WALL MUST ALSO BE NON-COMBUSTIBLE
					120	1		15							CONNECTION, DOWN FROM CEILING, TO J BOX FOR LIGHTS AND SENSORS, INTERCONNECT
					X										E.C. TO PROVIDE DISCONNECT(8) AND SHUNT TRIP BREAKER(S)
					X										E.C. TO SUPPLY AND CONNECT ALL HIGH VOLTAGE AND LOW VOLTAGE CONNECTIONS
															INCLUDING INTERCONNECT SYSTEM WITH SWITCHES, FANS, MAKE-UP AIR, ETC.
					X										E.C. TO MAKE CONNECTIONS TO ANSUL AUTOMAN
			X		X										VERIFY BUILDING FIRE ALARM REQUIREMENTS WITH SUPPLIER
			X		X										E.C. TO PROVIDE 4" OCTAGON BOX MOUNTED FLUSH IN THE WALL, 4'-0" A.F.F. TO CENTER
															WITH 1 1/2" CONDUIT STUBBED 1'-0" ABOVE THE WALL TOP FOR ANSUL PULL STATION
													X		GAS PIPING CONTRACTOR TO MOUNT MECHANICAL GAS VALVES IN GAS LINE PROVIDED
															BY THE FOODSERVICE CONTRACTOR
				X	X										VERIFY EXHAUST FAN MECHANICAL REQUIREMENTS WITH SUPPLIER
			X	X											VERIFY CURB AND PITCH POCKET REQUIREMENTS WITH FAN SUPPLIER
			X	X	X							X		X	VERIFY MAKE-UP AIR MECHANICAL REQUIREMENTS WITH SUPPLIER
85	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
86	1	SALAD TOP REFRIGERATOR			115	1	1/5	6.3							DUPLEX, 1'-0" A.F.F. SEPARATE CIRCUIT FOR NEMA5-15P
87	1	DOUBLE-DECK HOLDING CABINET			120	1		16							DUPLEX, NEMA 5-20P
88	1	WORK TABLE			2 @ 120										DUPLEX RECEPTACLES, 3'-9" A.F.F.
89	1	PIZZA PREP REFRIGERATOR			115	1	1/2	9							DUPLEX, 1'-0" A.F.F. SEPARATE CIRCUIT FOR NEMA5-15[
90	1	HAND SINK	X												WALL SUPPORT FROM 2'-6" TO 5'-6" A.F.F.
					120	1		5							DUPLEX, 2'-3" A.F.F.
										1/2"	1/2"				2'-0" A.F.F.
												2"			1'-9" A.F.F.
91	1	WORK COUNTER			3@120			CONV.							DUPLEXES, 3'-9" A.F.F.
92	1	DOUBLE-DECK TURBO CHEF OVEN			208	1		24							OUTLET, 3'-9" A.F.F. 30 AMP CIRCUIT
					208	1		24							OUTLET, 3'-9" A.F.F. 30 AMP CIRCUIT
93	1	UNDER COUNTER REFRIGERATOR			115	1		6.3							DUPLEX, 1'-0" A.F.F. SEPARATE CIRCUIT FOR NEMA 5-15P
94	1	GRAB 'N' GO CASE			120/208	1	3/4	13							J BOX, 1'-0" A.F.F. SEPARATE 20 AMP CIRCUIT (3 WIRE PLUS GROUND POWER CONN.)
95	1	BREAD DISPLAY CASE													
96	1	TOASTER			208	1		8.8							OUTLET, 3'-9" A.F.F. FOR NEMA 6-15P
97		OPEN													
98	2	HEAT LAMPS	X												G.C. TO PROVIDE CEILING SUPPORT FOR MOUNTING LIGHTS.
					2 @ 120	1			. 750						J BOX, 3" A.F.F. E.C. TO MAKE CONNECTIONS FROM J BOX TO TWO REMOTE SWITCHES ON FRONT
															OF COUNTER. E.C. TO ALSO SUPPLY ROUTING AND MAKE THE CONNECTIONS FROM THOSE
															REMOTE SWITCHES TO THE LIGHT J BOXES ABOVE THE CEILING. EACH LIGHT IS 375 WATT.
99	1	HEATED SHELF			120	1		7.1							J BOX, 3" A.F.F. E.C TO INTERCONNECT TO DUPLEX LOCATED UNDER COUNTER TOP , NEMA5-15P
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCH
100		OPEN													
101	1	BREATH GUARD													
102	SET	BREATH GUARDS													
103	1	HOT ENTRE COUNTER			4 @ 115			CONV.							J BOX, 3" A.F.F E.C. TO INTERCONNECT TO FOUR DUPLEXES MOUNTED IN COUNTER
104	1	HEATED SHELF			120	1		7.1							J BOX, 3" A.F.F. E.C TO INTERCONNECT TO DUPLEX LOCATED UNDER COUNTER TOP
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCH
105	2	HEAT LAMPS	X												G.C. TO PROVIDE CEILING SUPPORT FOR MOUNTING LIGHTS.
					2 @ 120	1			. 750						J BOX, 3" A.F.F. E.C. TO MAKE CONNECTIONS FROM J BOX TO TWO REMOTE SWITCHES ON FRONT
															OF COUNTER. E.C. TO ALSO SUPPLY ROUTING AND MAKE THE CONNECTIONS FROM THOSE
															REMOTE SWITCHES TO THE LIGHT J BOXES ABOVE THE CEILING. EACH LIGHT IS 375 WATT.
106	1	HEATED SHELF			120	1		7.1							J BOX, 3" A.F.F. E.C TO INTERCONNECT TO DUPLEX LOCATED UNDER COUNTER TOP
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCH
107	4	BURNERS (TWO BURNERS PER UNIT)											3/4"	55,000	GAS CONNECTION
													3/4"	55,000	GAS CONNECTION
														X	GAS CONTRACTOR TO PROVIDE MATERIAL AND MAKE GAS CONNECTIONS FROM THE END
															OF THE COUNTER (NEAR THE ELEVATOR) RUNNING THRU THE COUNTER TO THE
															BURNER AREA, INCLUDING SECURE PIPING
108	1	EXHAUST HOOD/ANSUL SYSTEM	X												G.C. TO PROVIDE STRUCTURAL SUPPORT FOR HANGING HOODS
		2000 TOTAL CFMS OF EXHAUST	X												G.C. TO PROVIDE NON COMBUSTIBULE
															PLUS 18" PAST THE HOOD IN ALL DIRECTIONS
															COMBUSTIBLE MATERIAL AND/OR METAL STUDS. ANY WALL BACKING WITHIN THAT
															WALL MUST ALSO BE NON-COMBUSTIBLE
					120	1		15							CONNECTION, DOWN FROM CEILING, TO J BOX FOR LIGHTS AND SENSORS
					X										E.C. TO PROVIDE DISCONNECT(S) AND SHUNT TRIP BREAKER(S)
					X										E.C. TO SUPPLY AND CONNECT ALL HIGH VOLTAGE AND LOW VOLTAGE CONNECTIONS
															INCLUDING INTERCONNECT SYSTEM WITH SWITCHES, FANS, MAKE-UP AIR, ETC.
					X										E.C. TO MAKE CONNECTIONS TO ANSUL AUTOMAN
			X		X										VERIFY BUILDING FIRE ALARM REQUIREMENTS WITH SUPPLIER
					X										E.C. TO PROVIDE 4" OCTAGON BOX MOUNTED FLUSH IN THE WALL, 4'-0" A.F.F. TO CENTER
															WITH 1 1/2" CONDUIT STUBBED 1'-0" ABOVE THE WALL TOP FOR ANSUL PULL STATION
													X		GAS PIPING CONTRACTOR TO MOUNT MECHANICAL GAS VALVES IN GAS LINE PROVIDED
															BY THE FOODSERVICE CONTRACTOR
109	2	COLD PANS			2 @ 120	1		30 (15 EA)							J BOX, 3" A.F.F. TWO SEPARATE CIRCUITS. E.C. TO MAKE CONNECTION FROM J BOX TO
															TWO DUPLEX RECEPTACLES MOUNTED UNDER COUNTER TOP FOR NEMA5-15PS.
												2"			4" HUB, 2" A.F.F.
110	2	HEAT LAMPS	X												G.C. TO PROVIDE CEILING SUPPORT FOR MOUNTING LIGHTS.
					2 @ 120	1			. 750						J BOX, 3" A.F.F. E.C. TO MAKE CONNECTIONS FROM J BOX TO TWO REMOTE SWITCHES ON FRONT
															OF COUNTER. E.C. TO ALSO SUPPLY ROUTING AND MAKE THE CONNECTIONS FROM THOSE
															REMOTE SWITCHES TO THE LIGHT J BOXES ABOVE THE CEILING. EACH LIGHT IS 375 WATT.
111	1	HEATED SHELF			120	1		5.3							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX LOCATED UNDER COUNTER, NEMA 5-15P
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCH
112	1	HEATED SHELF			120	1		7.1							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX LOCATED UNDER COUNTER, NEMA5-15P
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCH
113	2	HEAT LAMPS	X												G.C. TO PROVIDE CEILING SUPPORT FOR MOUNTING LIGHTS.
					2 @ 120	1			. 750						J BOX, 3" A.F.F. E.C. TO MAKE CONNECTIONS FROM J BOX TO TWO REMOTE SWITCHES ON FRONT
															OF COUNTER. E.C. TO ALSO SUPPLY ROUTING AND MAKE THE CONNECTIONS FROM THOSE
															REMOTE SWITCHES TO THE LIGHT J BOXES ABOVE THE CEILING. EACH LIGHT IS 375 WATT.
114	1	GRILL COUNTER			5 @ 120	1		CONV.							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO FIVE DUPLEXES LOCATED UNDER THE COUNTER
115	3	BREATH GUARDS													
116	1	COLD PAN			120	1	1/4	6							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX UNDER COUNTER TOP, NEMA 5-15P
															SEPARATE CIRCUIT . E.C. TO INTERCONNECT TO REMOTE SWITCH
												2"			4" HUB, 2" A.F.F.

FOODSERVICE EQUIPMENT ROUGH-IN MECHANICALS

			GC	HAV	ELECTRICAL					PLUMBING			GAS		COMMENTS
ITEM	QTY	DESCRIPTION			VOLTS	PH	HP	AMP	KW	CW	HW	DRAIN	SIZE	BTU'S	
117	1	SANDWICH/PIZZA COUNTER			2 @ 120			CONV.							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO TWO DUPLEXES UNDER COUNTER TOP
118	1	BREATH GUARD													
119	1	COLD PAN			120	1	1/2	10.7							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX UNDER COUNTER TOP, NEMA5-15P
					X										SEPARATE CIRCUIT, E.C. TO INTERCONNECT WITH REMOTE SWITCH
												2"			4" HUB, 2" A.F.F.
120	1	SOUP/SALAD COUNTER													
121	SET	BREATH GUARDS													
122	4	SOUP WELLS			4 @ 208	1			2.48						J BOX, 3" A.F.F. E.C. TO INTERCONNECT WITH FOUR 620 WATT CONNECTIONS FOR HOT FOOD
															WELLS. E.C. TO CONNECT TO EACH RECEPTACLE UNDER COUNTER FOR NEMA6-15P
					X										E.C. TO INTERCONNECT WITH REMOTE SWITCHES
															4" HUB, 2" A.F.F. HIGH TEMP. WATER DISCHARGE
123	1	COLD PAN			120	1	1/4	6							J BOX, 3" A.F.F. SEPARATE CIRUIT, E.C. TO MAKE CONNECTION FROM J BOX TO DUPLEX
															RECEPTACLE MOUNTED UNDER COUNTER OR NEMA5-15P
															4" HUB, 2" A.F.F.
124	1	COLD PAN			120	1	1/4	6							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX UNDER COUNTER TOP, NEMA 5-15P
															SEPARATE CIRCUIT . E.C. TO INTERCONNECT TO REMOTE SWITCH
															4" HUB, 2" A.F.F.
125	1	COLD PAN			120	1	1/4	6							J BOX, 3" A.F.F. E.C. TO INTERCONNECT TO DUPLEX UNDER COUNTER TOP, NEMA 5-15P
															SEPARATE CIRCUIT . E.C. TO INTERCONNECT TO REMOTE SWITCH
															4" HUB, 2" A.F.F.
126	2	TRAY CART													
127	2	CASH REGISTERS			X										VERIFY POWER WITH SUPPLIER EC. TO PROVIDE SEPARATE CONDUIT FOR COMPUTER LINES
															IN EACH CASHIER STATION
128	2	CASHIER STATIONS			4 @ 120	1		CONV.							TWO J BOXES, 3" A.F.F. E.C. TO INTER CONNECT EACH J BOX WITH TWO DUPLEXES MOUNTED
															TO EACH CASHIER STATION
129	2	TRAY CARTS													
130	1	COFFEE AIR POT RACK													
131	1	BEVERAGE COUNTER			5 @ 120	1		CONV.							FIVE DUPLEXES, 3'-6" A.F.F.
													2"		6" HUB, 2" A.F.F
132	1	COFFEE BREWER			120/208	1			5.7						OUTLET, 3'-9" A.F.F. - VERIFY WITH SUPPLIER
										X					VERIFY WATER CONNECTION WITH SUPPLIER
										X					VERIFY WATER FILTER WITH SUPPLIER
133	1	CUP DISPENSER													
134	1	ICE/SODA MACHINE			115	1		3							DUPLEX, 3'-9" A.F.F. - VERIFY MECHANICALS WITH SUPPLIER
													2"		4" HUB, 2" A.F.F. - VERIFY MECHANICALS WITH SUPPLIER
										X					VERIFY WITH SUPPLIER
135	1	CONDIMENT COUNTER			4 @ 120	1		CONV.							FOUR DUPLEXES, 3'-9" A.F.F.
136	1	CAPPUCCINO MACHINE			12O	1		15	1.8						DUPLEX, 3'-6" A.F.F. NEMA5-15P VERIFY MECHANICALS WITH SUPPLIER
										1/2"					VERIFY HEIGHT WITH SUPPLIER
										X					VERIFY WATER FILTER WITH SUPPLIER
												X			VERIFY WITH SUPPLIER
*	*	VERIFY ADDITIONAL FLOOR SINK REQUIREMENTS WITH OWNER													
*	*	VERIFY ADDITIONAL CONVENIENCE DUPLEXES WITH OWNER													

ULINE #H2

CTL COMPANY, INC.
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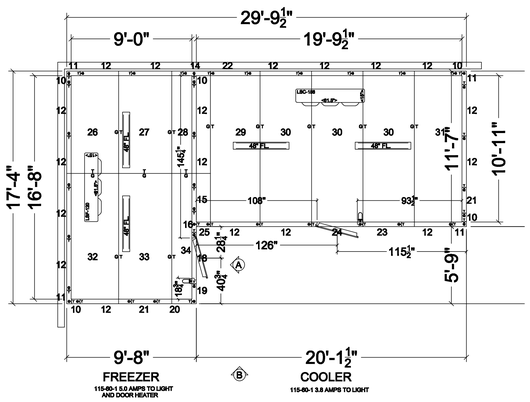
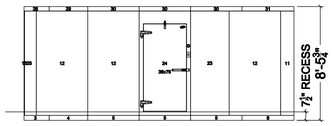
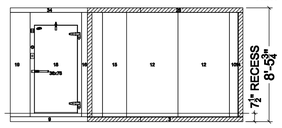
10.29.15	
11.02.15	
11.02.15	
11.20.15	FS4

ITEM #37 AND #38
WALK-INS

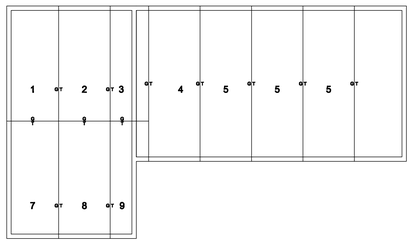




VIEW -B-



VIEW -A-



FLOOR LAYOUT

SPECIFICATIONS
SIZE: 29'-9 1/2" X 17'-4" X 8'-5 3/4"
INSULATION: 4" INCH THICK - UL CLASS 1 FOAM

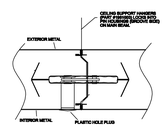
EXTERIOR FINISH:
26 GA. STUCCO GALVALUME
EXT. METAL (TOP/BOT) - STUCCO GALVALUME (26 GA.)

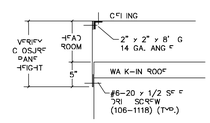
INTERIOR FINISH:
26 GA. STUCCO GALVALUME

FLOOR TYPE
14 GA. SMOOTH GALVANIZED - RECESSED 7.5"

DOORS:
(2) 36 X 78

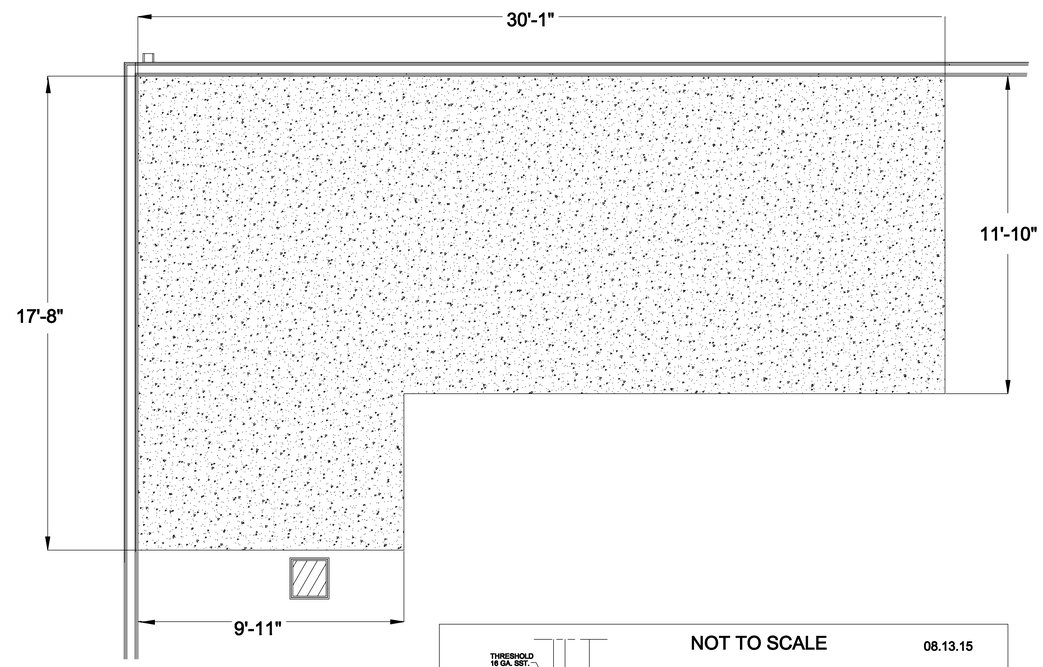
ACCESSORIES
(1) U.L. LABELS BLACK - AS REQ'D
(8) CEILING HANGER BRACKETS 4"
(100) SQ/FT CLOSURE PANEL (VERIFY HEIGHT & LOCATION
(2) EA. 2X4X102 RIM, 26 GALVALUME
(4) FLUORESCENT LIGHT, 48"
(1) MODULARM 75LC (SHIP LOOSE)





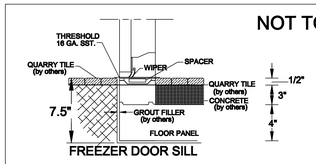
CLOSURE PANEL DETAIL

ITEM #37 AND #38
WALK-IN PIT



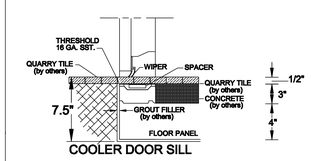
NOT TO SCALE

08.13.15



FREEZER DOOR SILL

7.5" DEEP PITS FROM TOP OF FINISHED FLOOR TO BOTTOM OF LEVEL PIT

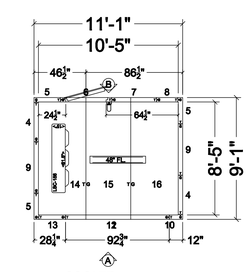


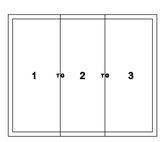
COOLER DOOR SILL

NOTICE:

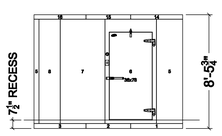
THE WALK-IN MATERIAL MAY BE SUSCEPTIBLE TO STAINING OR OXIDATION DUE TO EXCESSIVE MOISTURE CREATED BY HYDRATION OF CONCRETE TYPE MATERIALS. EXTRA CARE MUST BE TAKEN WHEN USING MURIATIC ACID OR OTHER HARSH CLEANING MATERIALS NEAR THE WALK-INS. IT IS NOT THE RESPONSIBILITY OF THE FOODSERVICE CONTRACTOR TO VENTILATE THE WALK-INS. INDIVIDUAL CONTRACTORS ARE RESPONSIBLE TO PROVIDE PROPER VENTILATION WHEN COMPLETING THEIR WORK INCLUDING WHILE CONCRETE/TILE IS CURING.

ITEM #69
WALK-IN

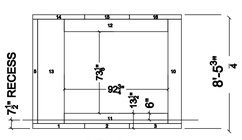




FLOOR LAYOUT



VIEW -B-



VIEW -A-

SPECIFICATIONS
INSULATION 4" THICK - UL CLASS 1 FOAM

EXTERIOR FINISH:
26 GA. STUCCO GALVALUME
EXT. METAL (TOP/BOT) - STUCCO GALVALUME

FRONT:
26 GA. STAINLESS STEEL

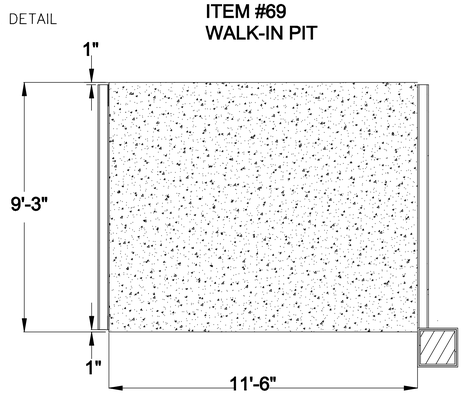
INTERIOR FINISH:
26 GA. STUCCO GALVALUME

FLOOR TYPE
14 GA. SMOOTH GALVANIZED RECESSED 7 1/2"

DOORS
(1) 36 X 78
(4) CDS 23"X79" GLASS DISPLAY DOORS
LED DOOR LIGHTING
DISPLAY DOOR SHELVING, 7 TIER HIGH

ACCESSORIES
(1) U.L.LABELS BLACK -AS REQ'D
(2) EA. 2X4X102 TRIM, 26GALVI
(1) FLUORESCENT LIGHT, 48"
(1) MODULARM 75CL (SHIP LOOSE)
(SET) STAINLESS STEEL FRONT ENC. PANELS

ITEM #69
WALK-IN PIT



WALL TO WALL PIT

ULINE #H2

CTL COMPANY, INC.
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11.19.15	
11.20.15	
	FS5

N.T.S. REFER TO FS1 PLAN VIEW

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

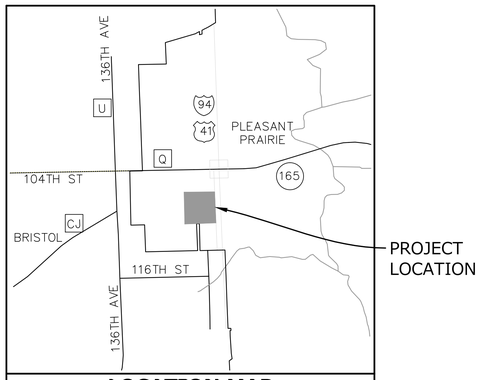
H2 FACILITY AT ULINE CORPORATE CAMPUS

PLEASANT PRAIRIE, WISCONSIN

PLANS PREPARED FOR

ROUTE 165, LLC

12575 ULINE DRIVE
PLEASANT PRAIRIE, WI 53158



LOCATION MAP
NTS

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3 - C-3A	DEMOLITION PLAN
C-4 - C-6	SITE DIMENSIONAL AND PAVING PLAN
C-7 - C-10	GRADING PLAN
C-11 - C-13	UTILITY PLAN
C-14	PUBLIC UTILITY PLAN AND PROFILE
C-15 - C-17	WATERMAIN PLAN AND PROFILE
C-18 - C-20	SITE STABILIZATION PLAN
C-21 - C-26	CONSTRUCTION DETAILS
DT-1 - DT-3	UTILITY DRAIN TILE PLAN

LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
UTILITY CROSSING		X
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL	E	E
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-6	B-1
TOPSOIL PROBE	P-9	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	PT	POINT OF TANGENCY
C	LONG CHORD OF CURVE	PVI	POINT OF VERTICAL INTERSECTION
C & G	CURB AND GUTTER	R	RADIUS
CB	CATCH BASIN	ROW	RIGHT-OF-WAY
CL	CENTERLINE	SAN	SANITARY SEWER
D	DEGREE OF CURVE	ST	STORM SEWER
EP	EDGE OF PAVEMENT	T	TANGENCY OF CURVE
FF	FINISHED FLOOR	TB	TOP OF BANK
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOUNDATION
FP	FLOODPLAIN	TP	TOP OF PIPE
FR	FRAME	TS	TOP OF SIDEWALK
FW	FLOODWAY	TW	TOP OF WALK
HWL	HIGH WATER LEVEL	WM	WATER MAIN
INV	INVERT	△	INTERSECTION ANGLE
L	LENGTH OF CURVE		
MH	MANHOLE		
NWL	NORMAL WATER LEVEL		
PC	POINT OF CURVATURE		

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
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PINNACLE ENGINEERING GROUP
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(262) 754-8888

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PLEASANT PRAIRIE, WI 53158
(262) 612-4200

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EPPSTEIN UHEN ARCHITECTS
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SURVEYOR:
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CHAPUT LAND SURVEYS
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(414) 224-8068

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RING & DUCHATEAU, LLP
17400 W. CAPITOL DRIVE
BROOKFIELD, WI 53045
(414) 778-1700

STRUCTURAL:
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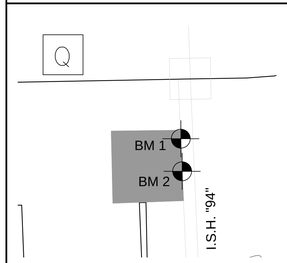
GRAEF
125 SOUTH 84TH ST.
STE 401
MILWAUKEE, WI 53214
(414) 226-9031

GENERAL CONTRACTOR:
DAVID ALBRECHT
CG SCHMIDT
11777 WEST PARK LANE DRIVE
MILWAUKEE, WI 53224
(414) 577-1177

BENCHMARKS



BM 1: TOP OF NW FLANGE BOLT HYDRANT LOCATED ON WEST SIDE OF FRONTAGE ROAD ELEVATION= 717.14

BM 2: TOP OF NW FLANGE BOLT HYDRANT LOCATED ON WEST SIDE OF FRONTAGE ROAD ELEVATION= 716.27

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1927

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORK'S CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. MULTIPLE GEOTECHNICAL EXPLORATION REPORTS HAVE BEEN PREPARED FOR THIS PROJECT. MOST RECENTLY BY PROFESSIONAL SERVICE INDUSTRIES (DATED JULY 10, 2013 AND JULY 28, 2014 AND MARCH 18, 2015) COMPILETED REPORTS FOR THIS PROJECT SITE. THE DATE ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATE IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR, THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION MEETING MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

H2 DEVELOPMENT DATA

SITE AREA:	37.3 AC
DISTURBED AREA:	28.1 AC
BUILDING FOOTPRINT AREA:	1.8 AC (79,838 S.F.)
ADDED CAR PARKING SPACES:	875 SPACES (19 A.D.A.)
PAVEMENT AREA:	9.6 AC
IMPERVIOUS AREA:	11.4 AC
GREEN SPACE:	25.9 AC (69%)
ZONING DISTRICT:	M-5, PRODUCTION
(PLEASANT PRAIRIE)	MANUFACTURING DISTRICT

REQUIRED SUBMITTALS FOR APPROVAL

1. **HOT MIX ASPHALT** - MIX DESIGN
2. **CONCRETE PAVEMENTS (EXTERIOR)** - MIX DESIGN & JOINT PLAN
3. **PAVEMENT STONE BASE COURSE** - GRADATION
4. **PIPE BEDDING & TRENCH BACKFILL** - GRADATION
5. **MANHOLE BACKFILL** - GRADATION
6. **PAVEMENT MARKING PAINT**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN** (IF APPLICABLE)

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2. SANITARY SEWER PIPE & FITTINGS
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS
4. TRACER WIRE
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6. ADA SIGN & TRUNCATED DOMES, PAINT & STENCILS

CONSTRUCTION BULLETIN 2

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2016

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

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ULINE CORPORATE CAMPUS H2 FACILITY
PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

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PEG PM ADA
START DATE 06/15/15
SCALE

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COVER SHEET

FOR CONSTRUCTION

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REVIEWED: ABA
DESIGNED: MAC
DRAFTED: BDP

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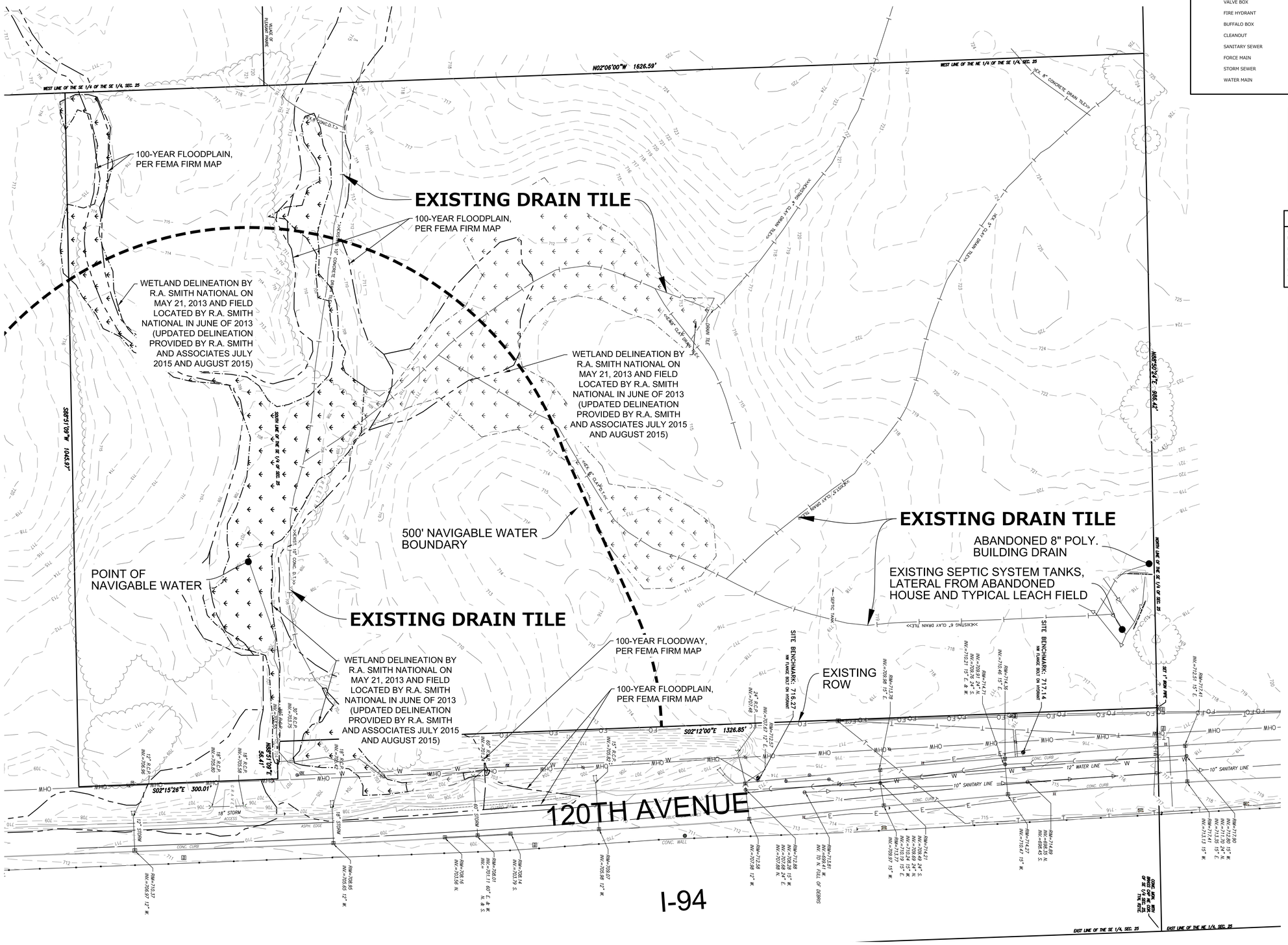

LEGEND

SANITARY MANHOLE		LIGHTING	
STORM MANHOLE		ELECTRICAL CABLE	E
CATCH BASIN		ELECTRICAL TRANSFORMER OR PEDESTAL	E
INLET		POWER POLE	
PRECAST FLARED END SECTION		POWER POLE WITH LIGHT	
CONCRETE HEADWALL		GUY WIRE	
VALVE VAULT		STREET SIGN	
VALVE BOX		GAS MAIN	G
FIRE HYDRANT		TELEPHONE LINE	T
BUFFALO BOX		CONTOUR	749
CLEANOUT		OVERFLOW RELIEF ROUTING	
SANITARY SEWER		TREE WITH TRUNK SIZE	6" 12"
FORCE MAIN		EXISTING TREELINE	
STORM SEWER		CONCRETE SIDEWALK	
WATER MAIN	W	EASEMENT LINE	
		DRAINTILE	

EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY CHAPUT LAND SURVEYS IN DECEMBER OF 2014. ALTHOUGH PINNACLE ENGINEERING GROUP HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS ON EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. ***CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.***

CONTRACTOR RESPONSIBILITY:

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

NOTES

1. PROJECT CONVERSION FACTOR: GRID/1.0000045 = GROUND
2. ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.
3. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.
4. VERTICAL DATUM: NGVD 1929 DATUM.

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FOR CONSTRUCTION

EXISTING CONDITIONS

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EXISTING CONDITIONS

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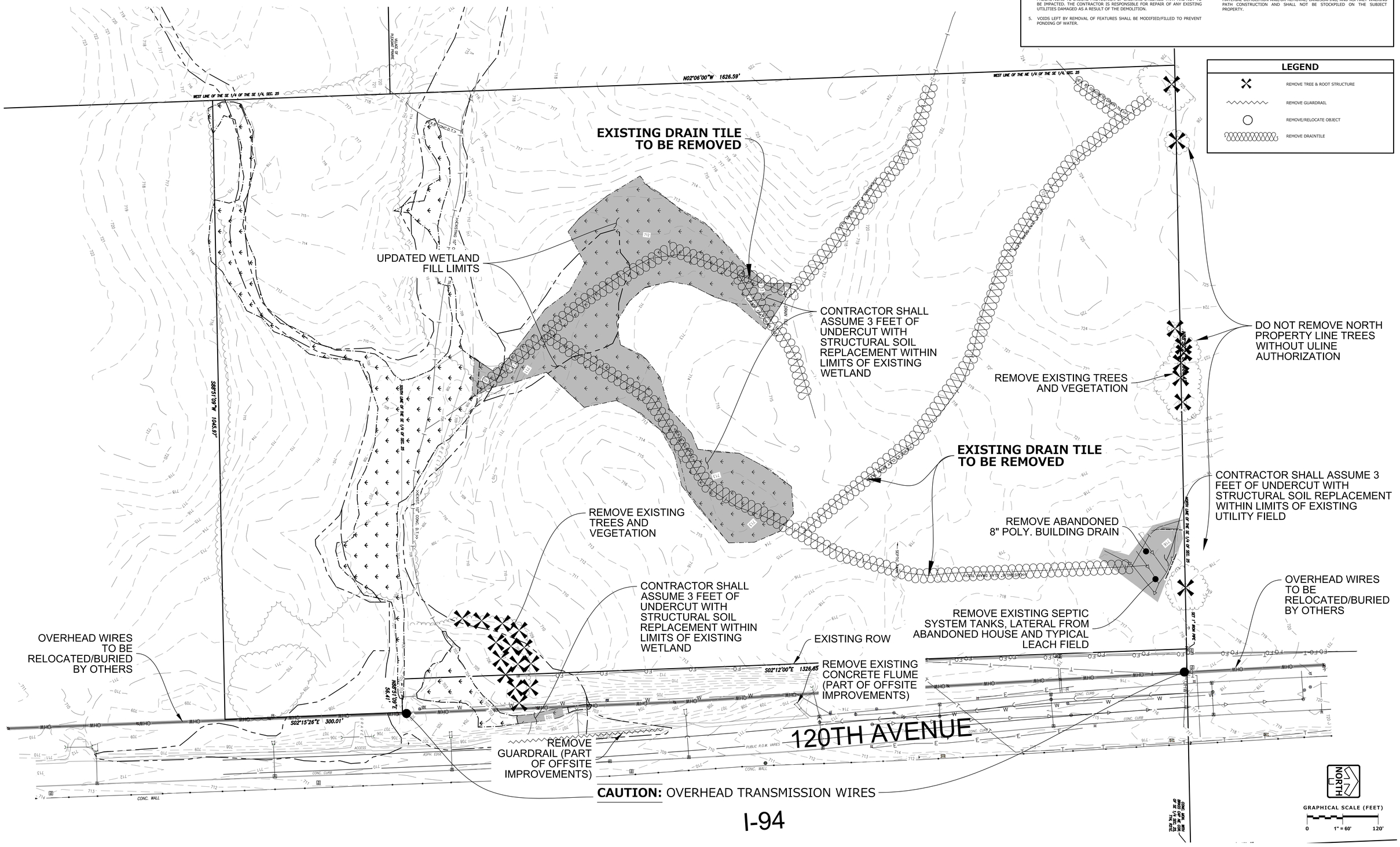
DO NOT REMOVE ANY TREES PRIOR TO OCTOBER 1, 2015 AS DIRECTED BY USACE

NOTES

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

LEGEND

- REMOVE TREE & ROOT STRUCTURE
- REMOVE GUARDRAIL
- REMOVE/RELOCATE OBJECT
- REMOVE DRAINTILE



FOR CONSTRUCTION

DEMOLITION PLAN

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REVIEWED: AKA
DESIGNED: MAS
DRAFTED: BRP

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DEMOLITION PLAN

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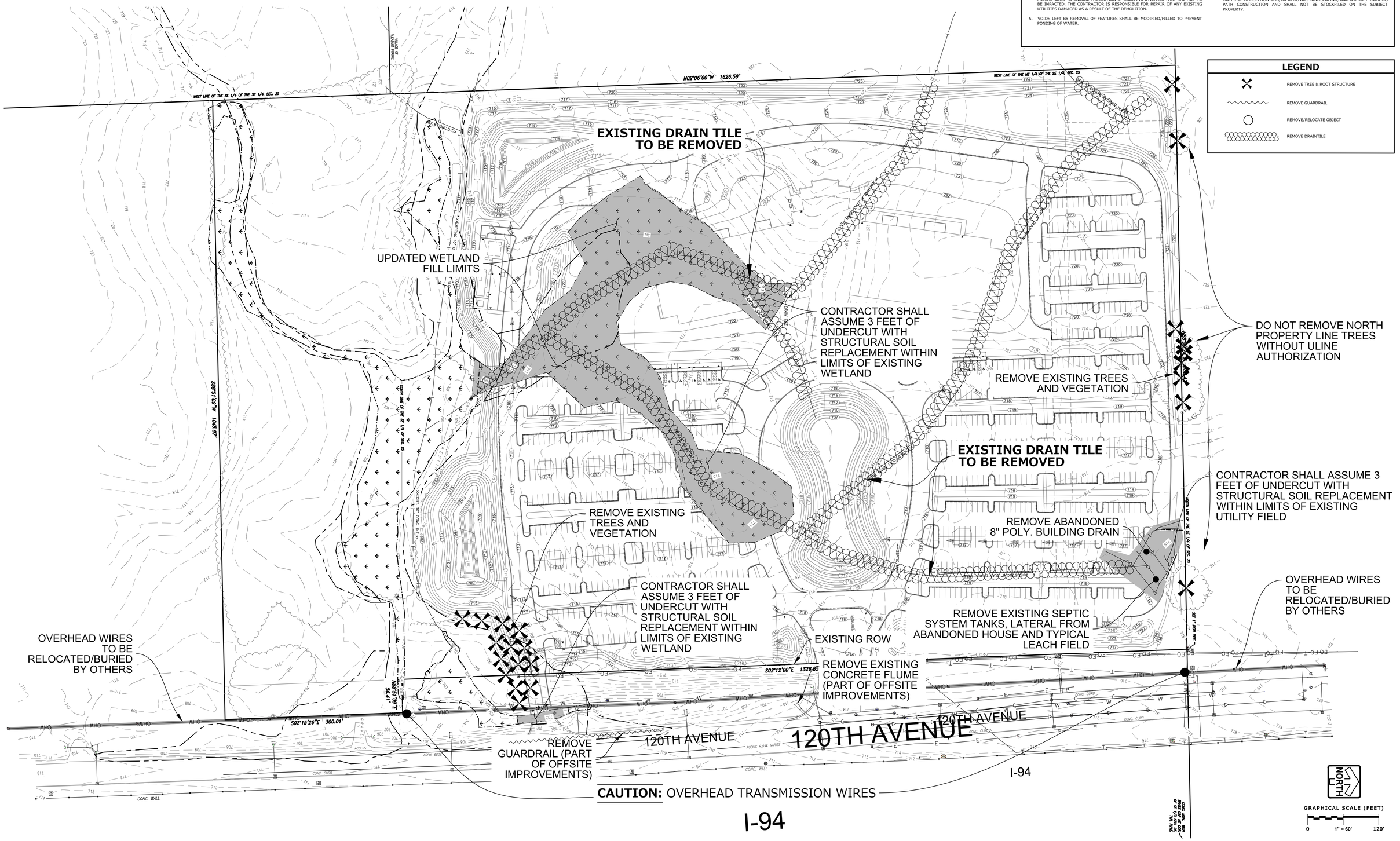

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DEMOLITION PLAN- OVERLAY

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NOTES

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 15" STANDARD CURB AND GUTTER (SEE DETAIL) UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE HALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

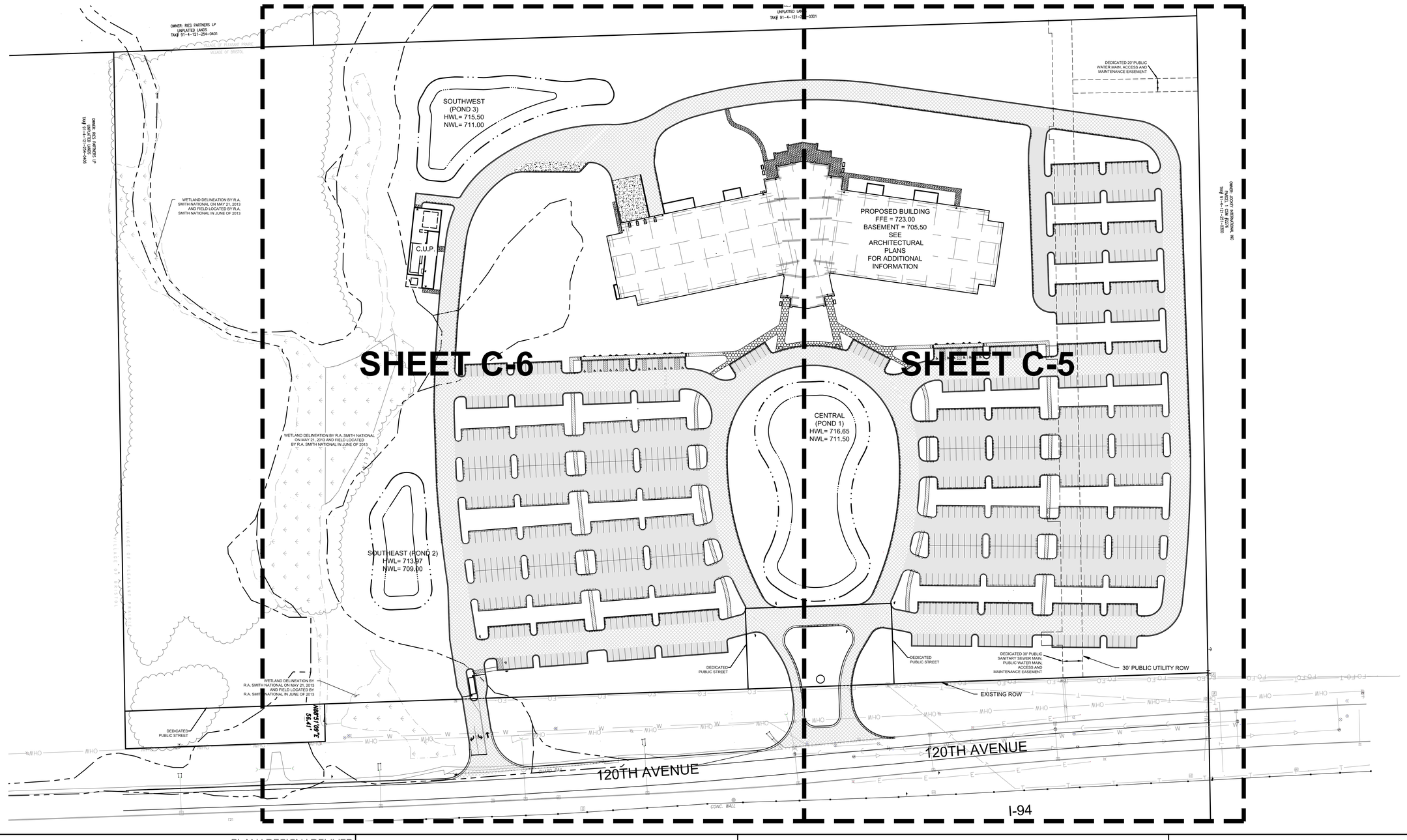
ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

LEGEND

- ASPHALT PATH - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3" ASPHALTIC CONC. SURFACE LAYER (E-0.3 MIX; 9.5 mm NOMINAL SIZE)
- LIGHT DUTY PAVEMENT - 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3.25" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE) UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)
- HEAVY DUTY PAVEMENT - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 4.5" ASPHALTIC CONC. (2 LIFTS) 2" LOWER LAYER (E-1 TYPE; 19.0 mm NOMINAL SIZE) 2.5" UPPER LAYER (E-1 TYPE; 12.5 mm NOMINAL SIZE)
- CONCRETE PAVEMENT (TRUCK DOCK AREA) - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 7" PCC (CONSULT OWNER FOR REINFORCEMENT & MIX DESIGN)
- CONCRETE SIDEWALK - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 4" PCC
- EXPOSED AGGREGATE SIDEWALK

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
(D) TAPER CURB HEAD (SEE DETAIL)
(E) 15" CURB & GUTTER (SEE DETAIL)
(F) REVERSE 15" CURB & GUTTER (SEE DETAIL)
(G) WALKWAY RAMP- DEPRESS CURB WHERE WALKWAY MEETS CURB, TAPER CURB HEADS
(H) PEDESTRIAN CROSSWALK MARKINGS- SOLID WHITE LINES 18" WIDE, 36" APART
(I) 30" CURB & GUTTER (WISDOT TYPE J, 6" SLOPED, MATCH EXISTING)
(J) STOP SIGN (MUTCD STD. R1-1 30"x30")
PARKING COUNT- NOT TO BE PAINTED
MAN DOOR
(DID) OVERHEAD DOOR



FOR CONSTRUCTION

SITE DIMENSIONAL & PAVING PLAN

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SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
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4	CONSTRUCTION BULLETIN 2	11/11/15			

PEG JOB No. 119.004
PEG PM ABA
START DATE 06/15/15
SCALE

SHEET C-4 OF C-26

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NOTES

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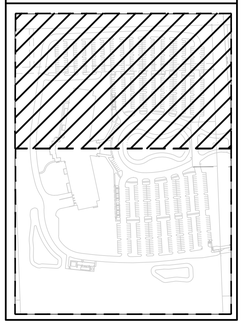
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE DIMENSIONAL & PAVING PLAN.

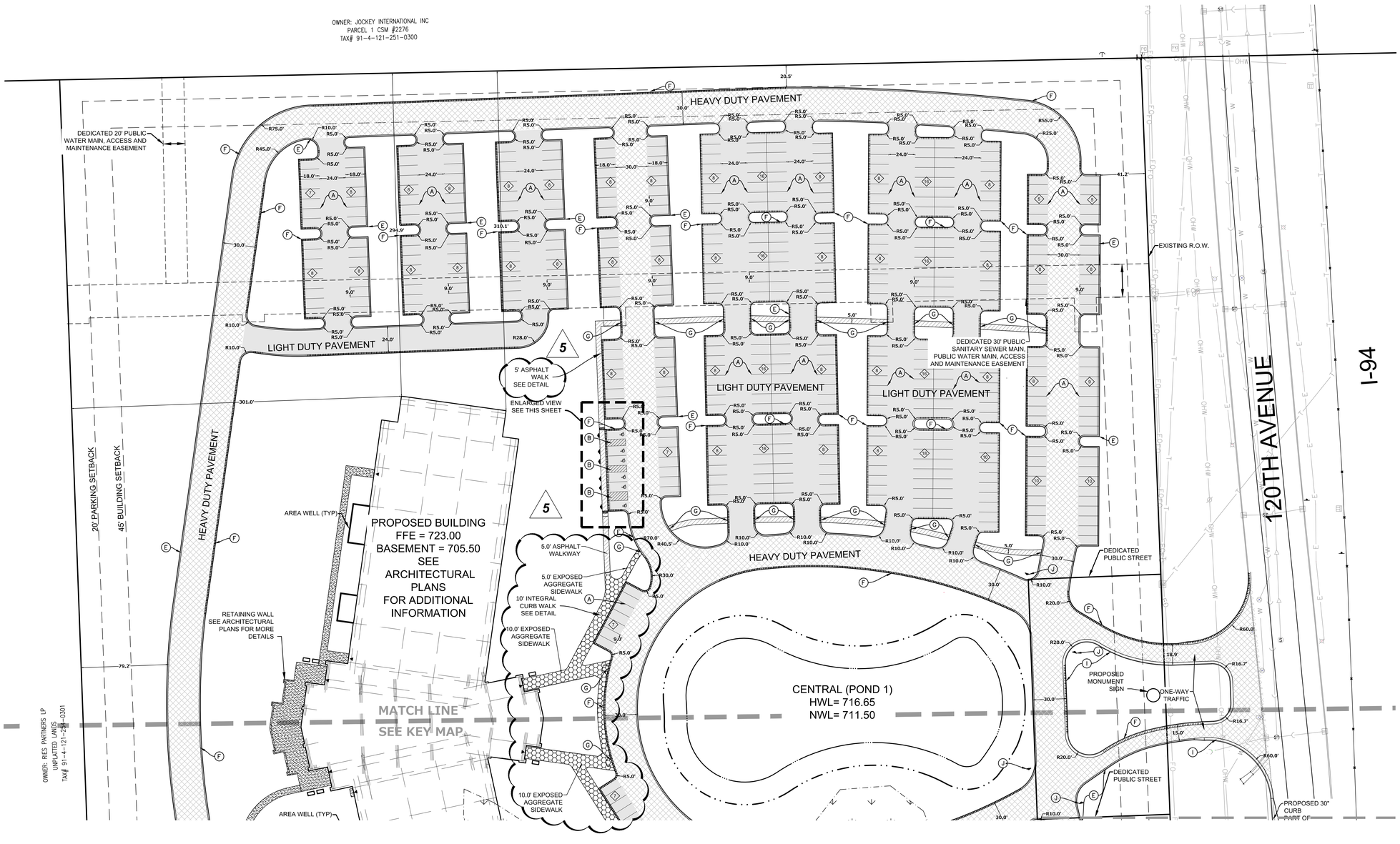
KEY MAP

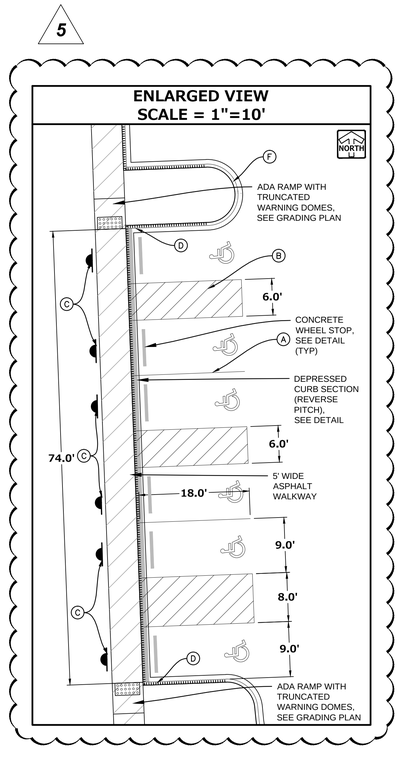


LEGEND

- **ASPHALT PATH** - 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3" ASPHALTIC CONC. SURFACE LAYER (E-0.3 MIX; 9.5 mm NOMINAL SIZE)
- **LIGHT DUTY PAVEMENT** - 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3.25" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE) UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)
- **HEAVY DUTY PAVEMENT** - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 4.5" ASPHALTIC CONC. (2 LIFTS) 2" LOWER LAYER (E-1 TYPE; 19.0 mm NOMINAL SIZE) 2.5" UPPER LAYER (E-1 TYPE; 12.5 mm NOMINAL SIZE)
- **CONCRETE PAVEMENT (TRUCK DOCK AREA)** - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 7" PCC (CONSULT OWNER FOR REINFORCEMENT & MIX DESIGN)
- **CONCRETE SIDEWALK** - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 4" PCC
- **EXPOSED AGGREGATE SIDEWALK**

- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) R7-8 HANDICAP PARKING SIGN (SEE DETAIL)
- (D) TAPER CURB HEAD (SEE DETAIL)
- (E) 15" CURB & GUTTER (SEE DETAIL)
- (F) REVERSE 15" CURB & GUTTER (SEE DETAIL)
- (G) WALKWAY RAMP- DEPRESS CURB WHERE WALKWAY MEETS CURB, TAPER CURB HEADS
- (H) PEDESTRIAN CROSSWALK MARKINGS- SOLID WHITE LINES 18" WIDE, 36" APART
- (I) 30" CURB & GUTTER (WISDOT TYPE J, 6" SLOPED, MATCH EXISTING)
- (J) STOP SIGN (MUTCD STD. R1-1 30"x30")
- PARKING COUNT- NOT TO BE PAINTED
- MAN DOOR
- (DID) OVERHEAD DOOR





NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

FOR CONSTRUCTION

SITE DIMENSIONAL & PAVING PLAN

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DESIGNED: MAC
DRAFTED: BDP

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SITE DIMENSIONAL & PAVING PLAN

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PEG JOB No. 119.00A
PEG PM ABA
START DATE 06/15/15
SCALE

SHEET C-5 OF C-26

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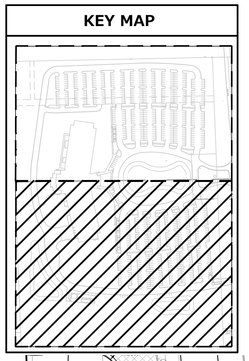
KEY MAP



LEGEND

- ASPHALT PATH - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3" ASPHALTIC CONC. SURFACE LAYER (E-0.3 MIX; 9.5 mm NOMINAL SIZE)
- LIGHT DUTY PAVEMENT - 9" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED AGGREGATE) - 3.25" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (E-1 MIX; 19.0 mm NOMINAL SIZE) UPPER LAYER (E-1 MIX; 9.5 mm NOMINAL SIZE)
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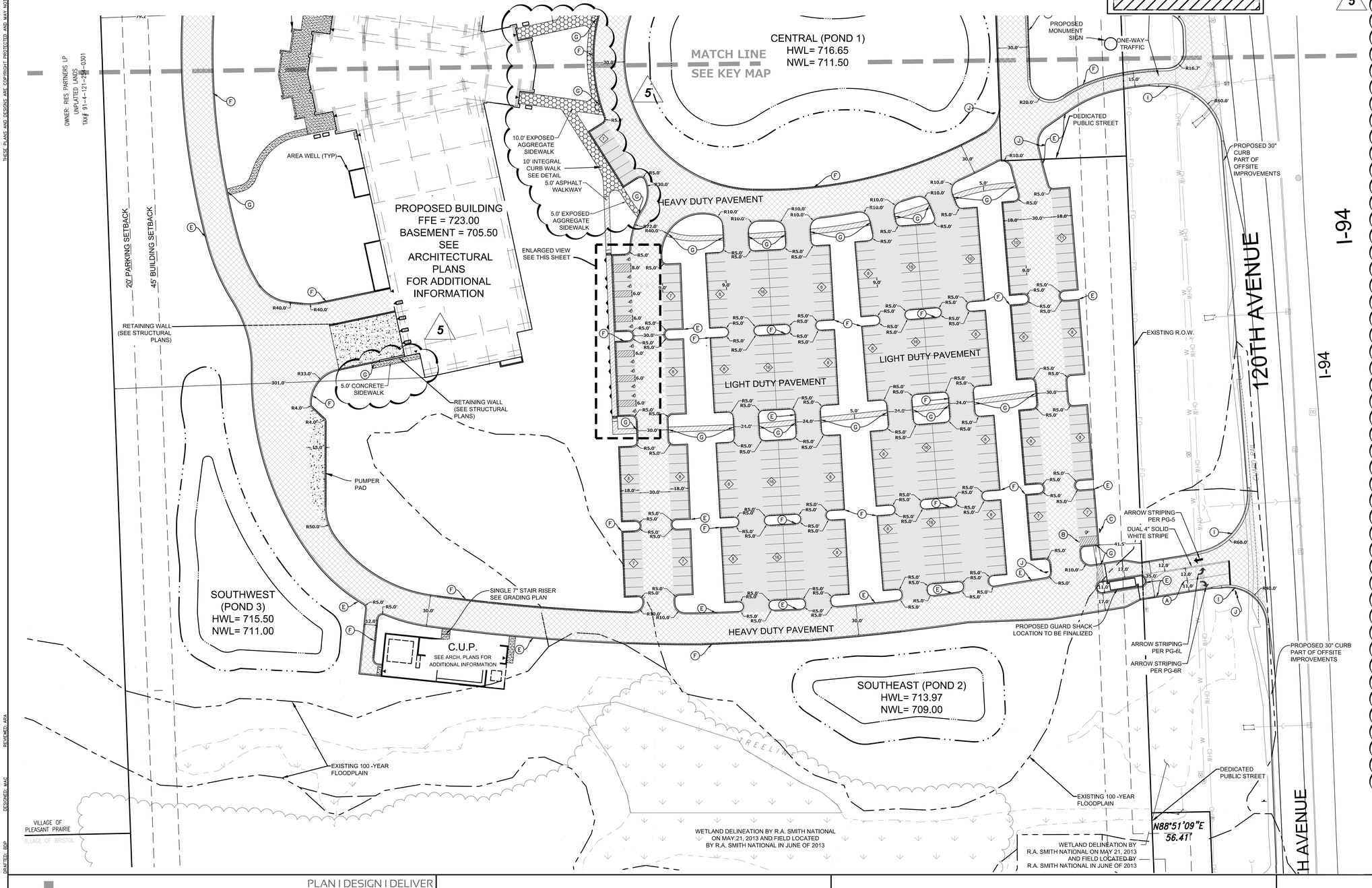
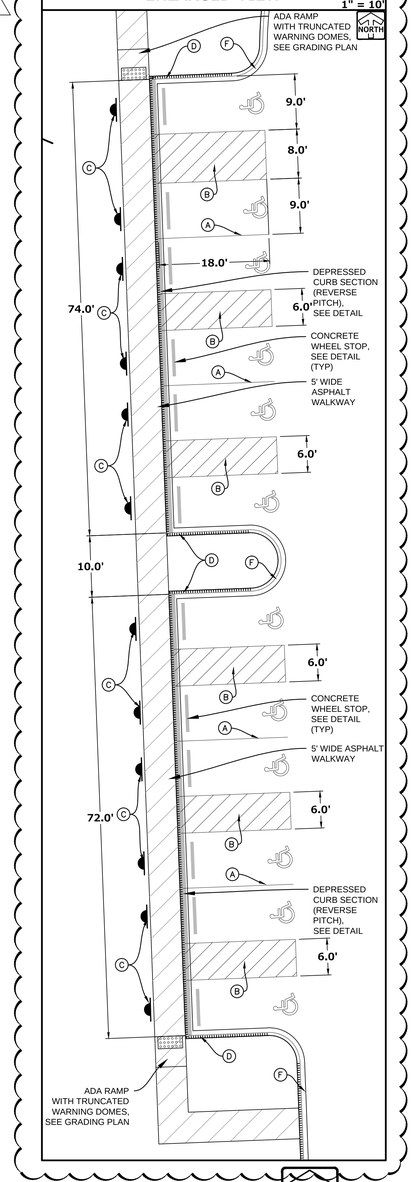


ENLARGED VIEW

1" = 10'



GRAPHICAL SCALE (FEET)
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SITE DIMENSIONAL & PAVING PLAN

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PEG JOB No. 119.008
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET C-6 OF C-26

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DRAWN BY: BRP
DESIGNED: MAC
REVIEWED: ARA

FOR CONSTRUCTION

SITE DIMENSIONAL & PAVING PLAN

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NOTES

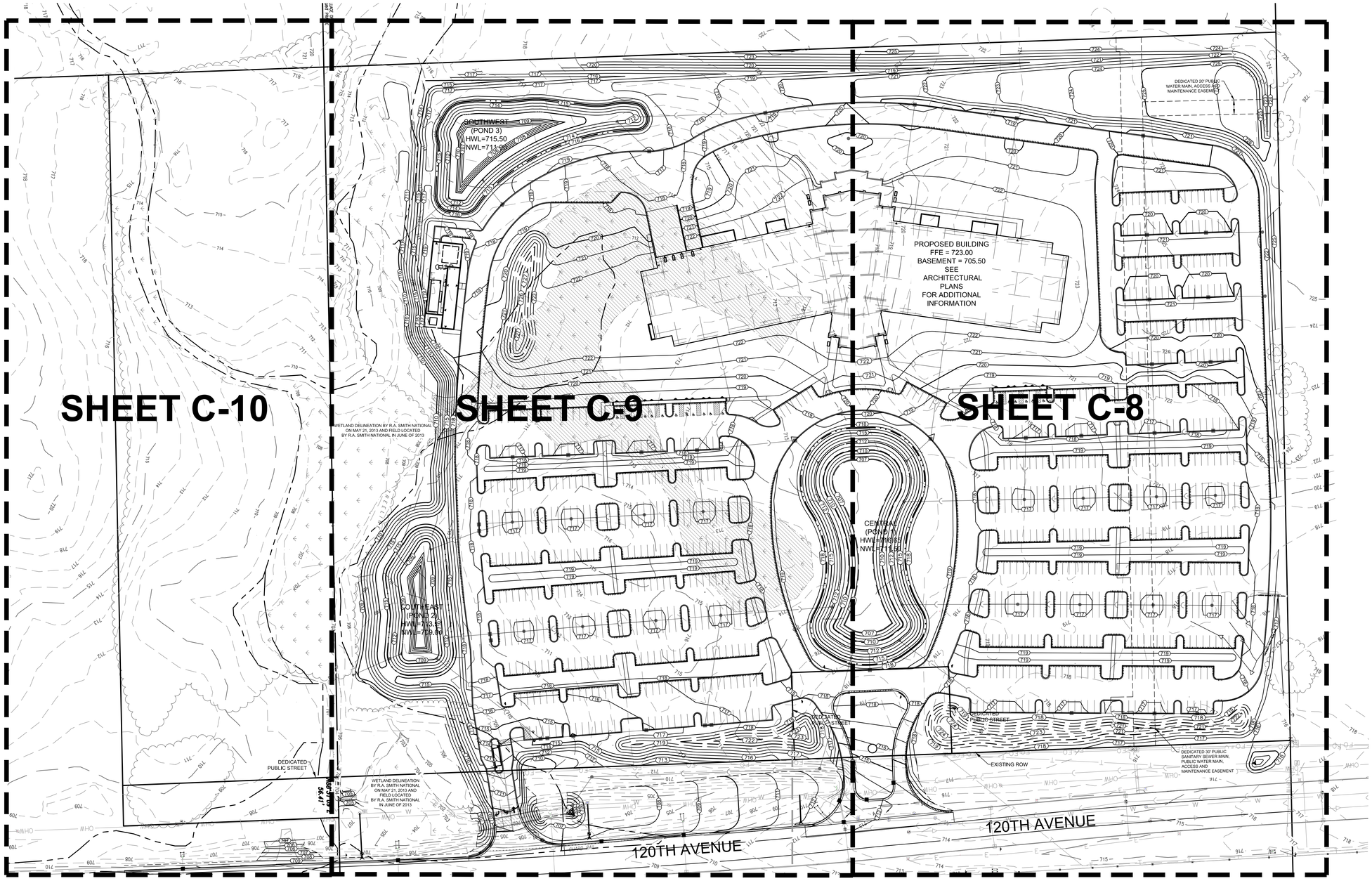
1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 18-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY CHAPUT LAND SURVEY, INC. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

	SANITARY SEWER MANHOLE		OVERFLOW RELIEF ROUTING
	STORM SEWER MANHOLE		CONCRETE SIDEWALK
	CATCH BASIN- ROUND CASTING		CURB AND GUTTER
	CATCH BASIN- RECTANGULAR CASTING		DEPRESSED CURB
	CLEANOUT		REVERSE PITCH CURB & GUTTER
740	CONTOUR	EP	EDGE OF PAVEMENT
+ 750.00	SPOT ELEVATION	FF	FINISHED FLOOR
	DIRECTION OF SURFACE FLOW	SW	SIDEWALK
	DITCH OR SWALE	YG	YARD GRADE
	FLOODPLAIN		



DRAFTED: BRP DESIGNED: MJC REVIEWED: ABA

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GRADING PLAN

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GRADING PLAN

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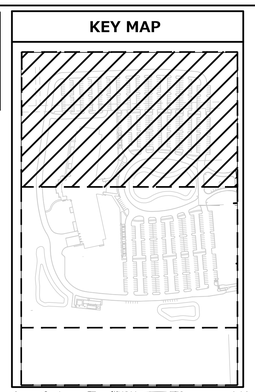
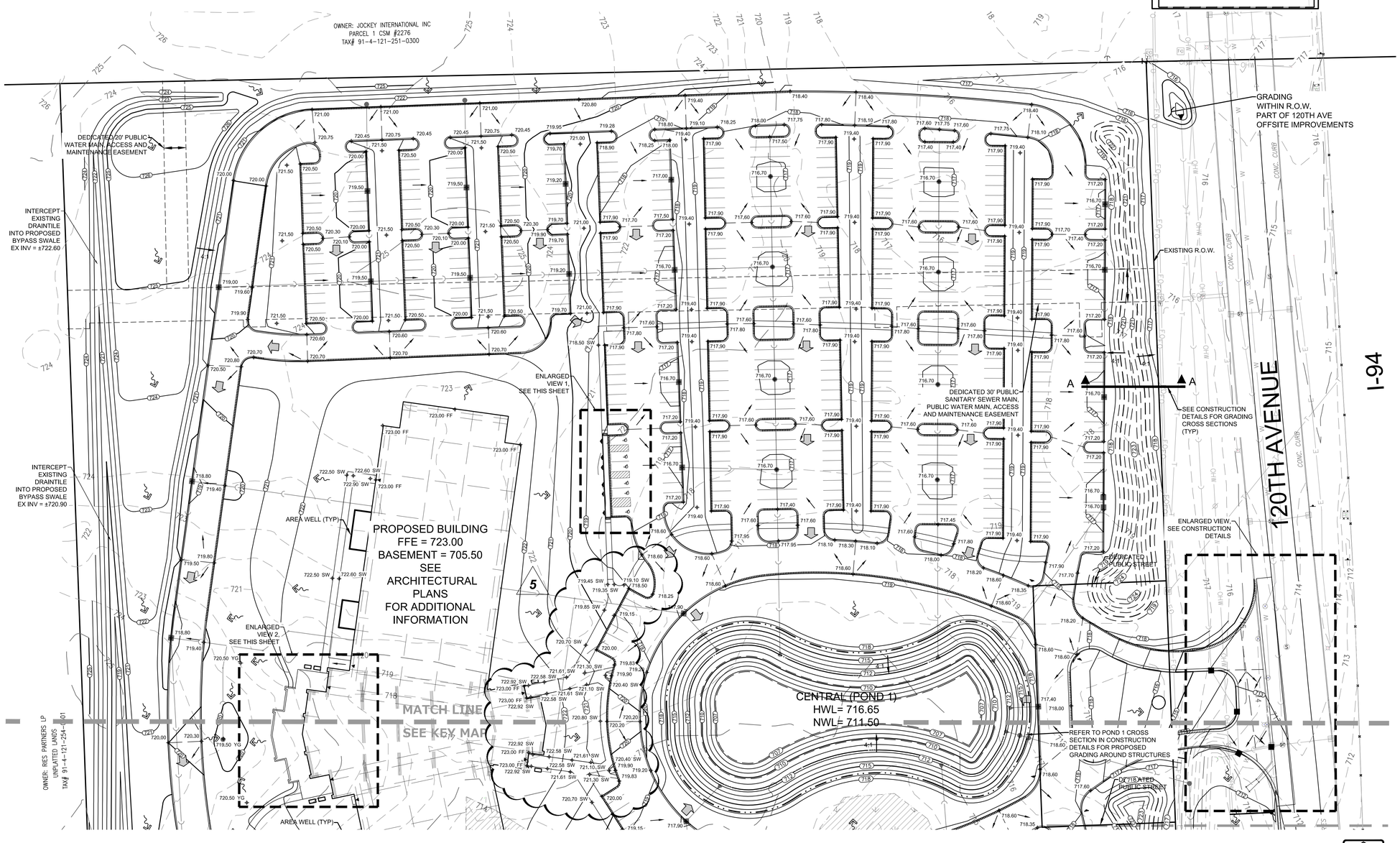
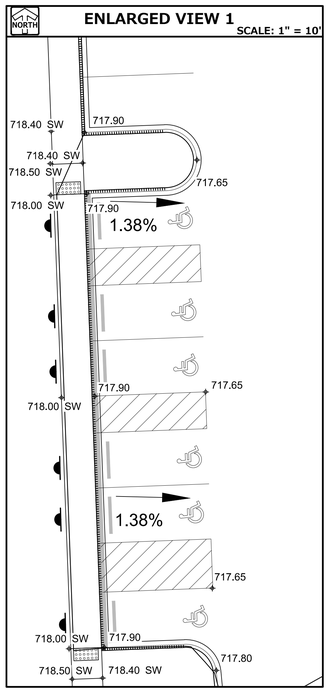
KEY MAP

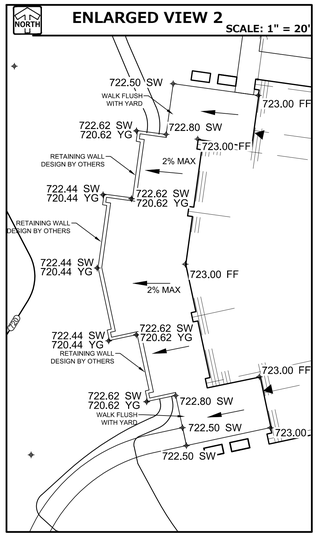


LEGEND

	SANITARY SEWER MANHOLE		OVERFLOW RELIEF ROUTING
	STORM SEWER MANHOLE		CONCRETE SIDEWALK
	CATCH BASIN- ROUND CASTING		CURB AND GUTTER
	CATCH BASIN- RECTANGULAR CASTING		DEPRESSED CURB
	CLEANOUT		REVERSE PITCH CURB & GUTTER
749	CONTOUR	EP	EDGE OF PAVEMENT
750.00	SPOT ELEVATION	FF	FINISHED FLOOR
	DIRECTION OF SURFACE FLOW	SW	SIDEWALK
	DITCH OR SWALE	YG	YARD GRADE
	FLOODPLAIN		







NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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PLEASANT PRAIRIE, WI

GRADING PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

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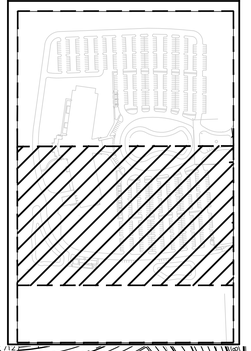
KEY MAP

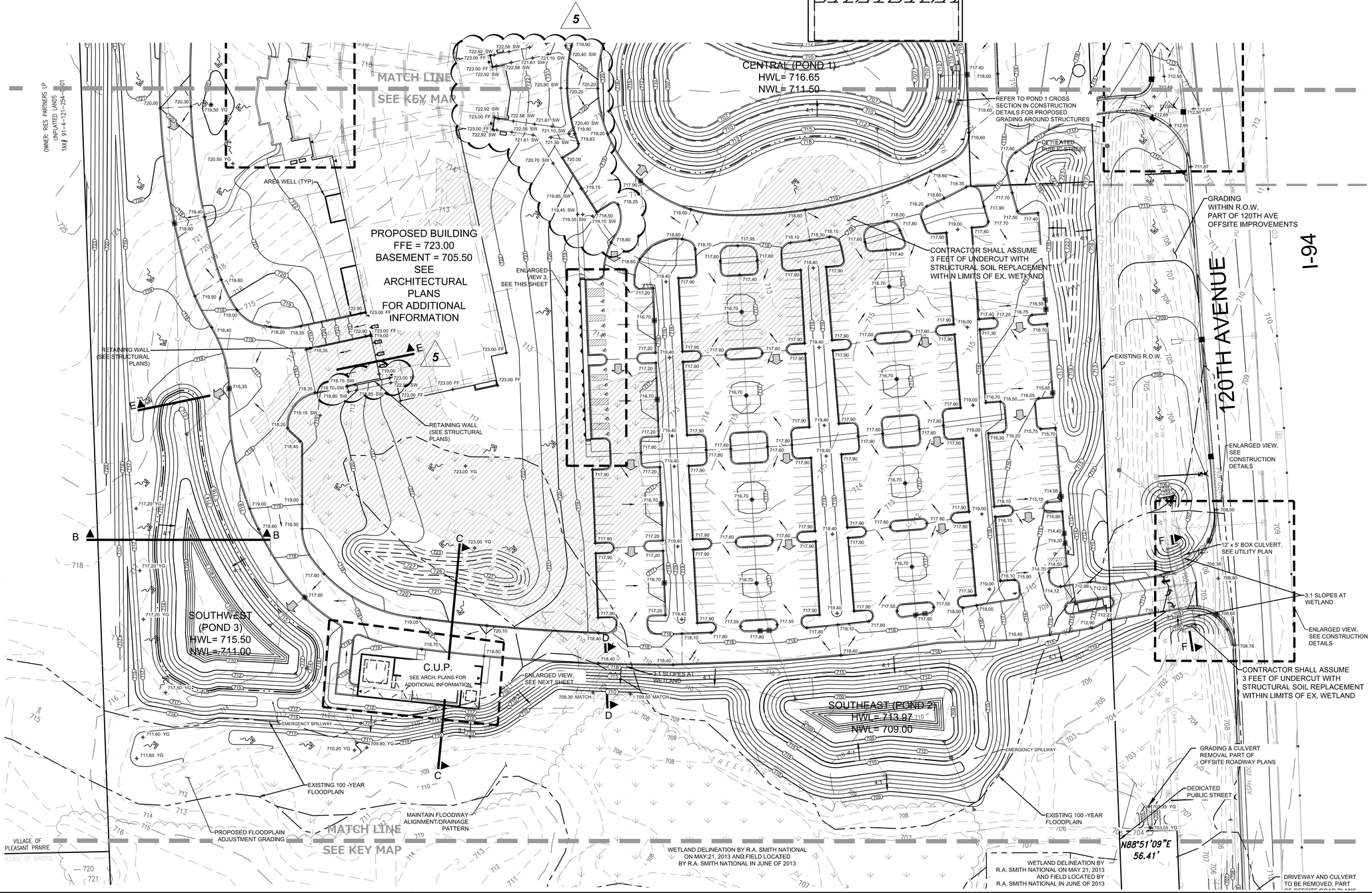


NOTES

1. SEE FIRST GRADING PLAN SHEET FOR GRADING NOTES.
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE GRADING PLAN.

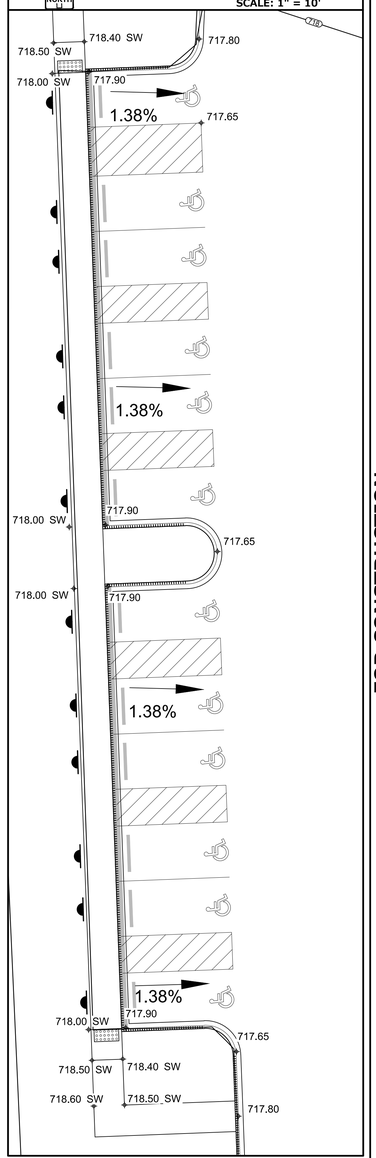
LEGEND

	SANITARY SEWER MANHOLE		OVERFLOW RELIEF ROUTING
	STORM SEWER MANHOLE		CONCRETE SIDEWALK
	CATCH BASIN- ROUND CASTING		CURB AND GUTTER
	CATCH BASIN- RECTANGULAR CASTING		DEPRESSED CURB
	CLEANOUT		REVERSE PITCH CURB & GUTTER
749	CONTOUR	EP	EDGE OF PAVEMENT
+ 750.00	SPOT ELEVATION	FF	FINISHED FLOOR
	DIRECTION OF SURFACE FLOW	SW	SIDEWALK
	DITCH OR SWALE	YG	YARD GRADE
	FLOODPLAIN		



ENLARGED VIEW 3

SCALE: 1" = 10'



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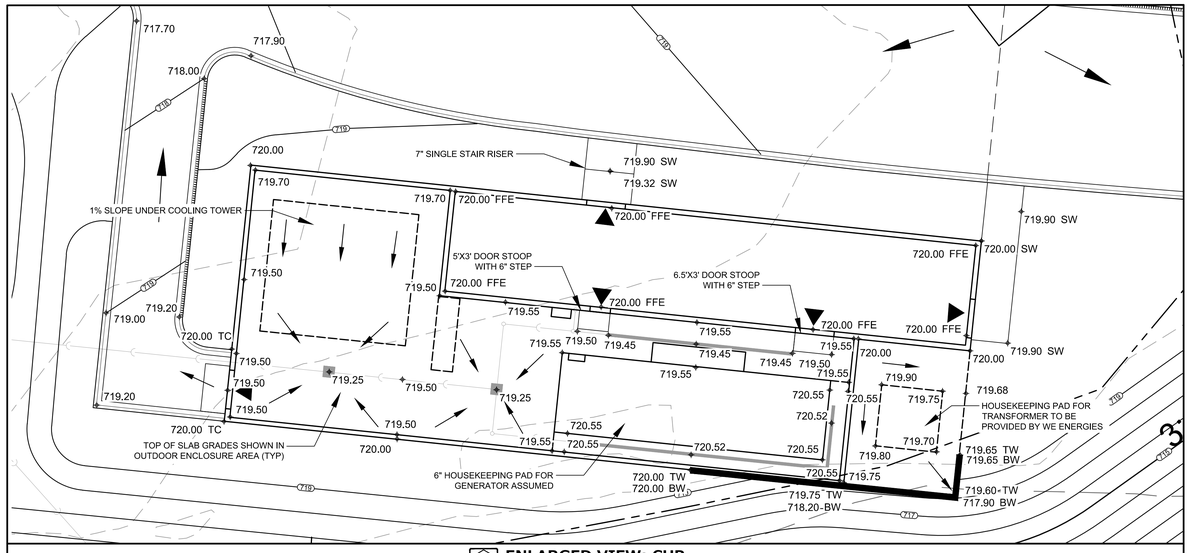
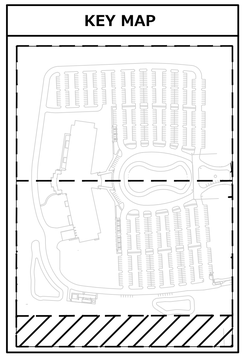


ENLARGED VIEW: CUP
SCALE: 1" = 10'

KEY MAP



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LEGEND

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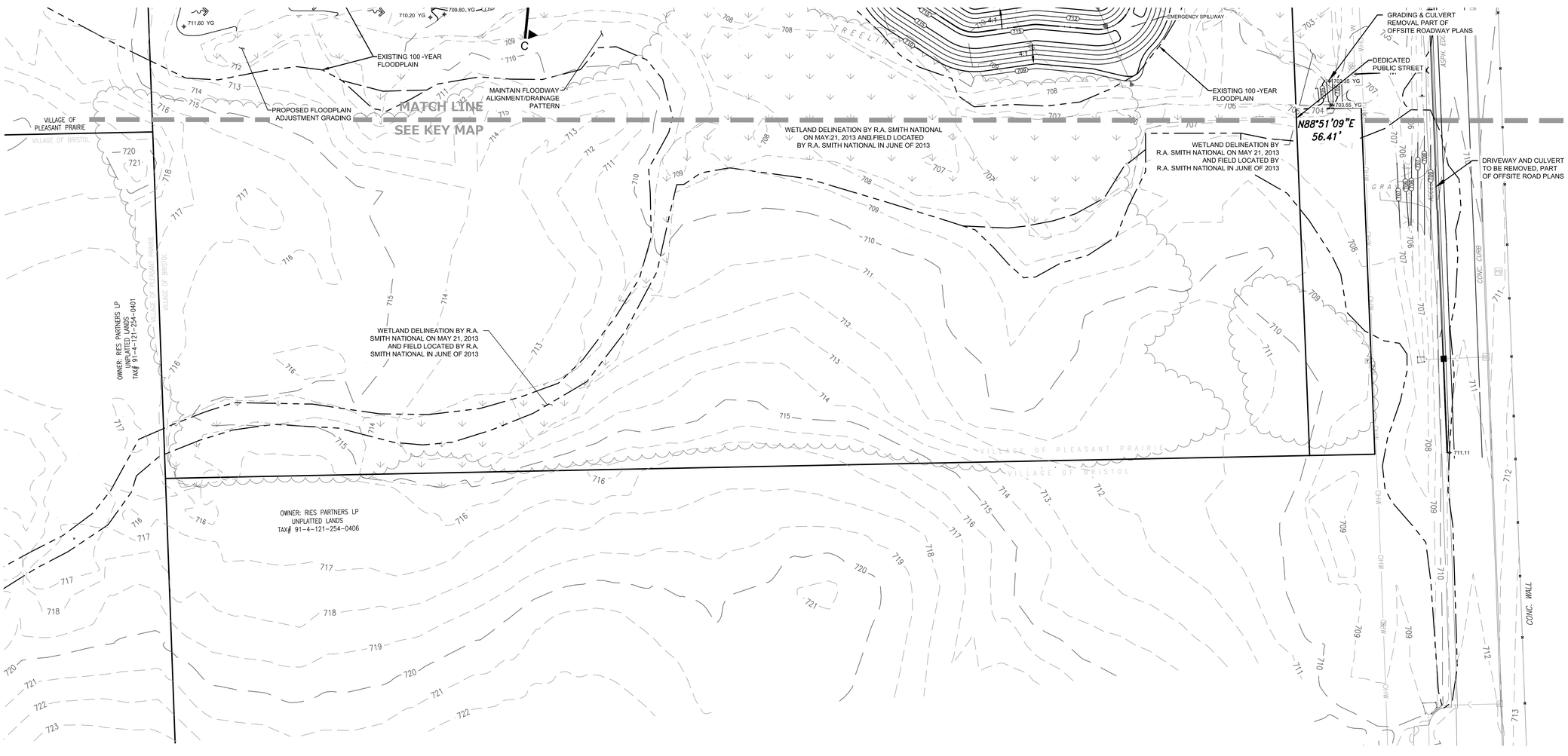

NORTH

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

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DESIGNED: MAD
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NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES COMM 82.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES (OUTSIDE OF PUBLIC UTILITY EASEMENT) SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER. FIELD TILE SHALL BE INTERCEPTED BY BIPASS SWALES OR TIED INTO PROPOSED STORM SEWER LINE.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. EAST JORDAN 1045, TYPE M1, OR EQUAL IN PARKING AND DRIVEWAYS. CURB FRAME & GRATE SHALL BE EAST JORDAN 7030, TYPE M3, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN 1045, TYPE B, NON-ROCKING OR EQUAL .

    IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE VILLAGE OF PLEASANT PRAIRIE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

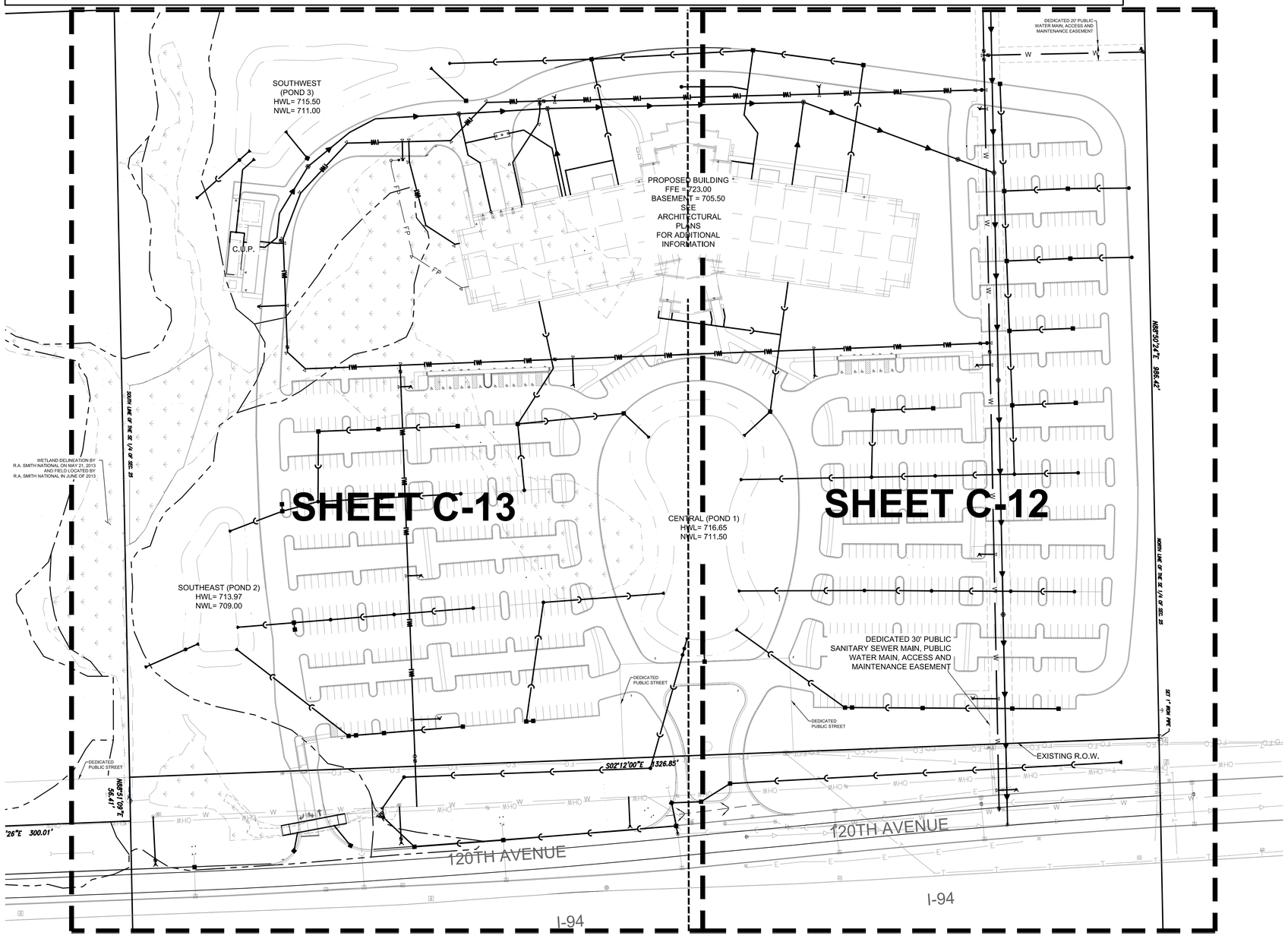
    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1580 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE DEPARTMENT OF COMMERCE REGULATIONS IN CHAPTER 82. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.
19. ALL STORM WATER INFRASTRUCTURE IS PRIVATE AND SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
20. ALL EXISTING VILLAGE HYDRANTS WHICH MUST BE RELOCATED SHOULD BE REPLACED WITH THE NEW STANDARD VILLAGE HYDRANT CONSISTING OF A FACTORY INSTALLED STORZ CONNECTION. THE REMOVED HYDRANTS SHALL BE DELIVERED TO THE VILLAGE PUBLIC WORKS DEPARTMENT. HYDRANTS NOT REQUIRING TO BE RELOCATED MAY BE RETROFITTED TO HAVE THE STORZ CONNECTION INSTALLED. THE RELOCATED HYDRANTS SHALL BE PLACED 5 FEET OFF THE BACK OF CURB ALONG 120TH AVE. NEW HYDRANT VALVES SHALL BE INSTALLED 3' OFF OF HYDRANT.
21. ALL CHECK VALVES SHALL BE PRIVATELY OWNED/ MAINTAINED AND LOCATED OUTSIDE OF THE RIGHT OF WAY AND EASEMENT AREAS.

LEGEND

	SANITARY SEWER MANHOLE	W	PUBLIC WATER MAIN
	STORM SEWER MANHOLE		PRIVATE WATER MAIN
	STORM SEWER INLET- ROUND CASTING	FP	FIRE PROTECTION
	STORM SEWER INLET- RECTANGULAR CASTING	X	UTILITY CROSSING
	PRECAST FLARED END SECTION		GRANULAR TRENCH BACKFILL
	CONCRETE HEADWALL		LIGHTING
	VALVE VAULT	E	ELECTRICAL CABLE
	VALVE BOX	E	ELECTRICAL TRANSFORMER OR PEDESTAL
	FIRE HYDRANT		POWER POLE
	BUFFALO BOX		POWER POLE WITH LIGHT
	CLEANOUT		STREET SIGN
	SANITARY SEWER	G	GAS MAIN
	FORCE MAIN	T	TELEPHONE LINE
	STORM SEWER		UTILITY TO BE REMOVED
	THRUST BLOCK		DRAINTILE



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UTILITY PLAN

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DESIGNED: MJC
DRAFTED: BRP

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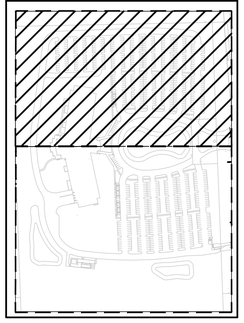
KEY MAP



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	STORM SEWER MANHOLE		PRIVATE WATER MAIN
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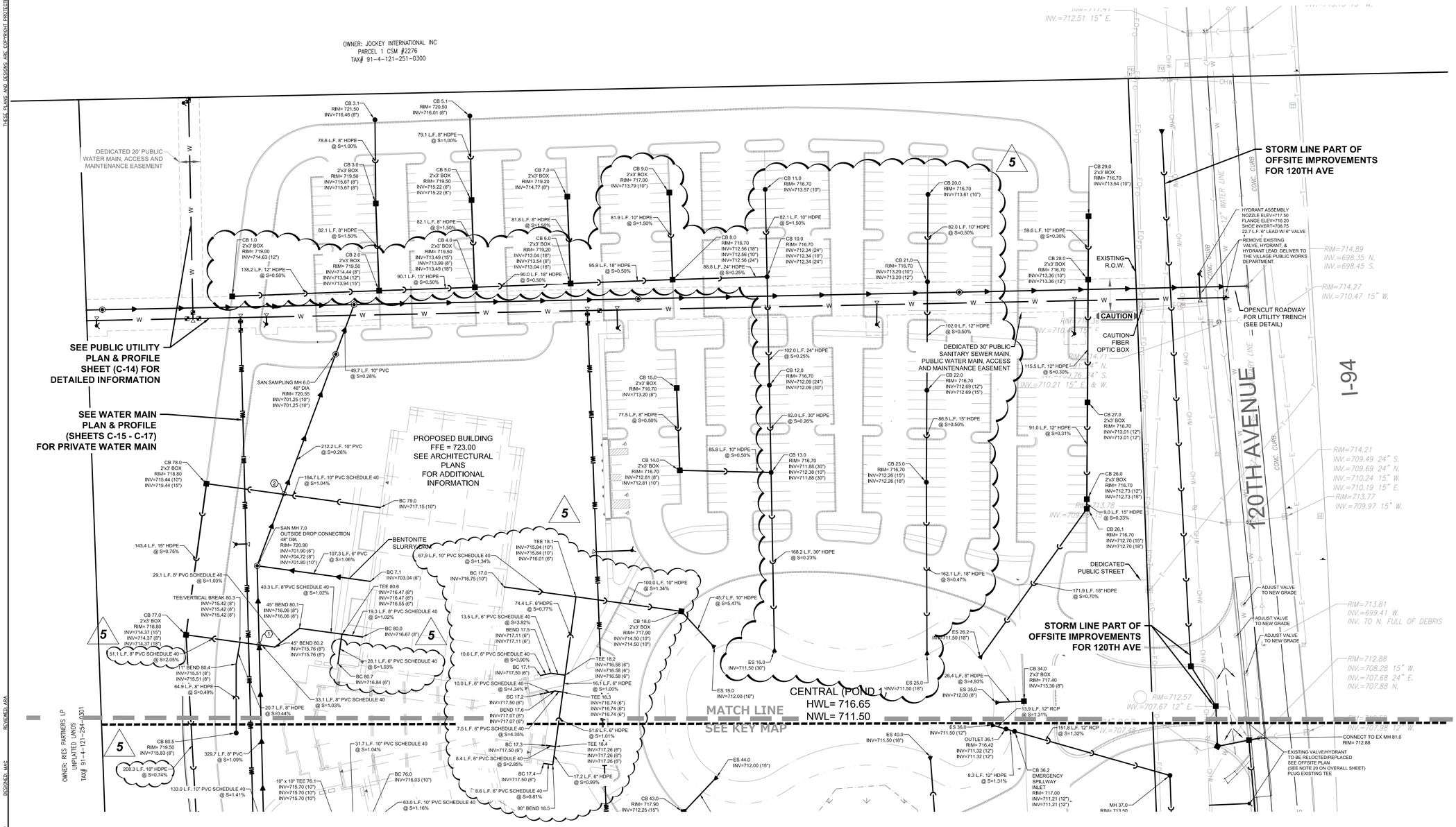
	STORM SEWER INLET- RECTANGULAR CASTING		UTILITY CROSSING
	PRECAST FLARED END SECTION		GRANULAR TRENCH BACKFILL
	CONCRETE HEADWALL		LIGHTING
	VALVE VAULT		ELECTRICAL CABLE
	VALVE BOX		ELECTRICAL TRANSFORMER OR PEDESTAL
	FIRE HYDRANT		POWER POLE
	BUFFALO BOX		POWER POLE WITH LIGHT
	CLEANOUT		STREET SIGN
	SANITARY SEWER		GAS MAIN
	FORCE MAIN		TELEPHONE LINE
	STORM SEWER		UTILITY TO BE REMOVED
	THRUST BLOCK		DRAINTILE

CROSSINGS

1	8" STORM OVER 8" SANITARY 8" B/PIPE=715.60 8" T/PIPE=706.35	2	12" STORM OVER 8" SANITARY 12" B/PIPE=716.20 6" T/PIPE=702.32

*ADDITIONAL CROSSING INFORMATION AVAILABLE IN SANITARY & WATER MAIN PROFILES



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PLEASANT PRAIRIE, WI

UTILITY PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
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PEG JOB No. 119.00A
PEG PM ARA
START DATE 06/15/15
SCALE

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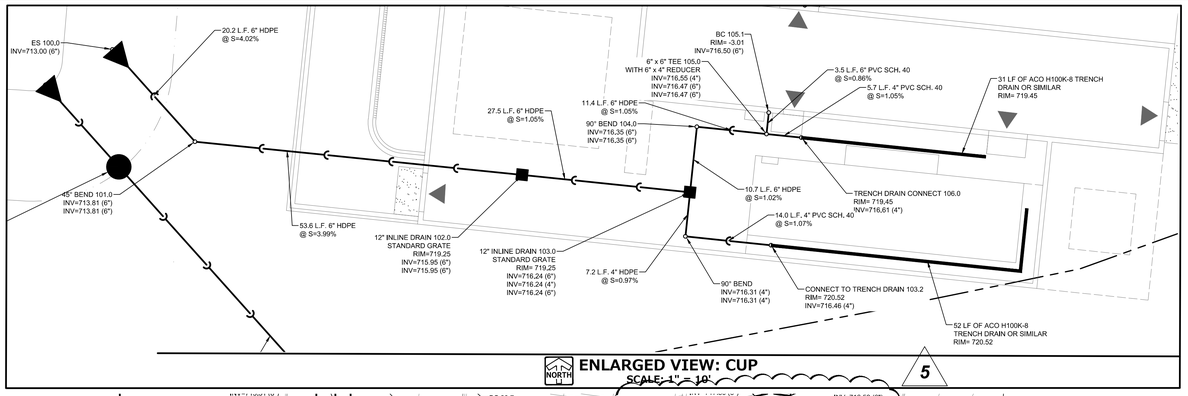
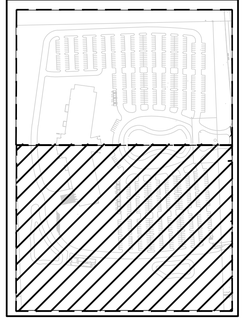


ENLARGED VIEW: CUP
SCALE: 1" = 10'

NOTES

1. **SEE FIRST UTILITY PLAN SHEET FOR UTILITY NOTES.**
2. **SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE UTILITY PLAN.**

KEY MAP



LEGEND

SANITARY SEWER MANHOLE	PUBLIC WATER MAIN
STORM SEWER MANHOLE	PRIVATE WATER MAIN
STORM SEWER INLET- ROUND CASTING	FIRE PROTECTION
STORM SEWER INLET- RECTANGULAR CASTING	UTILITY CROSSING
PRECAST FLARED END SECTION	GRANULAR TRENCH BACKFILL
CONCRETE HEADWALL	LIGHTING
VALVE VAULT	ELECTRICAL CABLE
VALVE BOX	ELECTRICAL TRANSFORMER OR PEDESTAL
FIRE HYDRANT	POWER POLE
BUFFALO BOX	POWER POLE WITH LIGHT
CLEANOUT	STREET SIGN
SANITARY SEWER	GAS MAIN
FORCE MAIN	TELEPHONE LINE
STORM SEWER	UTILITY TO BE REMOVED
THRUST BLOCK	DRAINTILE

CROSSINGS

3: 4" SANITARY OVER 4" WATER; 4" B/PIPE=714.98; 4" T/PIPE=712.62	4: 4" WATER OVER 8" SANITARY; 4" B/PIPE=710.96; 8" T/PIPE=708.27
5: 10" STORM OVER 8" SANITARY; 10" B/PIPE=713.47; 8" T/PIPE=708.27	6: 6" STORM OVER 4" WATER; 6" B/PIPE=713.17; 4" T/PIPE=±711.59
7: 24" STORM OVER 6" WATER; 24" B/PIPE=703.63; 6" T/PIPE=±700.00	

*ADDITIONAL CROSSING INFORMATION AVAILABLE IN SANITARY & WATER MAIN PROFILES

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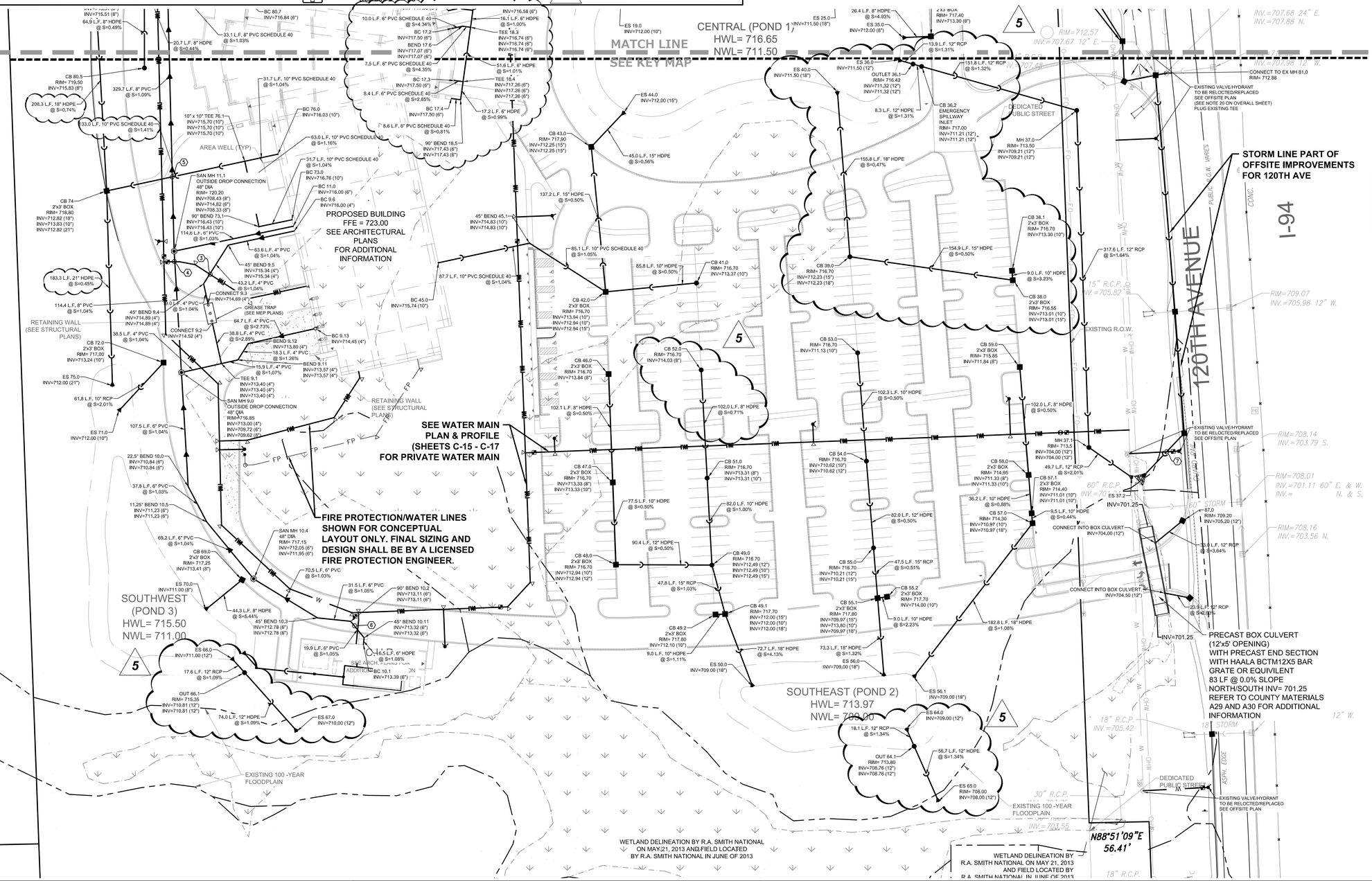

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UTILITY PLAN

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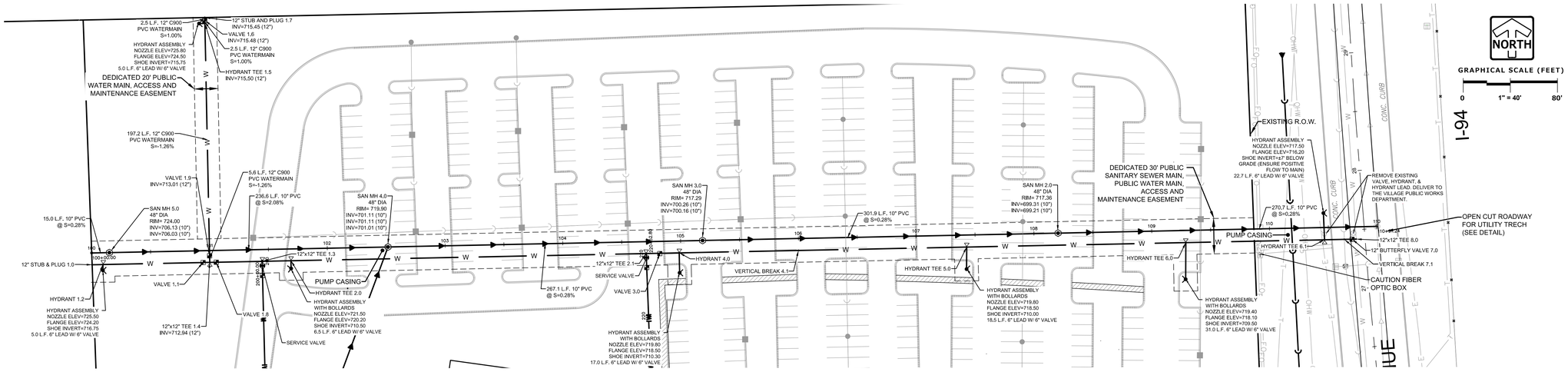

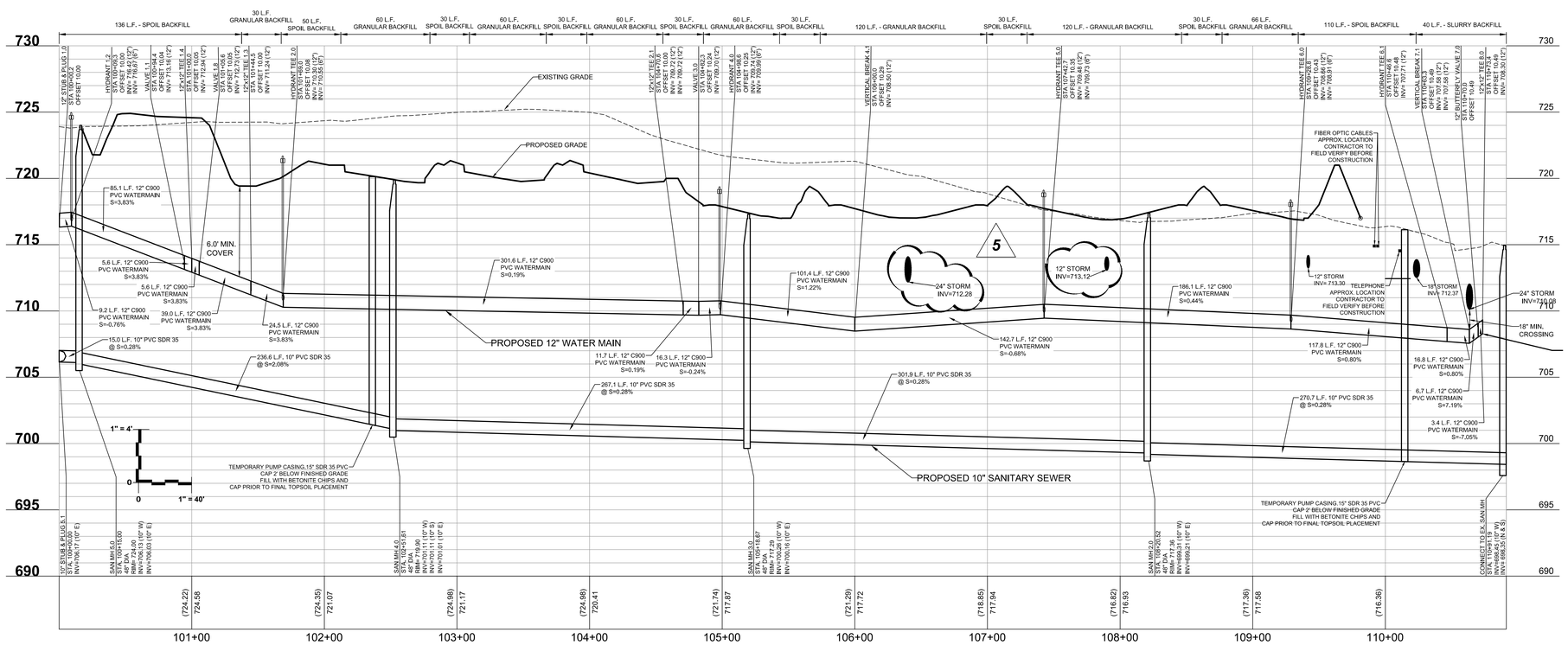

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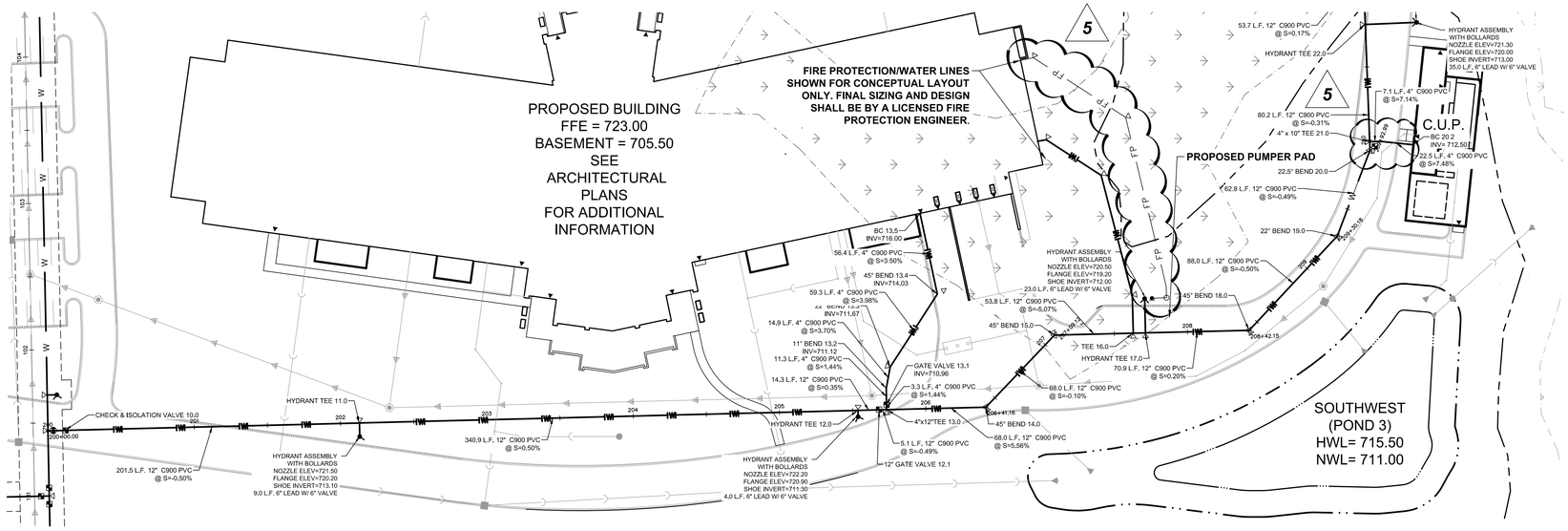

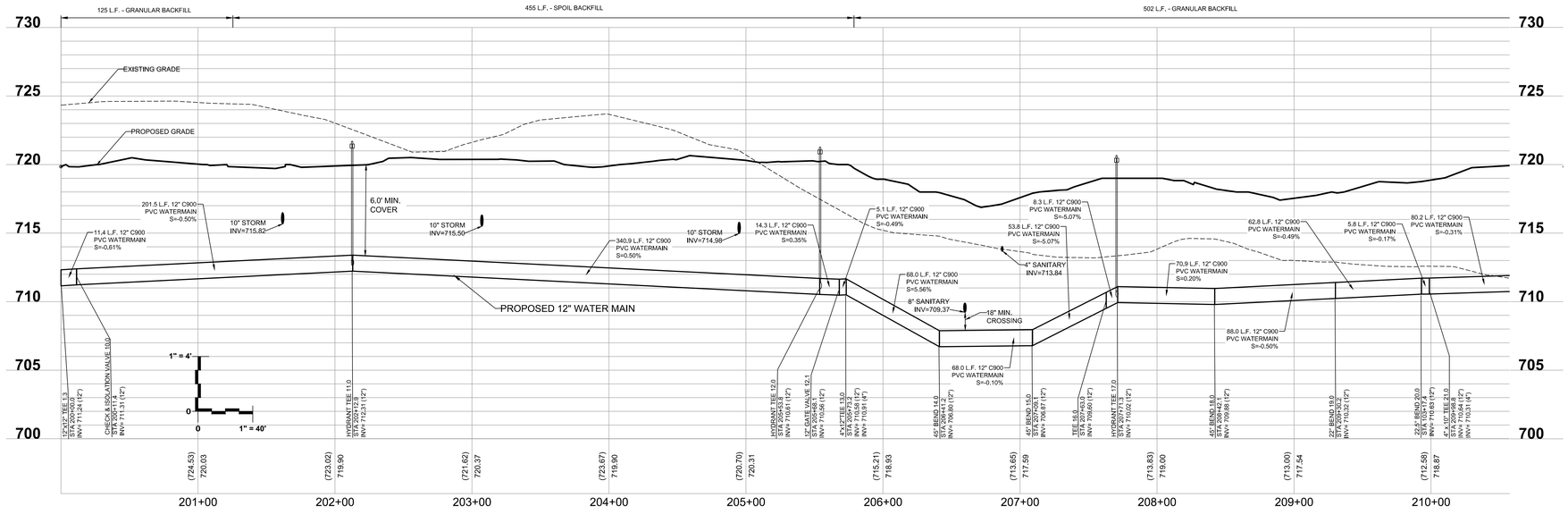

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REG. JOB No. 119.004
REG. PM ARA
START DATE 06/15/15
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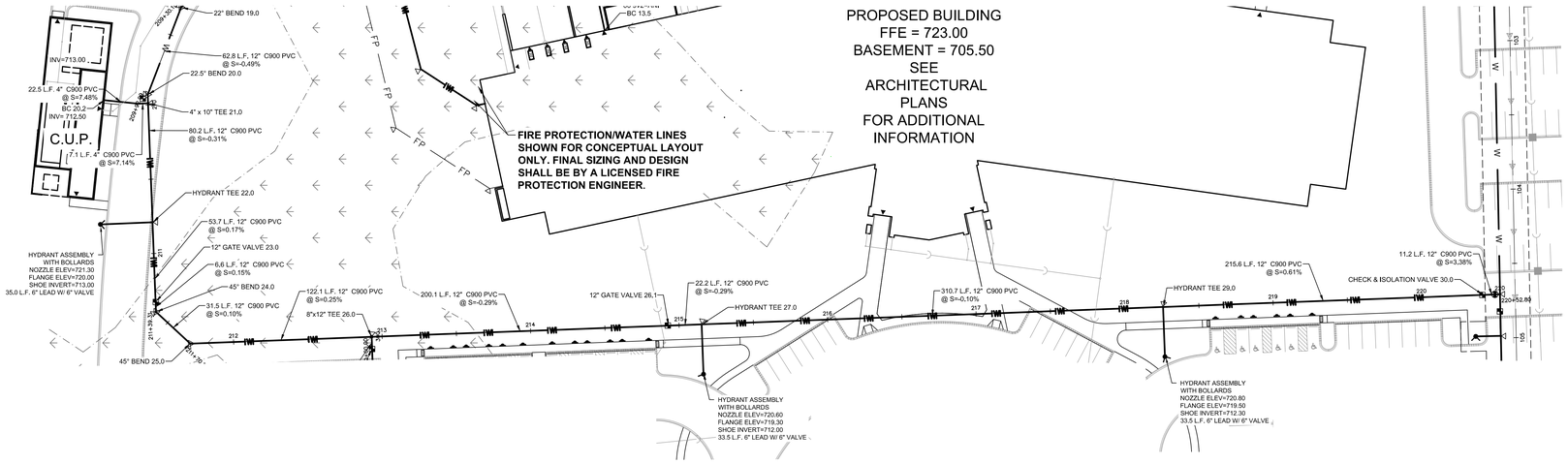
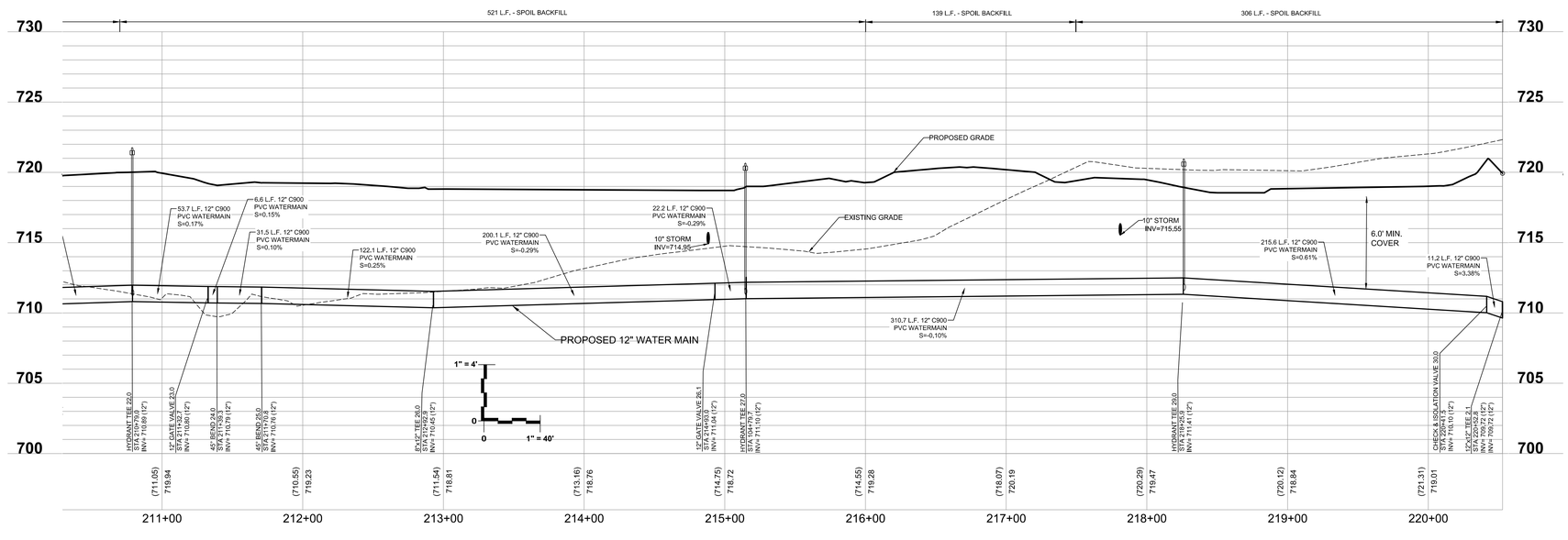


NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



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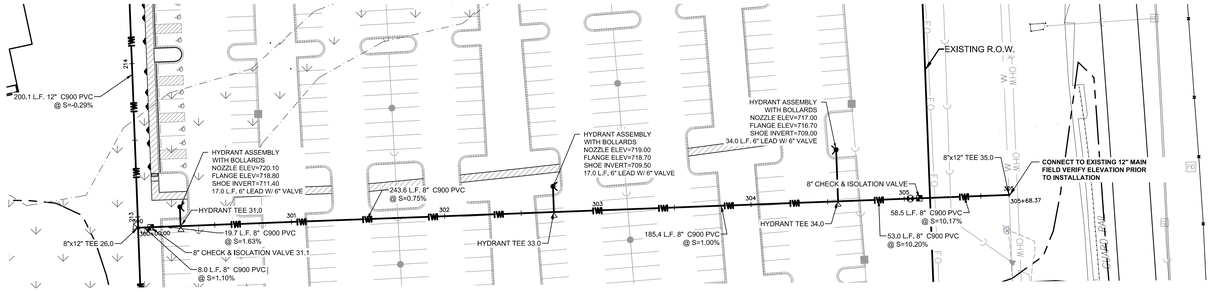
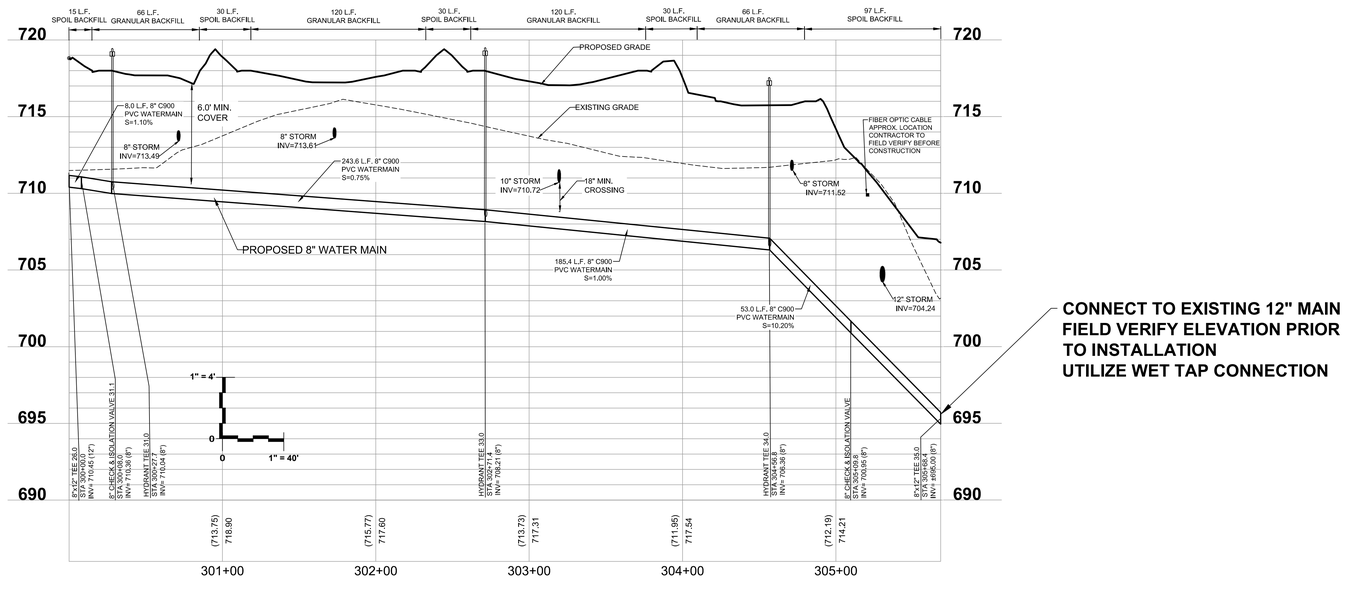
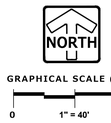




CONNECT TO EXISTING 12" MAIN
FIELD VERIFY ELEVATION PRIOR
TO INSTALLATION
UTILIZE WET TAP CONNECTION



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE.
2. ESTABLISH INTERIM DIVERSION DITCHES AND/OR CONTAINMENT BERMS PER SHEET C-14A OR AS OTHERWISE REQUIRED BY AGENCIES HAVING JURISDICTION.
3. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
4. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
5. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
7. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

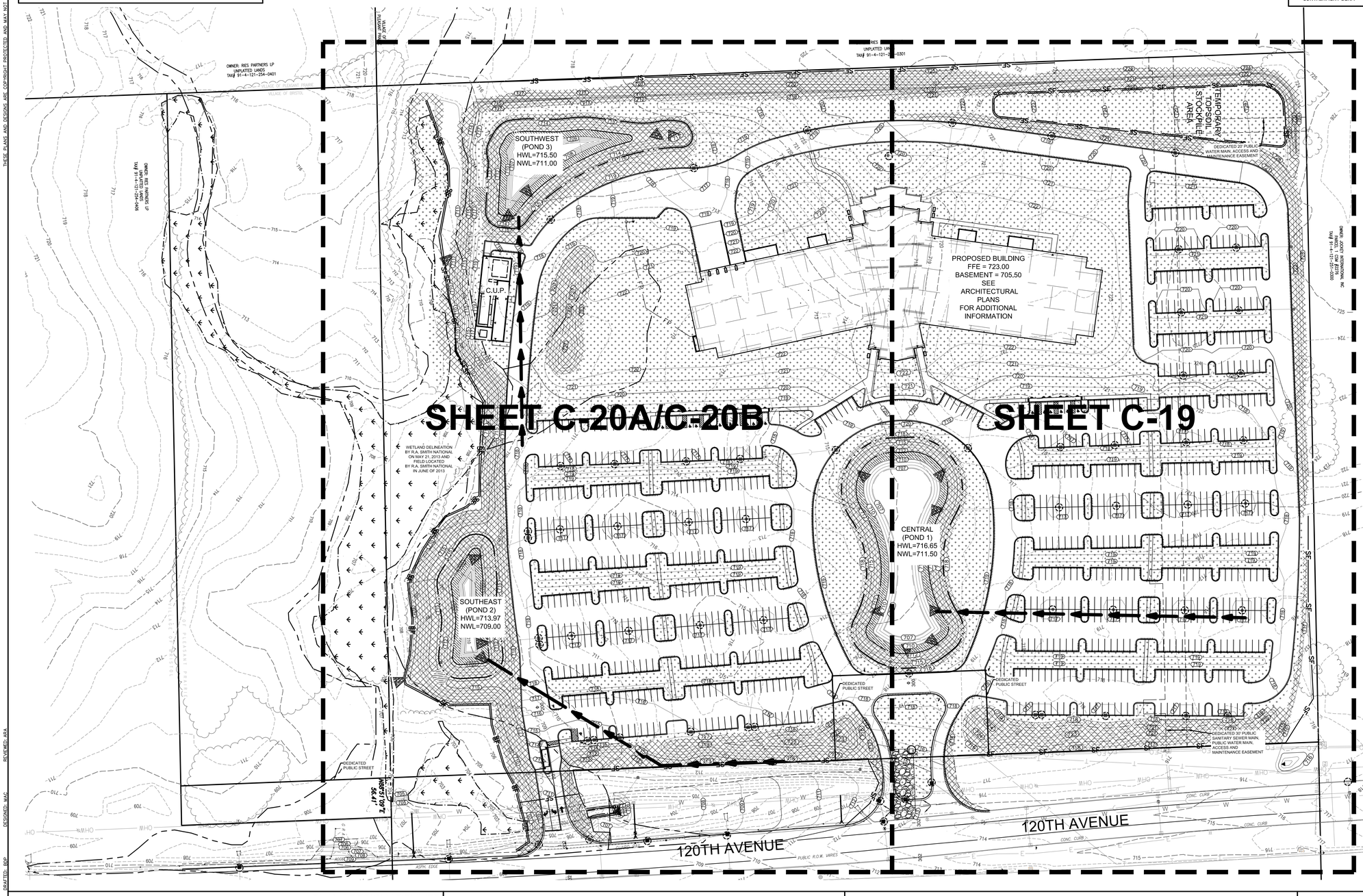
   CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
   - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
   - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
   - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF THIRTY (30) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 3:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. TOPSOIL THICKNESS SHALL BE 18" ACROSS SITE.
22. REMOVE SEDIMENT TO DESIGN GRADE NEAR PROJECT COMPLETION.
23. SILT FENCE SHALL BE INSTALLED AND INSPECTED BY PLEASANT PRAIRIE PRIOR TO ANY WORK STARTING.

LEGEND

SANITARY MANHOLE		FLOODPLAIN	
STORM MANHOLE		HIGH WATER LEVEL (HWL)	
CATCH BASIN		NORMAL WATER LEVEL (NWL)	
INLET		DIRECTION OF SURFACE FLOW	
PRECAST FLARED END SECTION		DITCH OR SWALE	
CONCRETE HEADWALL		DIVERSION SWALE	
VALVE VAULT		OVERFLOW RELIEF ROUTING	
VALVE BOX		FENCE LINE, TEMPORARY SILT	SF
FIRE HYDRANT		RIP RAP OUTFALL PROTECTION (SEE DETAIL)	
		INLET PROTECTION (SEE DETAIL)	
CLEANOUT		CONSTRUCTION ENTRANCE	
CONTOUR	749	HYDROSEED (PER MANUFACTURER'S SPECIFICATIONS)	
WETLANDS		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)	
FLOODWAY			
DIVERSION SWALE/BERM		TURF REINFORCEMENT MATTING (CLASS III, TYPE C) (SEE POND SECTION IN CONSTRUCTION DETAILS)	
CONTAINMENT BERM			



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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

ULINE CORPORATE CAMPUS H2 FACILITY
PLEASANT PRAIRIE, WI

SITE STABILIZATION PLAN

REVISIONS

1	BP1 - ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

PEG JOB No. 119.00A
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET C-18 OF C-26

FOR CONSTRUCTION

SITE STABILIZATION PLAN

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DRAFTED: BGP DESIGNED: ARA REVIEWED: ARA

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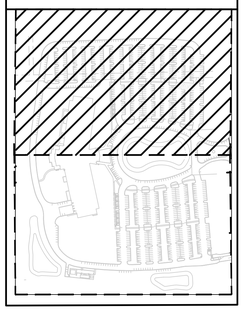
NOTES

1. SEE FIRST SITE STABILIZATION PLAN SHEET FOR GENERAL EROSION AND SEDIMENT CONTROL NOTES.
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE SITE STABILIZATION PLAN.

KEY MAP



LEGEND

SANITARY MANHOLE	FLOODPLAIN
STORM MANHOLE	HIGH WATER LEVEL (HWL)
CATCH BASIN	NORMAL WATER LEVEL (NWL)
INLET	DIRECTION OF SURFACE FLOW
PRECAST FLARED END SECTION	DITCH OR SWALE
CONCRETE HEADWALL	DIVERSION SWALE
VALVE VAULT	OVERFLOW RELIEF ROUTING
VALVE BOX	FENCE LINE, TEMPORARY SILT
FIRE HYDRANT	RIP RAP OUTFALL PROTECTION (SEE DETAIL)
CLEANOUT	INLET PROTECTION (SEE DETAIL)
CONTOUR	CONSTRUCTION ENTRANCE
WETLANDS	HYDROSEED (PER MANUFACTURER'S SPECIFICATIONS)
FLOODWAY	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
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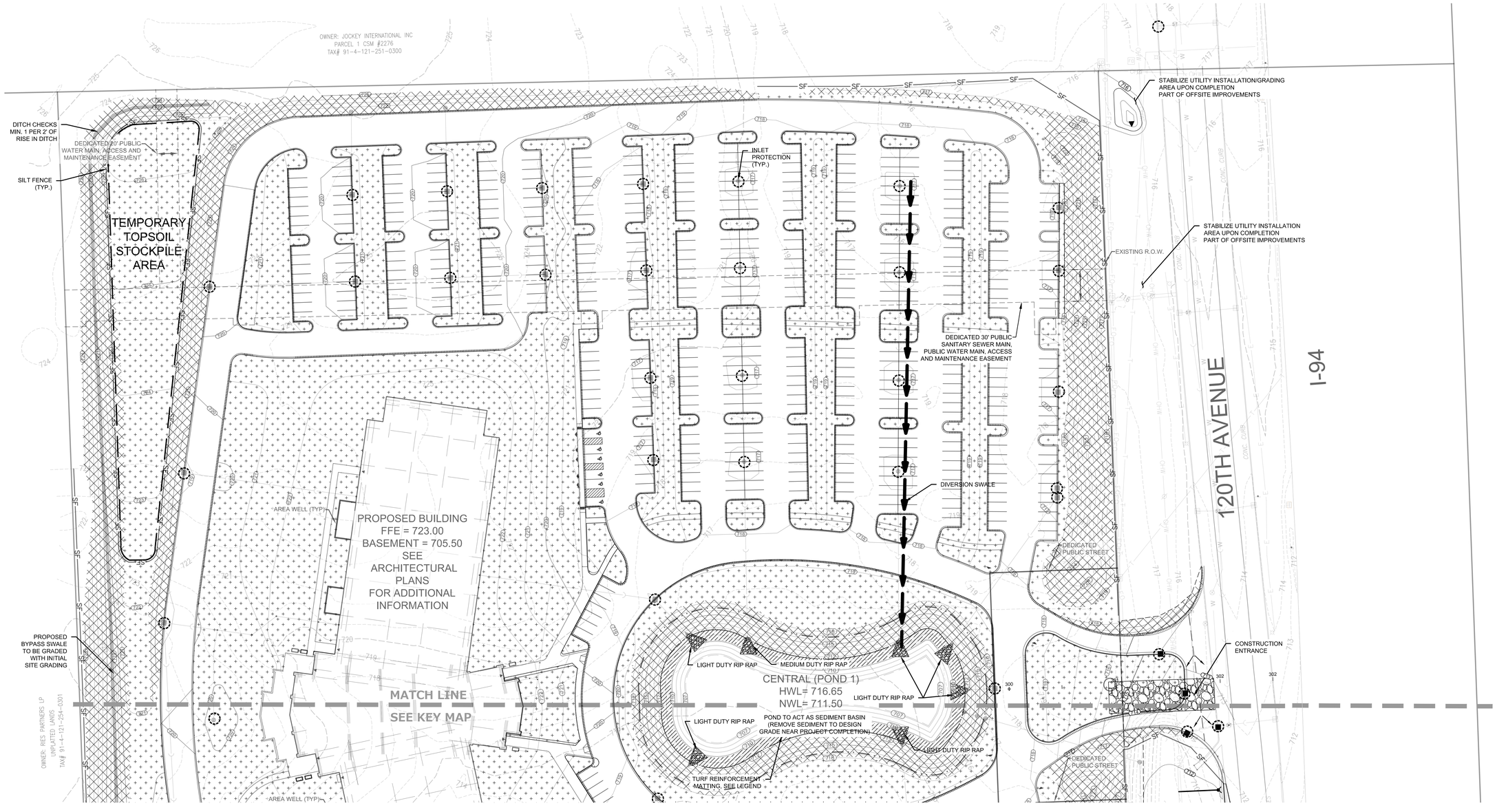
CONTAINMENT BERM	



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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SITE STABILIZATION PLAN

DRAFTED: BDP DESIGNED: MAG REVIEWED: ARA

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SITE STABILIZATION PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

PEC JOB No. 119.00A
PEC PM ARA
START DATE 06/15/15
SCALE

SHEET C-19 OF C-26

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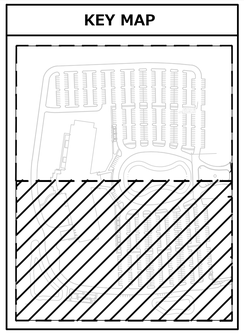
DO NOT GRADE INSIDE EXISTING FLOODPLAIN LIMITS UNTIL APPROVAL FROM FEMA HAS BEEN GRANTED.

KEY MAP



LEGEND

SANITARY MANHOLE	FLOODPLAIN
STORM MANHOLE	HIGH WATER LEVEL (HWL)
CATCH BASIN	NORMAL WATER LEVEL (NWL)
INLET	DIRECTION OF SURFACE FLOW
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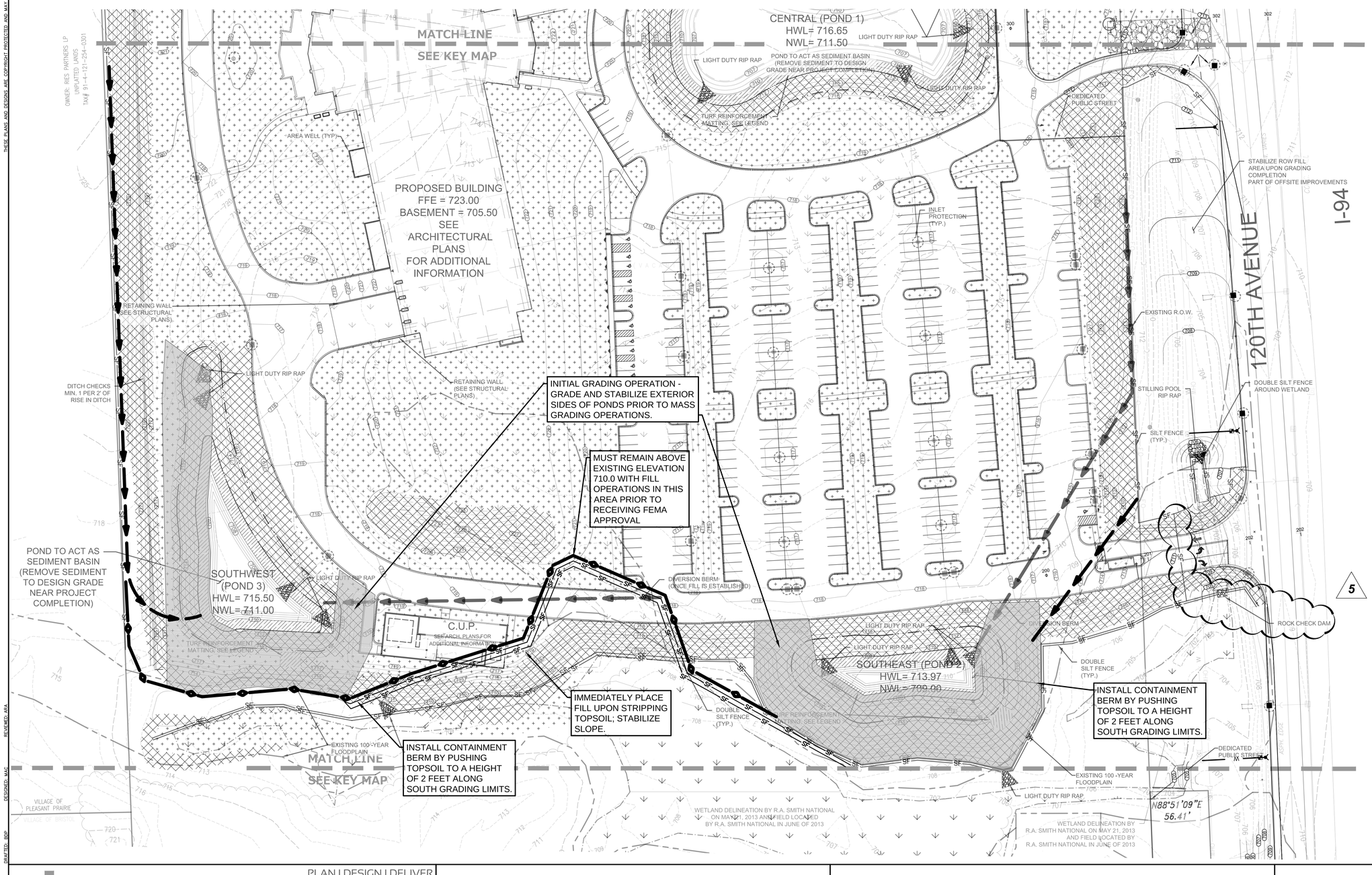
CONTAINMENT BERM	



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INTERIM SITE STABILIZATION PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

PEG JOB No. 119.008
PEG PM ABA
START DATE 06/15/15
SCALE

SHEET C-20A OF C-26

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INTERIM SITE STABILIZATION PLAN

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REVIEWED: ABA
DESIGNED: MJC
DRAFTED: BRP

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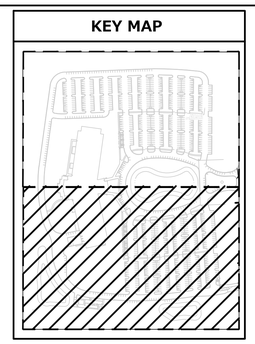
KEY MAP



LEGEND

SANITARY MANHOLE	FLOODPLAIN
STORM MANHOLE	HIGH WATER LEVEL (HWL)
CATCH BASIN	NORMAL WATER LEVEL (NWL)
INLET	DIRECTION OF SURFACE FLOW
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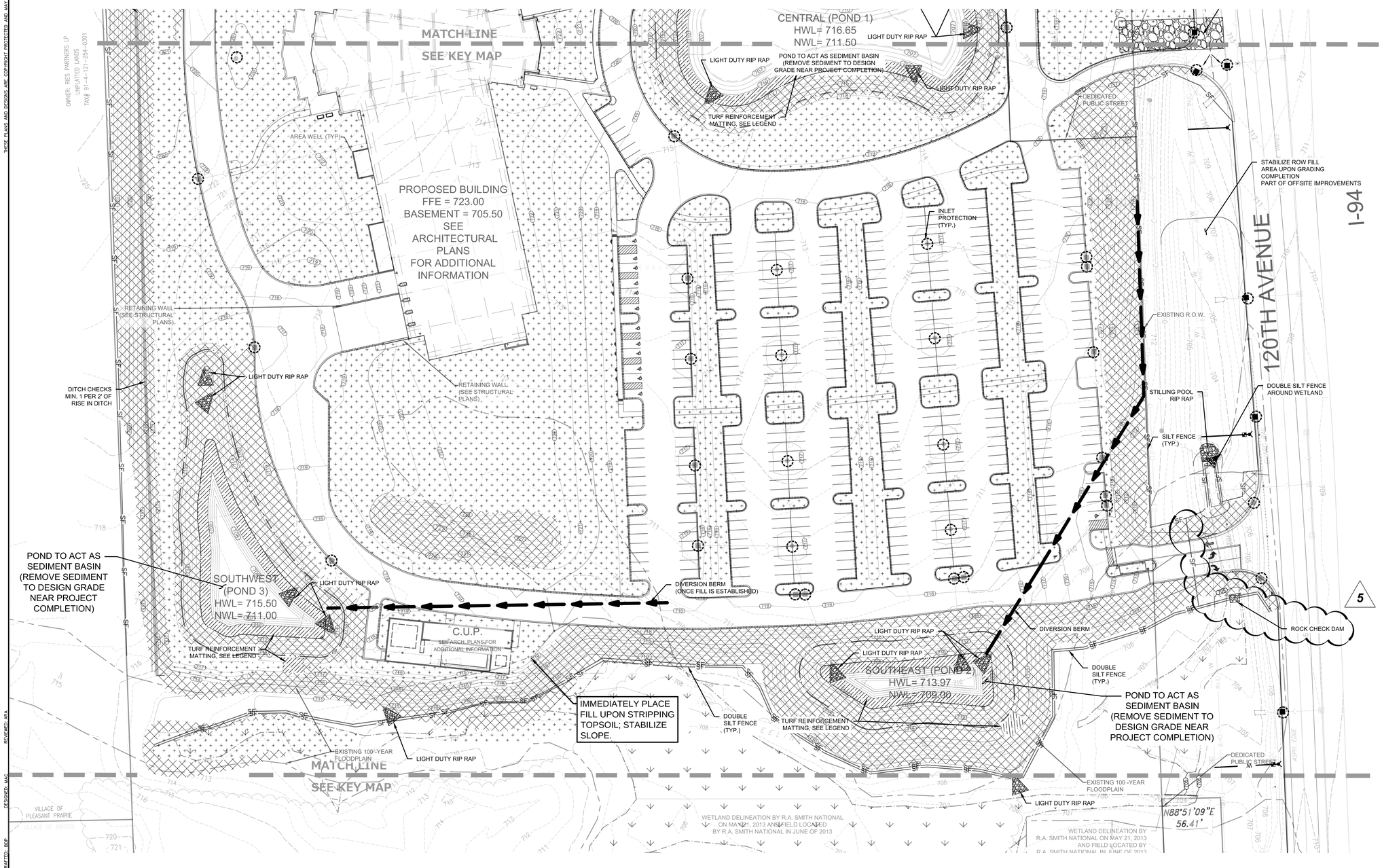

NORTH

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

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SITE STABILIZATION PLAN

REVIEWED: ABA
DESIGNED: MJC
DRAFTED: BRP

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PEG JOB No. 119.004
PEG PM ABA
START DATE 06/15/15
SCALE

SHEET
C-20B
OF
C-26

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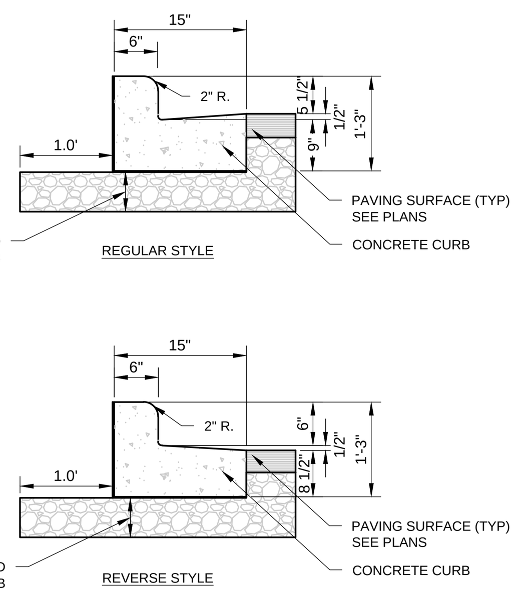
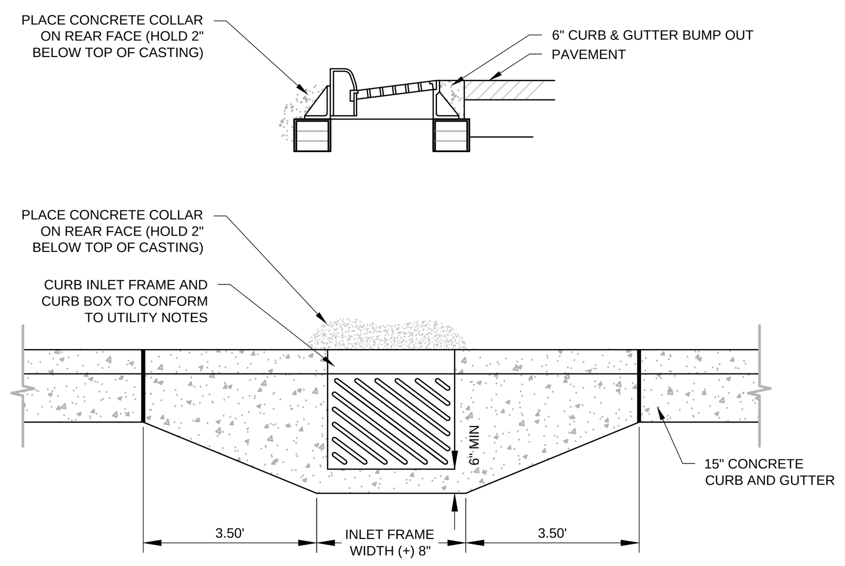


NOTES:

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

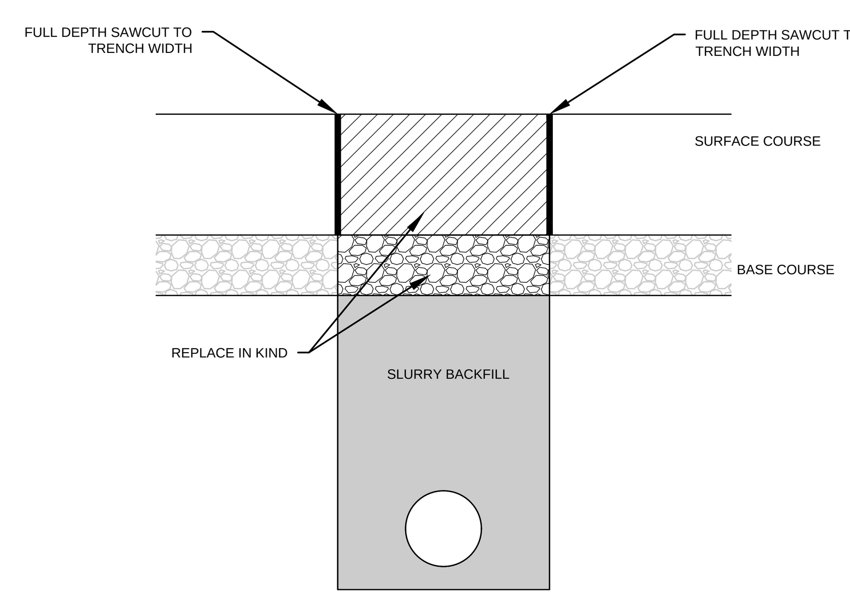
15" VERTICAL FACE CURB

#602-WI 12-14-12

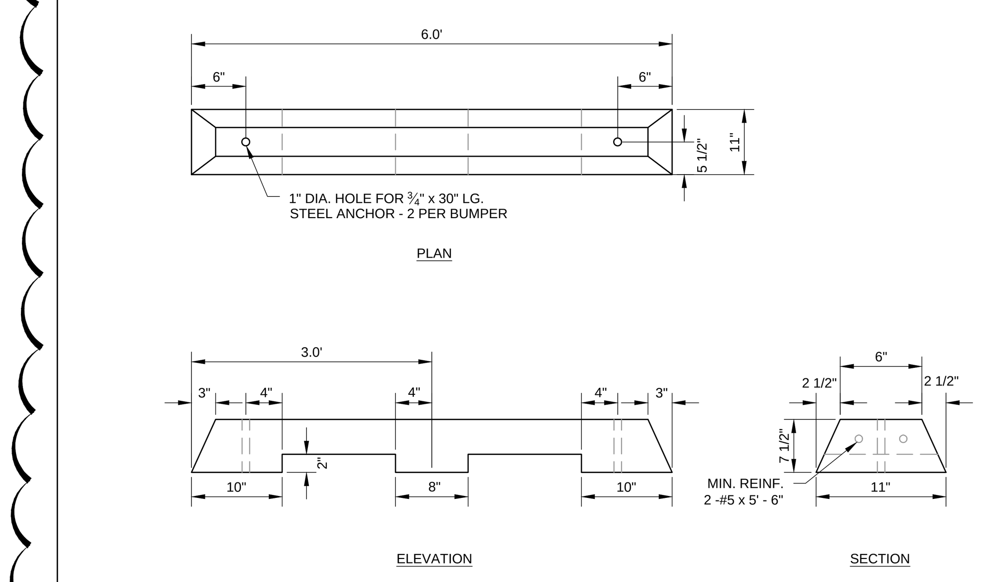


CURB AND GUTTER BUMP OUT

#616 10-10-12

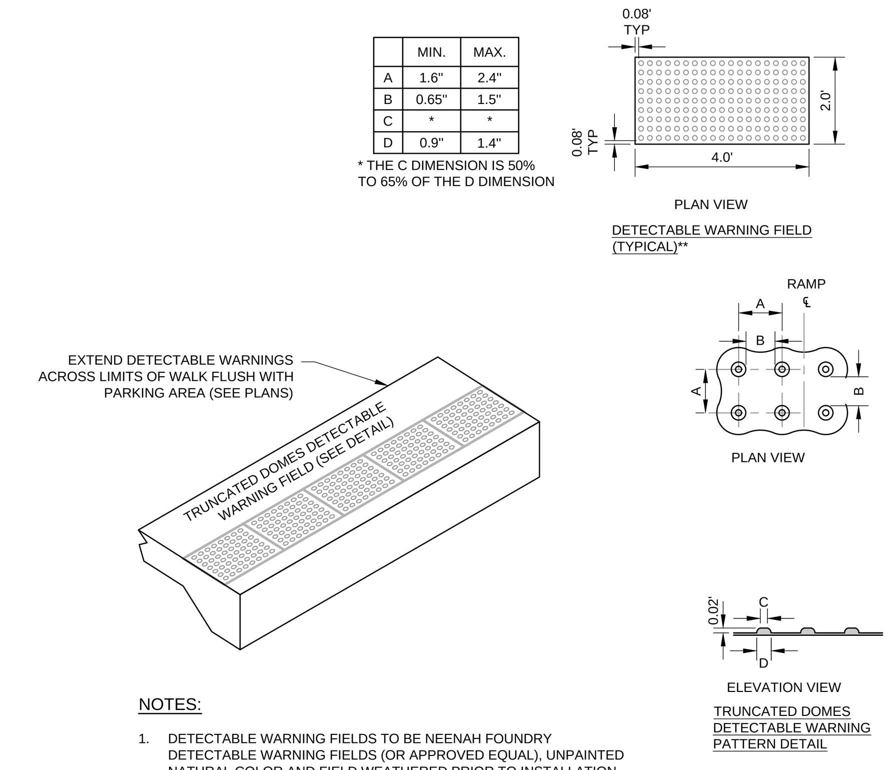


OPEN CUT ROADWAY



CONCRETE WHEEL STOP

#800 01/24/13



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

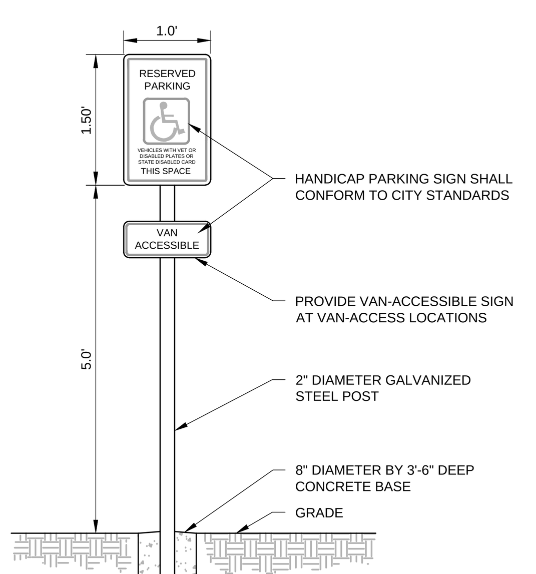
* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION

NOTES:

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

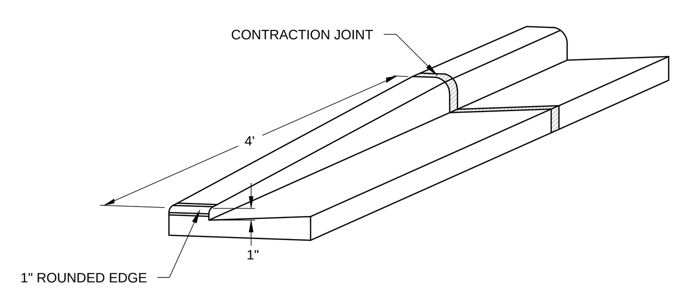
DETECTABLE WARNING TRUNCATED DOMES

#705 4/30/13



ADA SIGN

#706 10-11-12

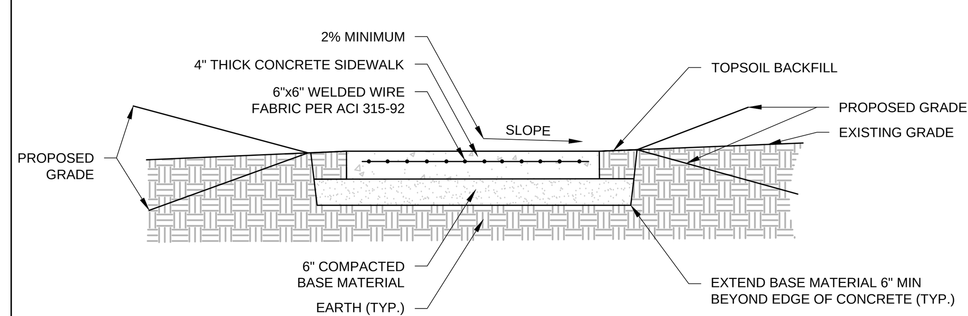


NOTES:

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

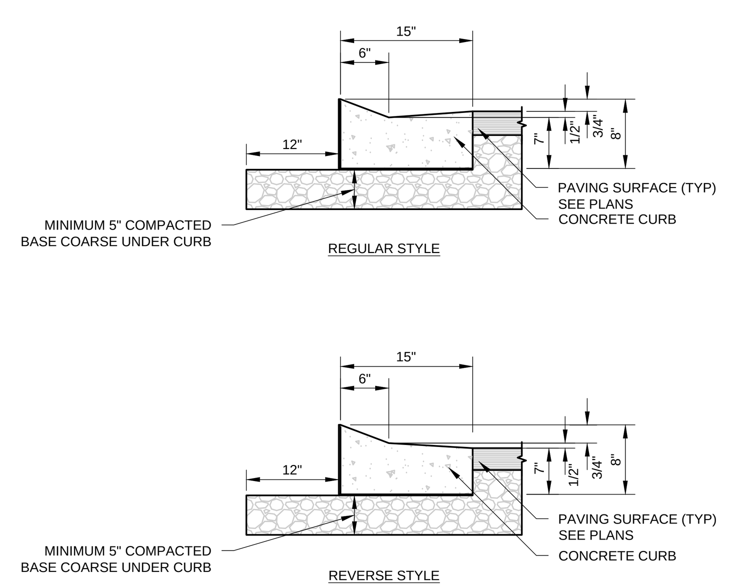
TAPER CURB HEAD

#617 10-11-12



CONCRETE SIDEWALK

#507 10-11-12

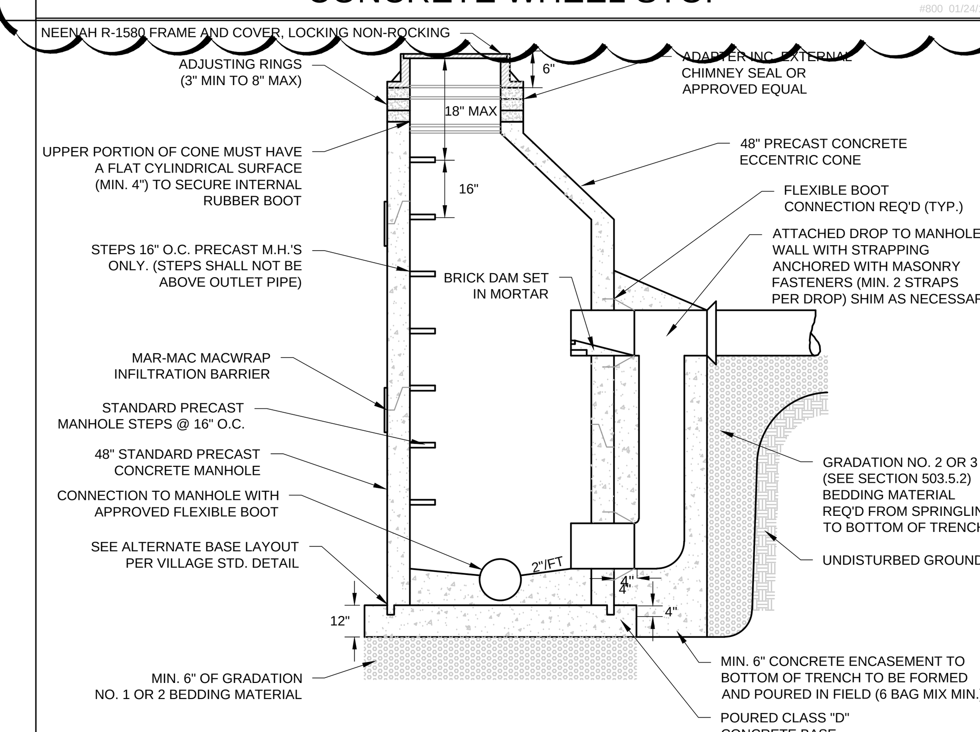


NOTES:

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

15" DEPRESSED CURB

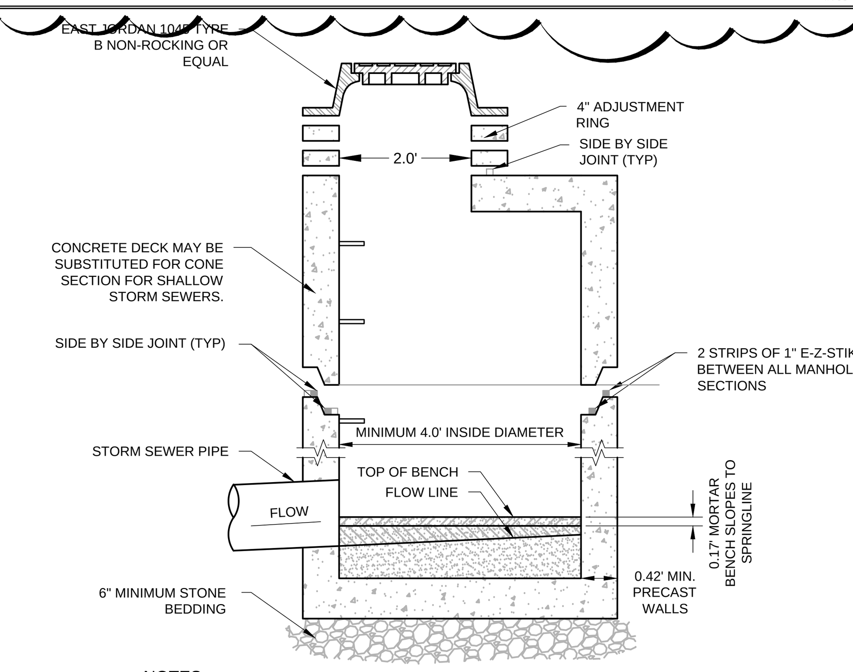
#601-WI 12-17-12



NOTES:

1. DROP PIPE AND FITTING SHALL BE SAME MATERIAL AND SIZE AS INCOMING SEWER. CONCRETE ENCASEMENT SHALL CURE FOR A MINIMUM IF 24 HOURS BEFORE TRENCH IS BACKFILLED.
2. MANHOLE TO BE IN ACCORDANCE WITH STANDARD VILLAGE OF PLEASANT PRAIRIE SANITARY MANHOLE DETAIL.
3. INVERT OF DROP SEWER IS TO BE THE SAME ELEVATION AS THE SPRING LINE OF THE LARGEST MAIN LINE SEWER PIPE

OUTSIDE DROP MANHOLE

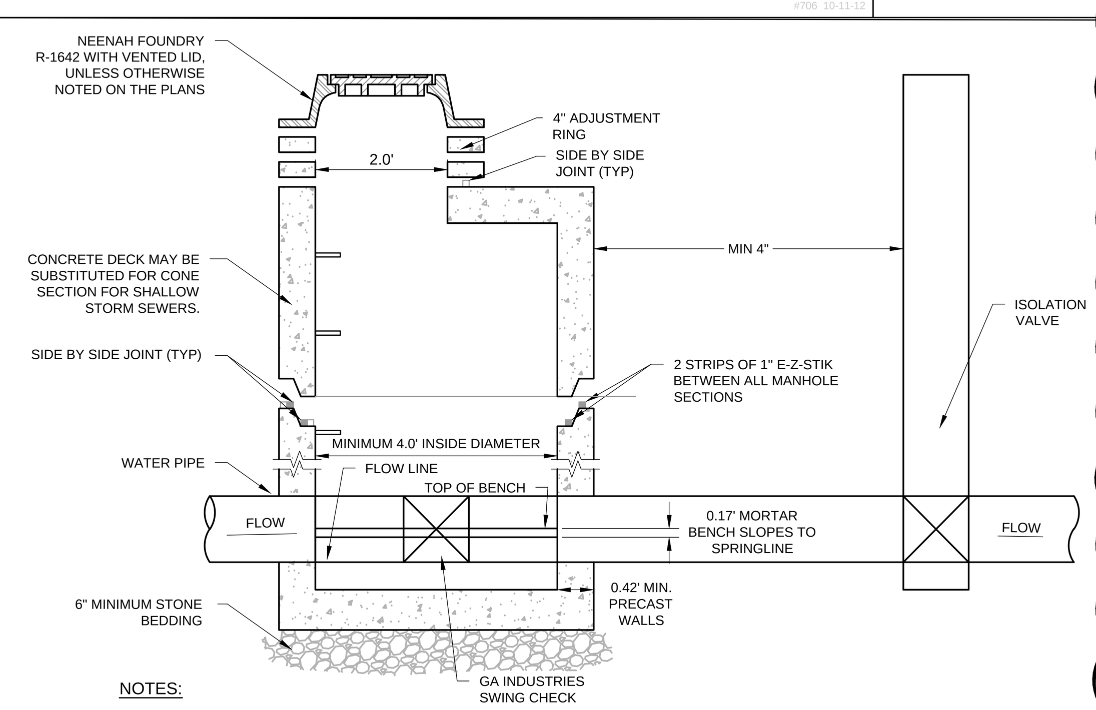


NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

STORM SEWER MANHOLE

#301 04/26/13



NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

CHECK & ISOLATION VALVE

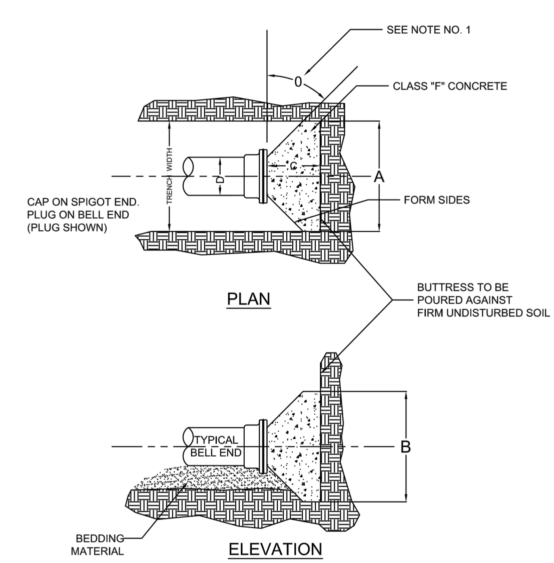
#345 07/09/15

NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "0" EQUAL TO OR LARGER THAN 45 DEG.
2. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
3. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
4. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
5. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.

BUTTRESS DIMENSIONS

DIA.	A	B	C	D
6"	1'- 6"	1'- 2"	SEE NOTE NO. 1	SEE NOTE NO. 2
8"	2'- 0"	1'- 4"		
12"	2'- 5"	1'- 10"		
16"	3'- 4"	2'- 4"		
20"	4'- 3"	2'- 10"		
24"	5'- 2"	3'- 4"		
30"	6'- 9"	4'- 0"		



SCALE: NTS

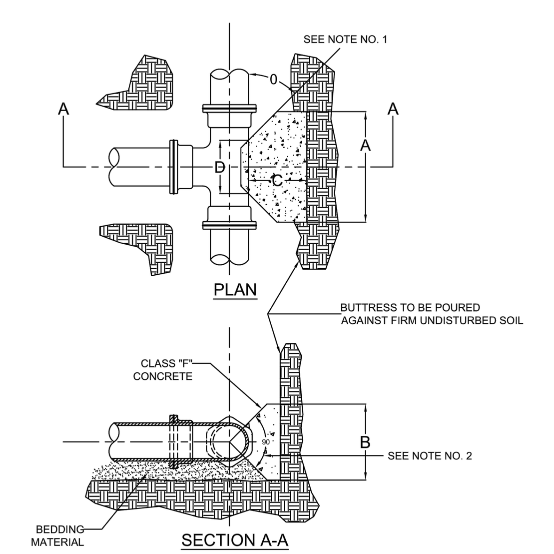
BUTTRESS FOR DEAD ENDS	DETAIL: W - 6B
CREATED: 2-5-14	APPROVED BY: MATT FINEOUR
REVISED: 10-23-15	

NOTES:

1. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "0" EQUAL TO OR LARGER THAN 45 DEG.
2. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
3. DIMENSION "D" SHOULD BE AS LARGE AS POSSIBLE BUT CONCRETE SHOULD NOT INTERFERE WITH MECHANICAL JOINTS OR MECHANICAL JOINT BOLTS.
4. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
5. BUTTRESS DIMENSIONS ARE BASED ON A SOIL RESISTANCE OF TWO TONS PER SQ. FT. AND A WATER PRESSURE OF 150 PSI.
6. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.

BUTTRESS DIMENSIONS

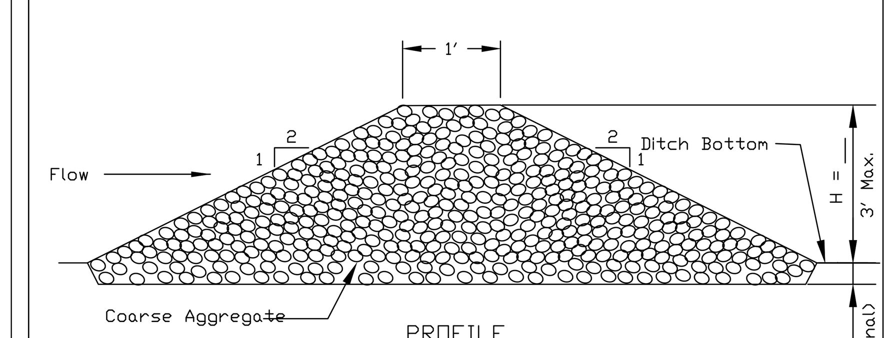
DIA.	A	B	C	D
6"	1'- 3"	1'- 0"	SEE NOTE NO. 1	SEE NOTE NO. 3
8"	1'- 6"	1'- 4"		
12"	2'- 3"	2'- 0"		
16"	3'- 2"	2'- 6"		
20"	4'- 0"	3'- 0"		
24"	5'- 3"	3'- 4"		
30"	6'- 3"	4'- 3"		



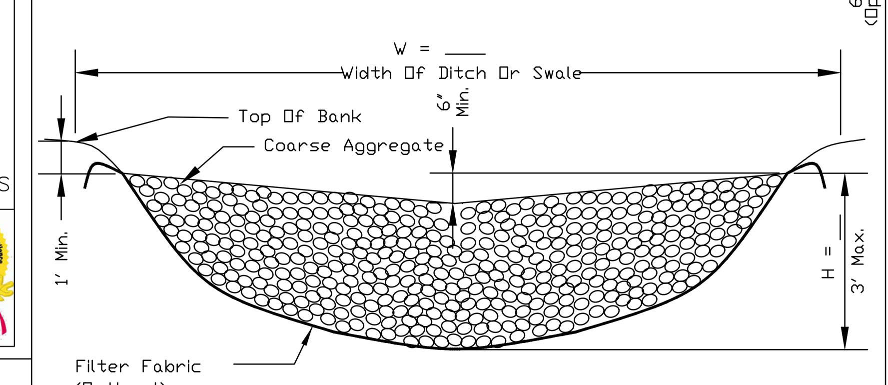
SCALE: NTS

BUTTRESS FOR TEES	DETAIL: W - 6A
CREATED: 2-5-14	APPROVED BY: MATT FINEOUR
REVISED: 10-23-15	

ROCK CHECK DAM – COARSE AGGREGATE



PROFILE



CROSS SECTION

NOTES:

1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV and shall be placed over the cleared area prior to the placing of rock.
2. Coarse aggregate shall meet one of the following IDOT gradations, CA-1, CA-2, CA-3, or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. For added stability, the base of the dam may be keyed 6 inches into the
4. soil.
5. See plans for spacing of dams and H dimensions.
6. Drainage area to each dam shall be less than 2 acres. Use ROCK CHECK DAM-RIPRAP IL-605R for drainage areas of 2 to 10 acres.

REFERENCE	NRCS Natural Resources Conservation Service	STANDARD DWG. NO. IL-605CA
Project ___		SHEET 1 OF 1
Designed ___ Date ___		DATE 1-29-99
Checked ___ Date ___		
Approved ___ Date ___		

5

DRAFTED: BDP DESIGNED: MAC REVIEWED: ARA

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CONSTRUCTION DETAILS

REVISIONS

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2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

PEG JOB No. 119.00A
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET C-21 OF C-26

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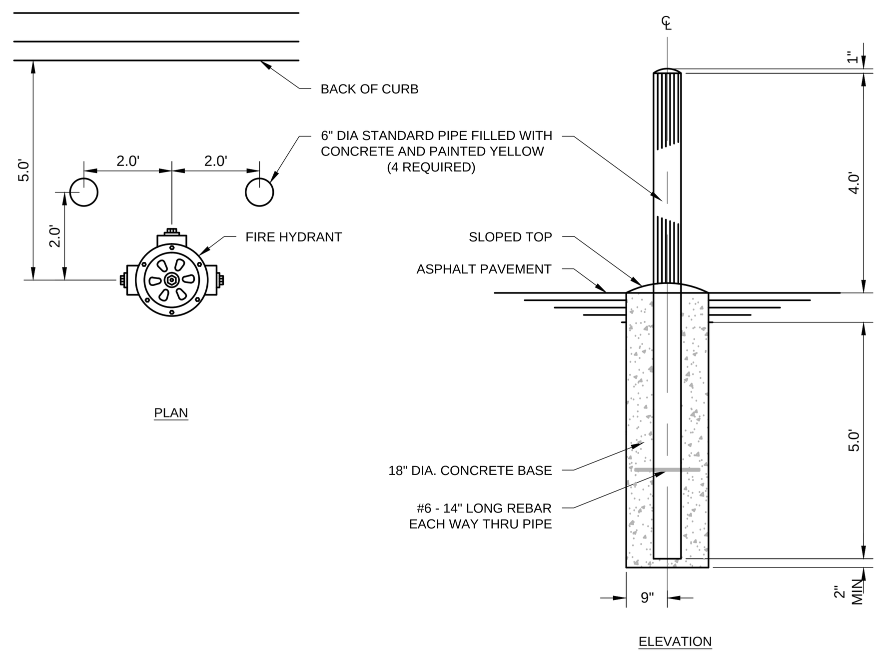
FOR CONSTRUCTION

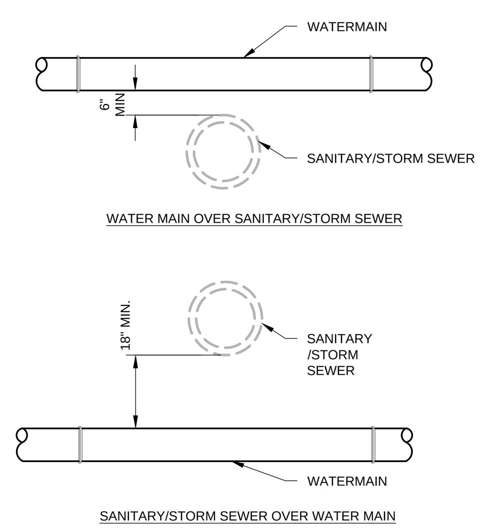
CONSTRUCTION DETAILS



NOTES:

1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS, COST INCIDENTAL.

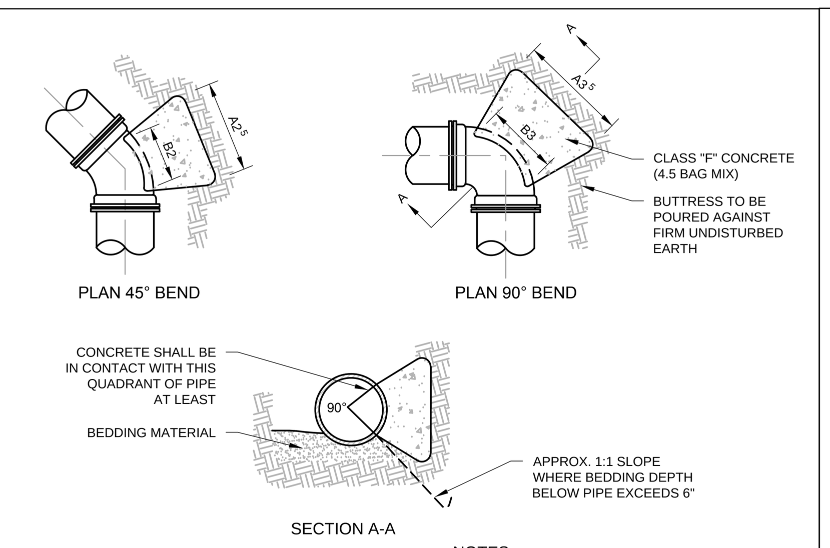
HYDRANT BOLLARD



NOTES:

1. AT CROSSING, ONE FULL 18 FOOT LENGTH OF WATERMAIN SHALL BE CENTERED ON THE SEWER. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8 FEET.

WATER MAIN SEPARATION

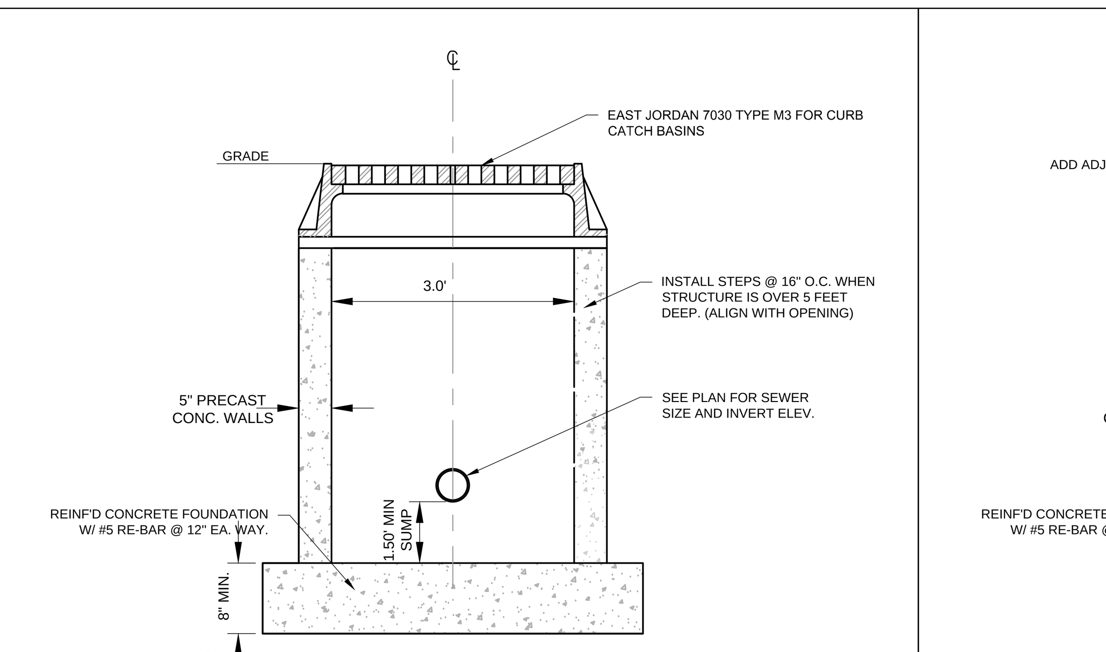


PIPE	22 1/2° BENDS		45° BENDS		90° BENDS	
SIZE	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11¼° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

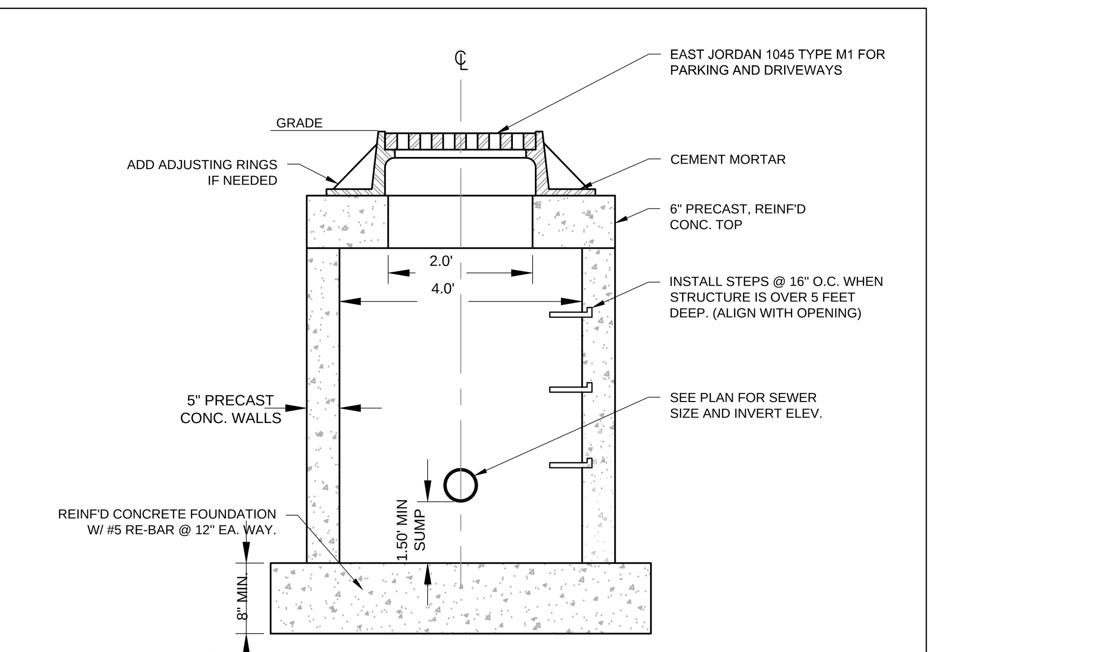
THRUST BLOCK



NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

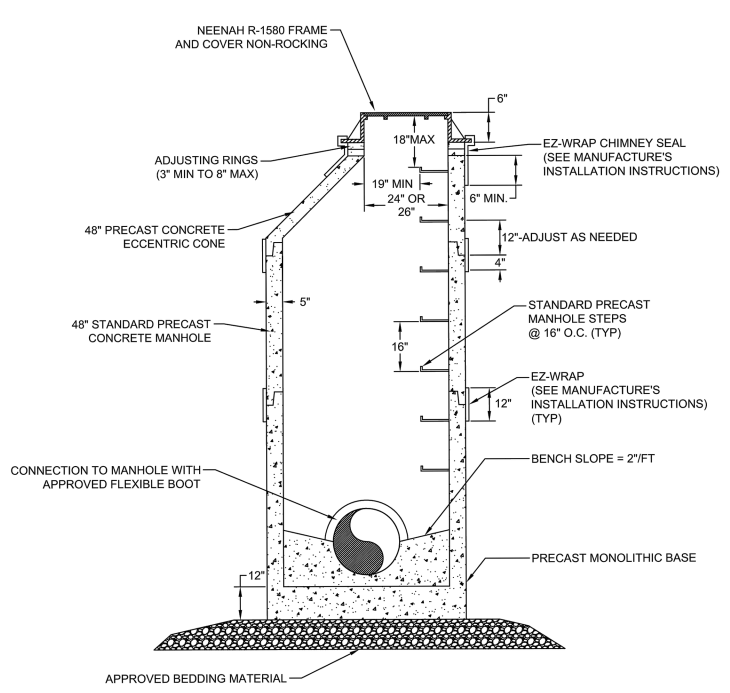
2' x 3' CATCH BASIN



NOTES:

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

CATCH BASIN

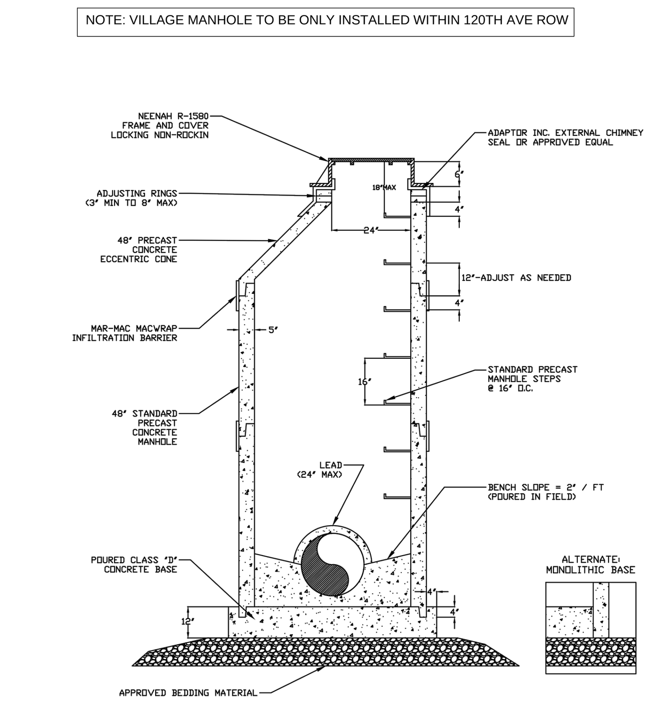


NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

STANDARD SANITARY MANHOLE	DETAIL: SAN - 1
CREATED: 11–21–12	APPROVED BY: MATT FINEOUR
REVISED: 11–10–15	

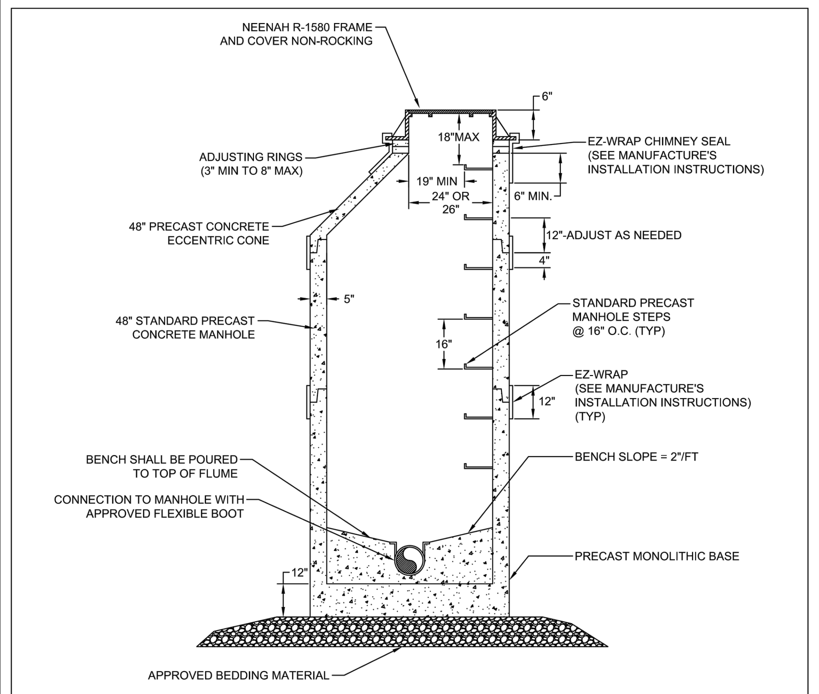
NOTE: VILLAGE MANHOLE TO BE ONLY INSTALLED WITHIN 120TH AVE ROW



NOTE: REFER TO VILLAGE STANDARD SPECIFICATIONS FOR STORM SEWER.

SCALE: NTS

Standard Storm Manhole	DETAIL: STM - 1
CREATED: 11-21-12	APPROVED BY: MIKE SPENCE
REVISED: 4-4-14	

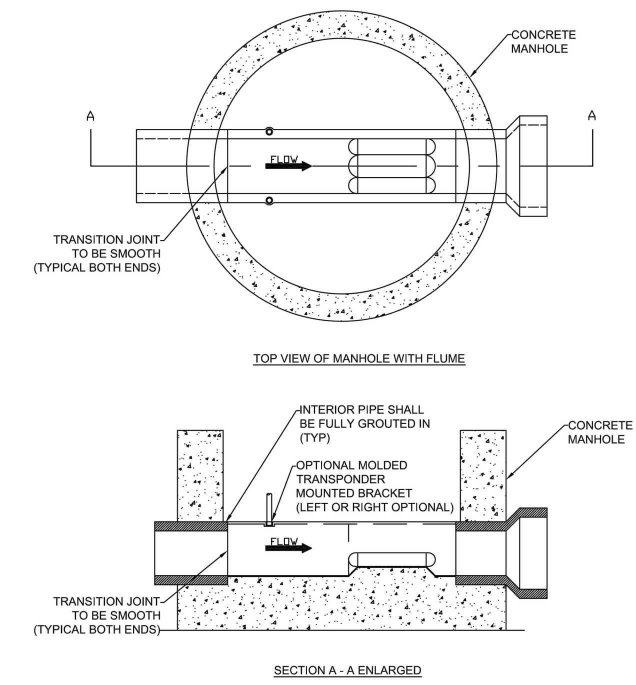


NOTES:

1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
3. SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY MANHOLES.

SCALE: NTS

STANDARD SAMPLING MANHOLE	DETAIL: SAN - 2
CREATED: 11–21–12	APPROVED BY: MATT FINEOUR
REVISED: 11–10–15	

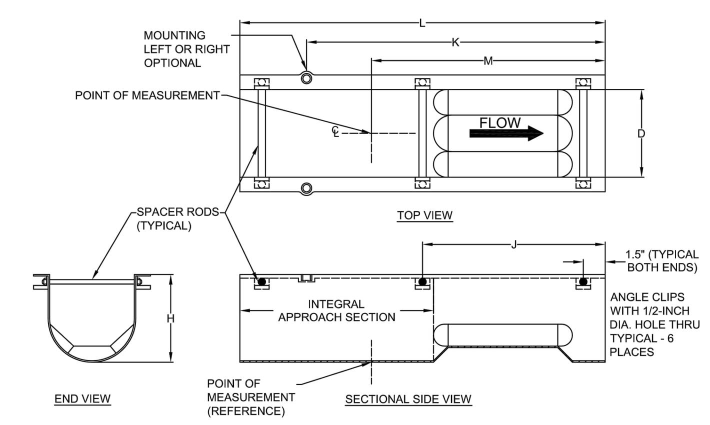


NOTE:

1. FLUME SHALL BE SET LEVEL INSIDE THE MANHOLE FOR PROPER TESTING PROCEDURES.
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

PALMER-BOWLUS FLUME DETAIL (1 OF 2)	DETAIL: SAN - 2A
CREATED: 11–21–12	APPROVED BY: MATT FINEOUR
REVISED: 11–18–15	



DIMENSIONS TABLE

PIPE SIZE	D	H	M	K	J	L
4	4	6	11	15 7/16	6 1/2	17
6	6	8	16	20 7/16	12 1/2	25
8	8	10	21	25 7/16	16 1/2	33
10	10	12	26	30 7/16	20 1/2	41
12	12	14	31	35 7/16	24 1/2	49
15	15	17	38 1/2	42 15/16	30 1/2	61
18	18	20	46	50 7/16	36 1/2	73
21	21	23	53 1/2	57 15/16	42 1/2	85
24	24	26	61	65 7/16	48 1/2	97
27	27	29	68 1/2	72 15/16	54 1/2	109
30	30	32	76	80 7/16	60 1/2	121

NOTES:

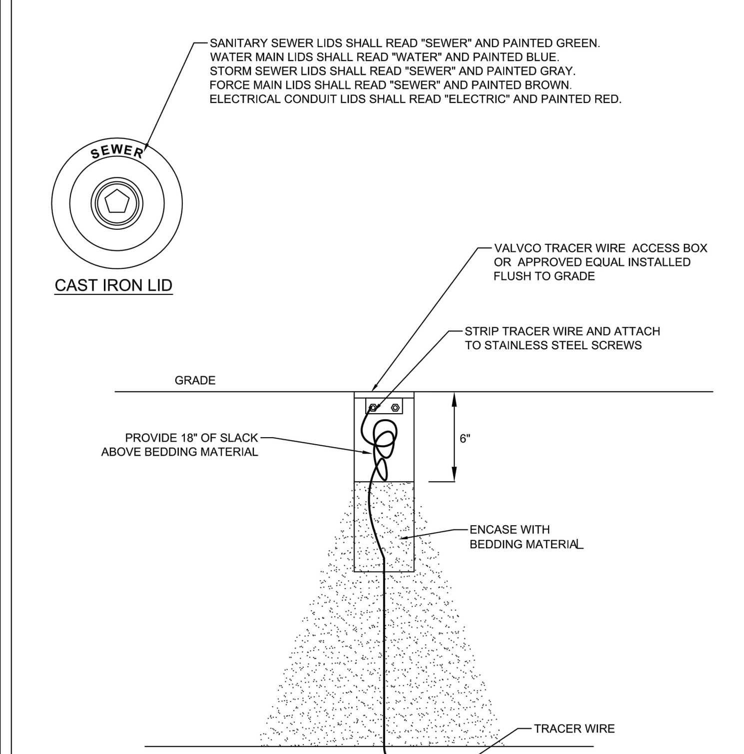
1. DIMENSIONS ARE IN INCHES, UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS PROVIDED FOR REFERENCE ONLY.

SCALE: NTS

PALMER-BOWLUS FLUME DETAIL (2 OF 2)	DETAIL: SAN - 2B
CREATED: 11–21–12	APPROVED BY: MATT FINEOUR
REVISED: 11–16–15	

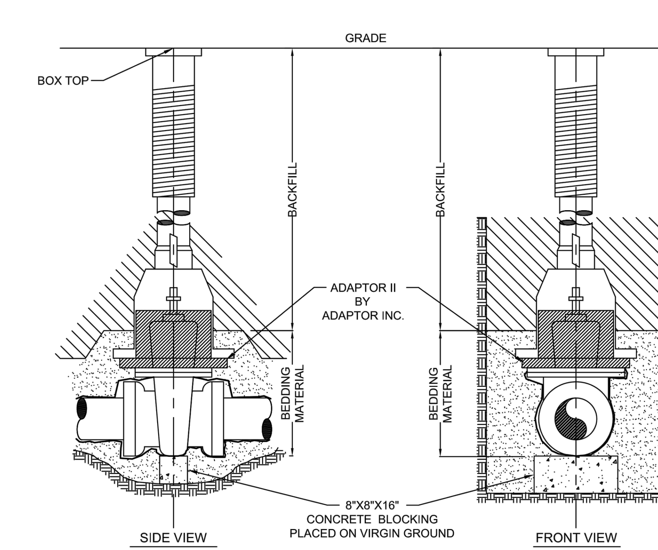
NOTES:

1. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR TRACER WIRE.



SCALE: NTS

TRACER WIRE ACCESS BOX	DETAIL: TW - 1
CREATED: 11–06–13	APPROVED BY: MATT FINEOUR
REVISED: 11–15–15	

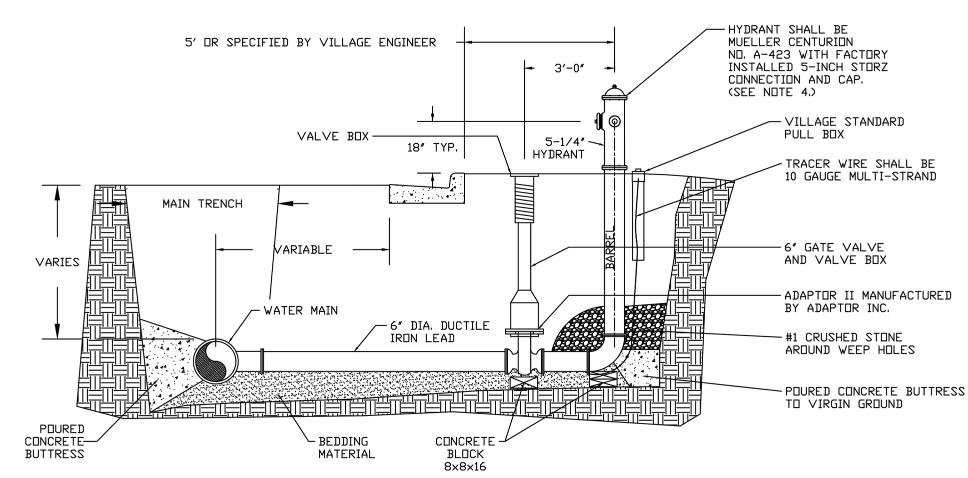


NOTE:

1. VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
2. REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN

SCALE: NTS

STANDARD GATE VALVE BOX SETTING	DETAIL: W - 4
CREATED: 12–14–04	APPROVED BY: MATT FINEOUR
REVISED: 11–16–15	

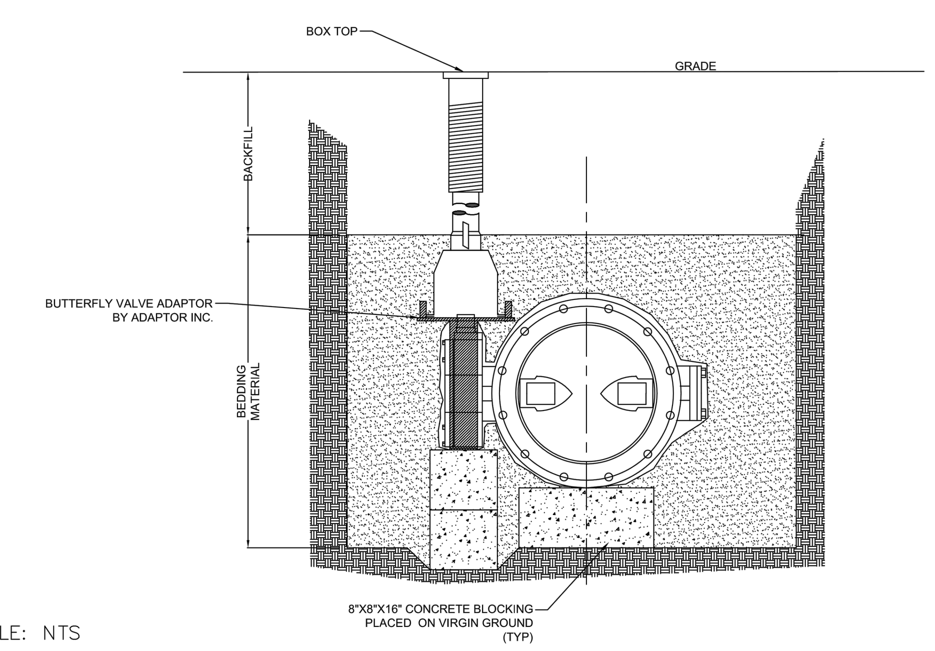


NOTES:

1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL BOLTS SHALL BE STAINLESS STEEL BOLTS.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
4. HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INCH STORZ CONNECTION AND CAP MANUFACTURED BY MUELLER.
5. PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPECIFICATIONS.

SCALE: NTS

Standard Hydrant Assembly	DETAIL: W - 1
CREATED: 11-26-12	APPROVED BY: MATT FINEOUR
REVISED: 1-26-15	



SCALE: NTS

STANDARD BUTTERFLY VALVE BOX SETTING	DETAIL: W - 5
CREATED: 12–14–04	APPROVED BY: MATT FINEOUR
REVISED: 11–16–15	

5

FOR CONSTRUCTION

DRAFTED: BDP
DESIGNED: MAC
REVIEWED: ARA

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PEG JOB No. 119.00A
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET C-22 OF C-26

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FOR CONSTRUCTION

1.0 POTENTIAL POLLUTANT SOURCES

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

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

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

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

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

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

2.2 STABILIZATION PRACTICES

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

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

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

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

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

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

2.3 STRUCTURAL PRACTICES

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

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

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

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

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

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

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

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

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

3.0 ADDITIONAL PRACTICES

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

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

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

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

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

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

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

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

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

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

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

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

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

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

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

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

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

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

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

5.0 INSPECTION

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

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

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

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

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

6.2 SPILL CONTROL PRACTICES

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

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

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

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

SWPPP AVAILABILITY:

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

KEEPING PLANS CURRENT:

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

RETENTION OF RECORDS:

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

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

WPDES NOTICE OF TERMINATION GUIDANCE:

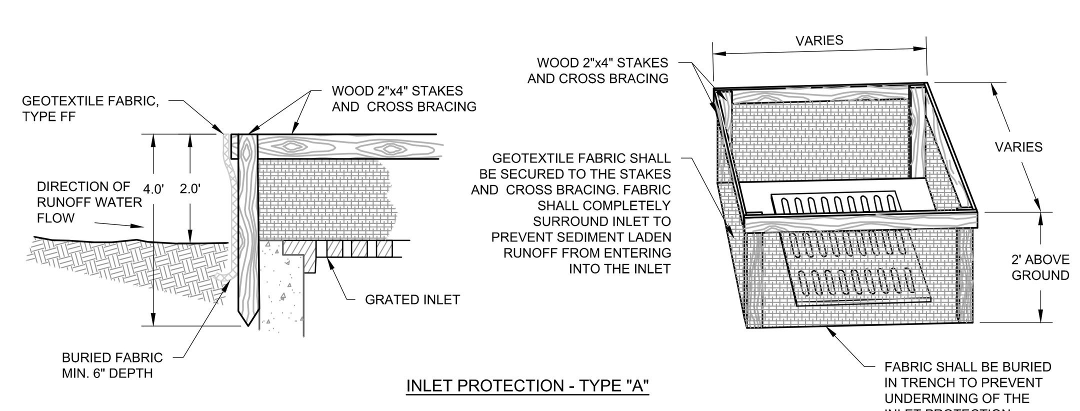
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE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

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

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

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

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



INLET PROTECTION - TYPE "A"

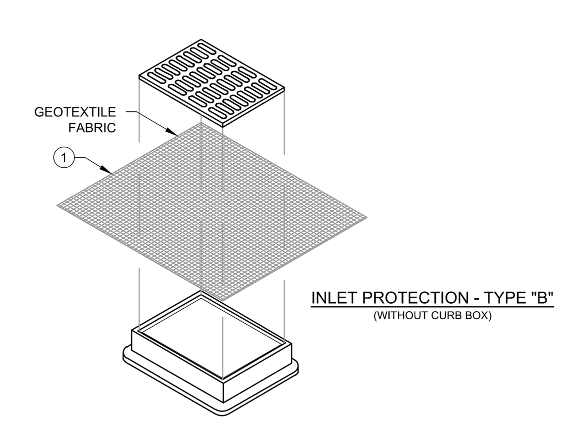
NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
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.

(1) FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES 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 WOOD 2x4.

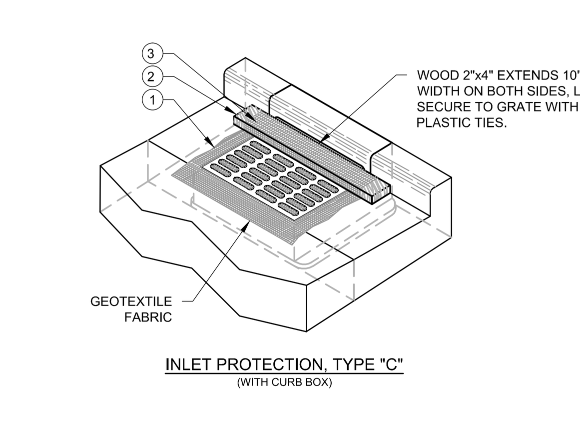


INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX)

TYPE "B" & "C" INSTALLATION NOTES

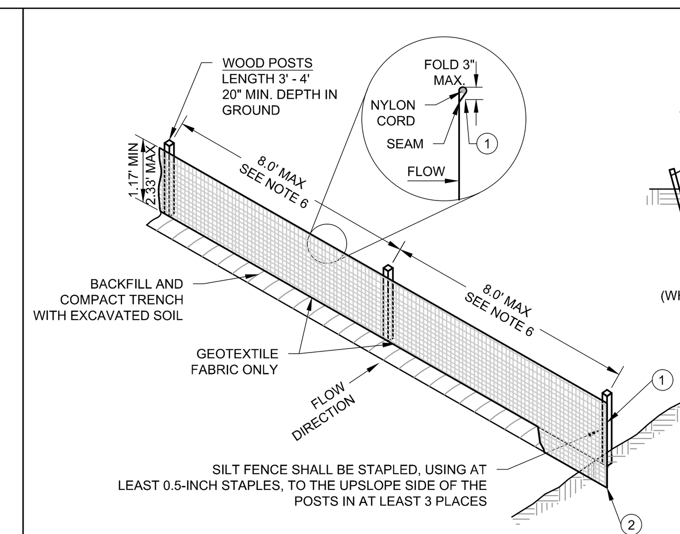
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

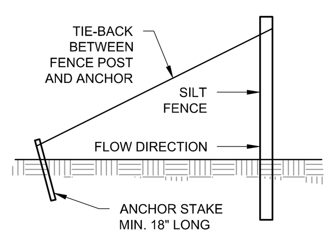
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



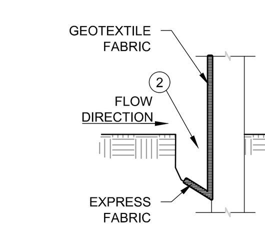
INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION



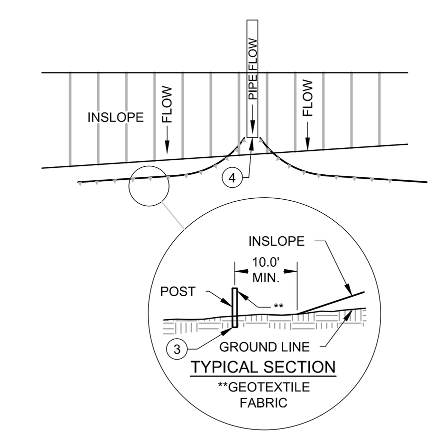


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

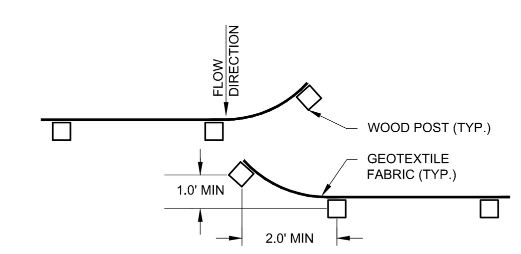


NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

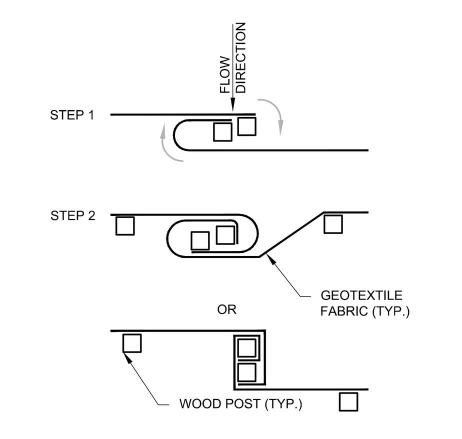
TRENCH DETAIL



SILT FENCE ALONG SLOPES & OUTFALLS



JOINT (HOOK METHOD)

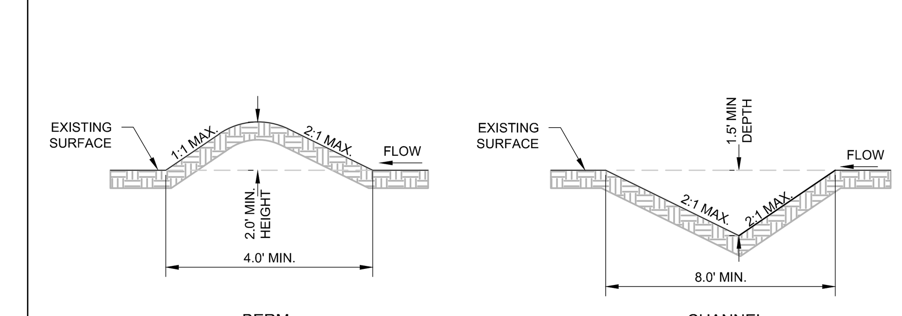


JOINT (TWIST METHOD)

NOTES:

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

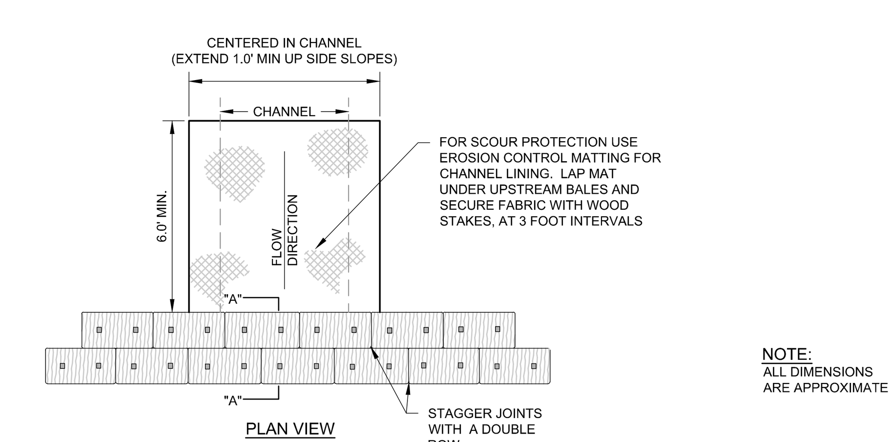
SILT FENCE



NOTES:

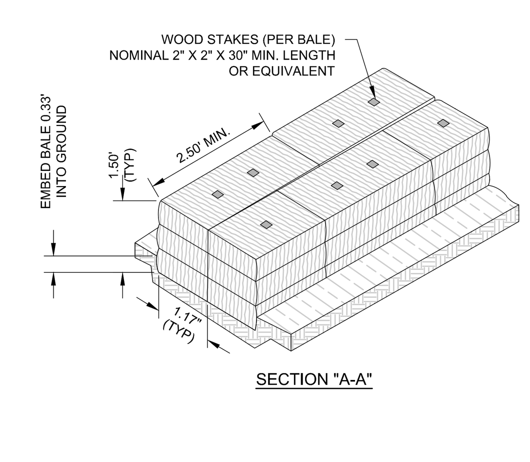
1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING .
4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL

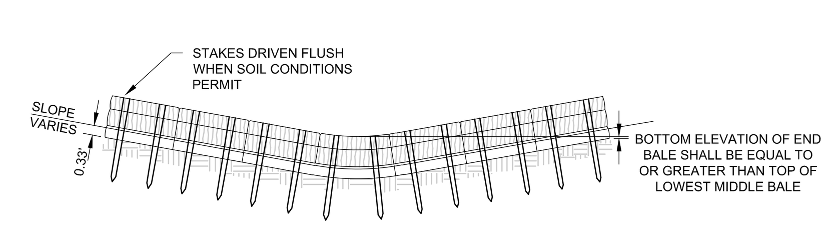


PLAN VIEW

NOTE:
ALL DIMENSIONS ARE APPROXIMATE



SECTION "A-A"

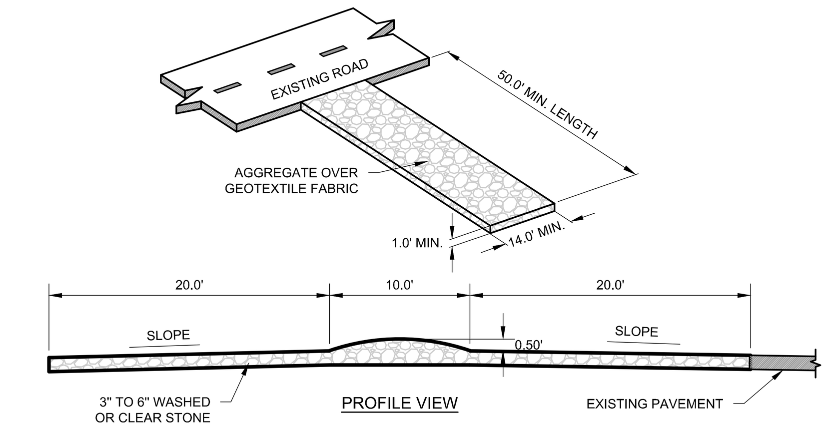


FRONT ELEVATION

NOTES:

1. INSTALLED, THE MINIMUM HEIGHT OF DITCH CHECK SHALL BE 10-INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF 16-INCHES FOR MANUFACTURED OR BIODEGRADABLE MATERIALS.
2. DITCH CHECK MUST BE INSTALLED WITH THE CENTER LOWER THAN THE SIDES FORMING A WEIR.
3. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY TWO-FEET OF DROP IN THE CHANNEL.
4. DITCH CHECK SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
5. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN DEPOSITS REACH HALF OF THE HEIGHT OF THE LOWEST BALE.
6. DITCH CHECK SHALL BE UTILIZED DURING ROUGH GRADING AND SHALL BE REMOVED ONCE FINAL GRADING AND CHANNEL STABILIZATION IS APPLIED.
7. EROSION CONTROL MATTING FOR CHANNELS SHALL BE NORTH AMERICAN GREEN C125BN OR EQUAL.

DITCH CHECK WITH STRAW BALES

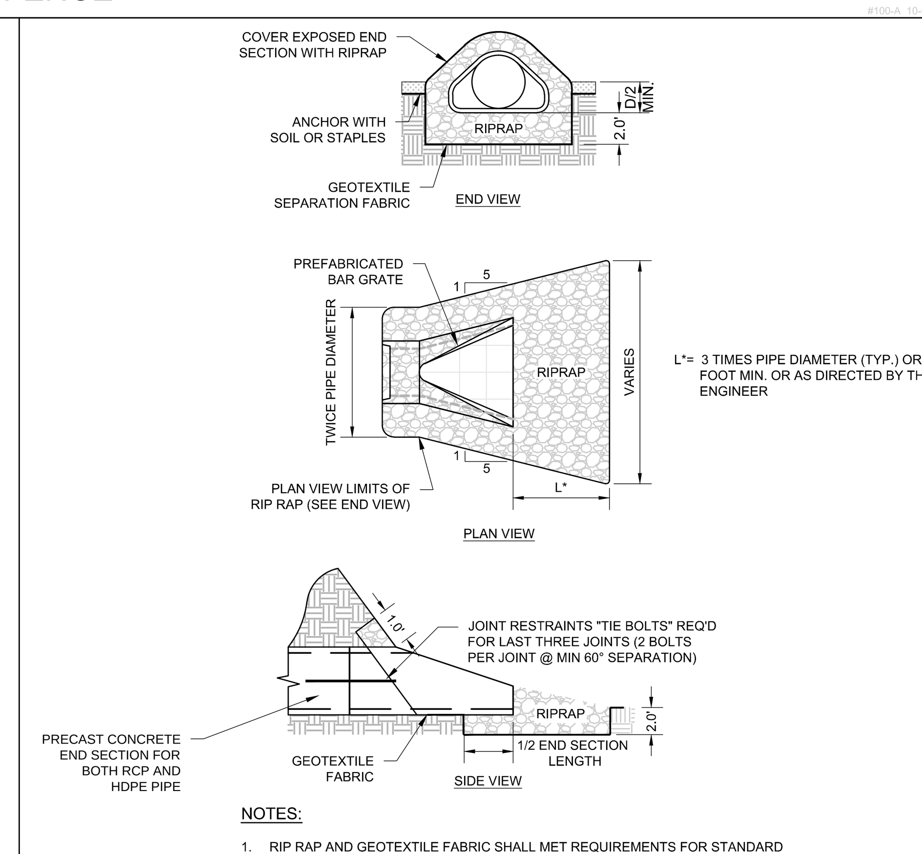


PROFILE VIEW

NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

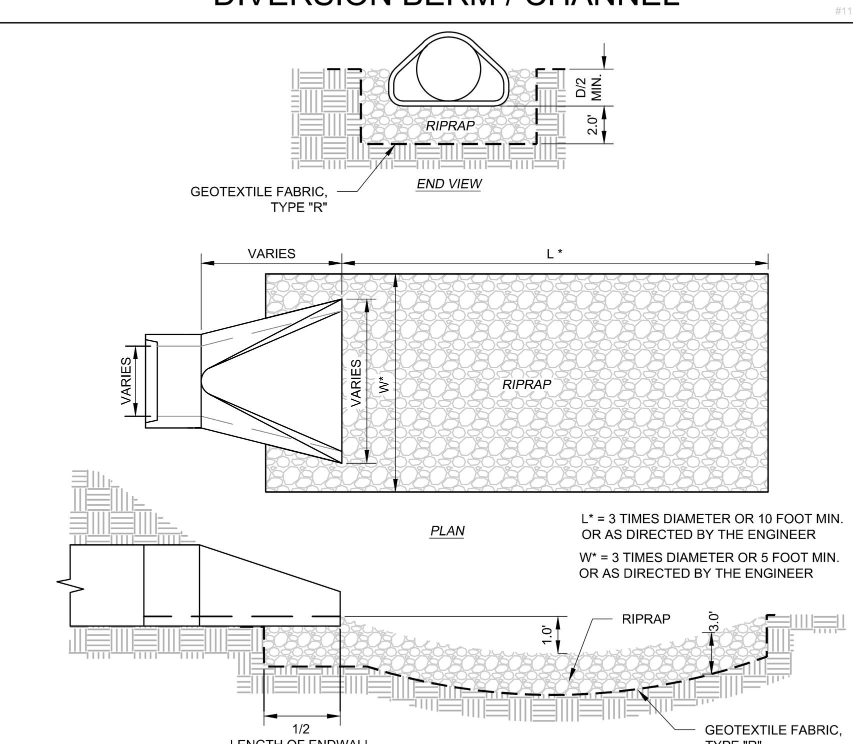
CONSTRUCTION ENTRANCE



NOTES:

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

RIP RAP AT END SECTIONS



NOTES:

1. RIPRAP SHALL MET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
2. TYPE "R" GEOTEXTILE FABRIC SHALL BE SELECTED FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S PRODUCT ACCEPTABILITY (PAL) LIST.

APRON RIP RAP WITH STILLING POOL

DRAFTED: BDP
DESIGNED: MAC
REVIEWED: ARA

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ULINE CORPORATE CAMPUS H2 FACILITY
PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

No.	Description	Date
1	BP1- ADDENDUM 1	06/25/15
2	CONSTRUCTION BULLETIN 1	07/10/15
3	BID PACKAGE 2	08/03/15
4	CONSTRUCTION BULLETIN 2	11/11/15
5	CB 3 / FINAL S&O PLAN	12/18/15

PEG JOB No. 119.00A
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET
C-23
OF
C-26

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CONSTRUCTION DETAILS

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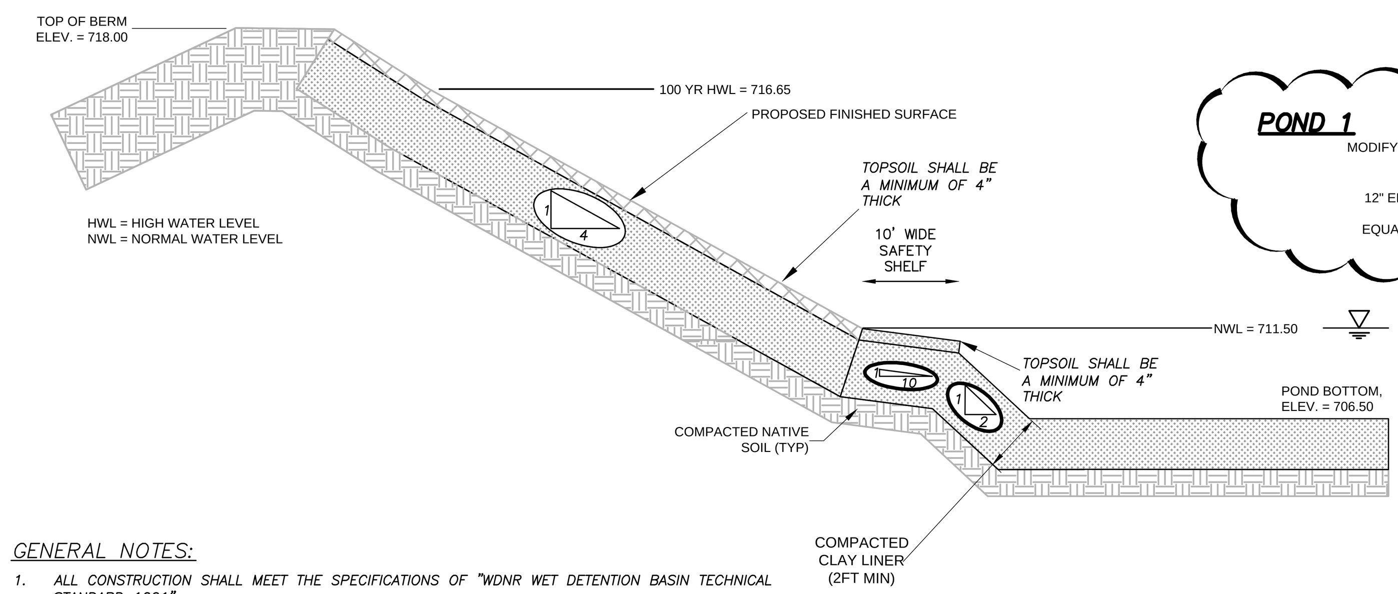
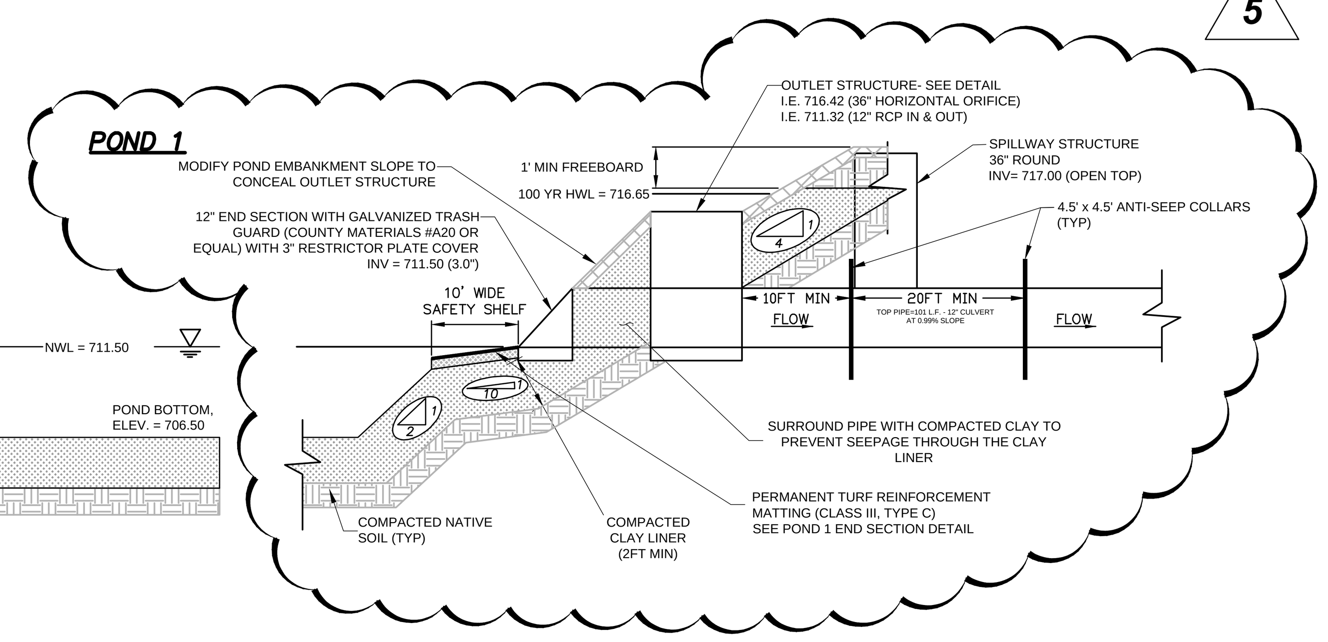


GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
4. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

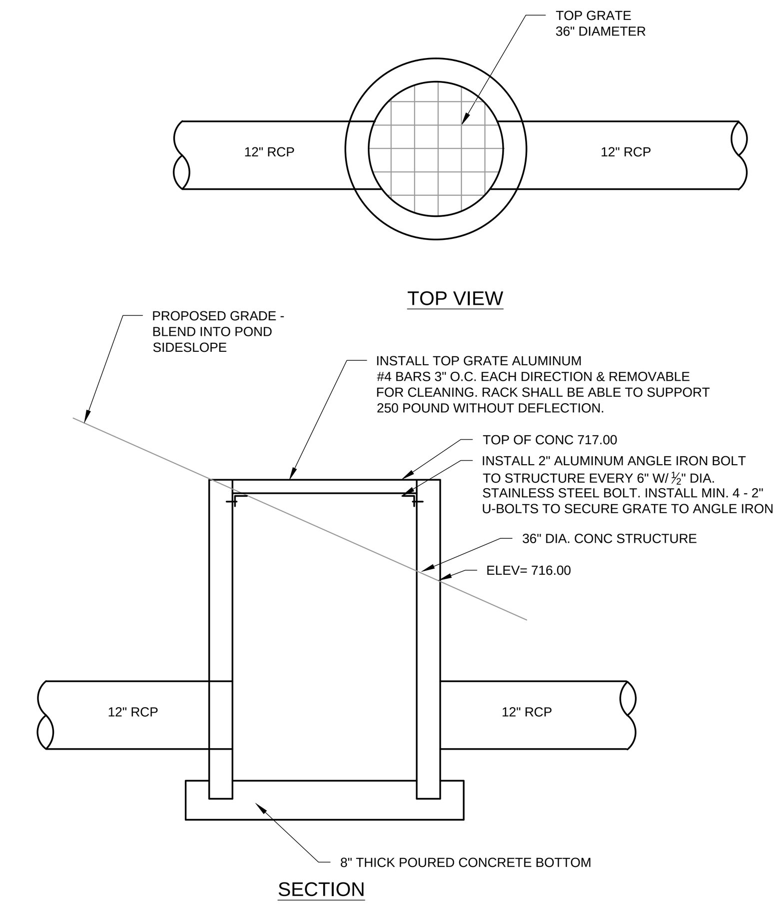
POND 1 CROSS SECTION
NTS



NOTES:

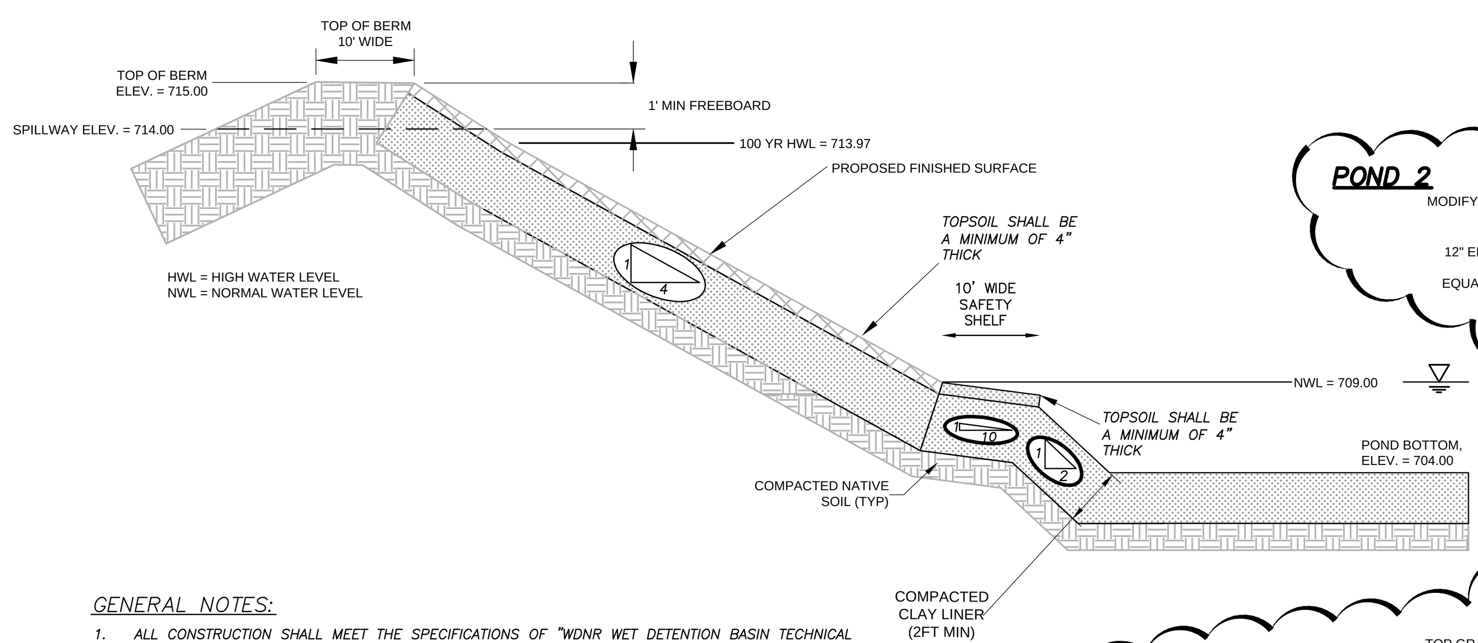
1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

POND 1 OUTLET PIPE
NTS



POND 1 EMERGENCY SPILLWAY DETAIL
NTS

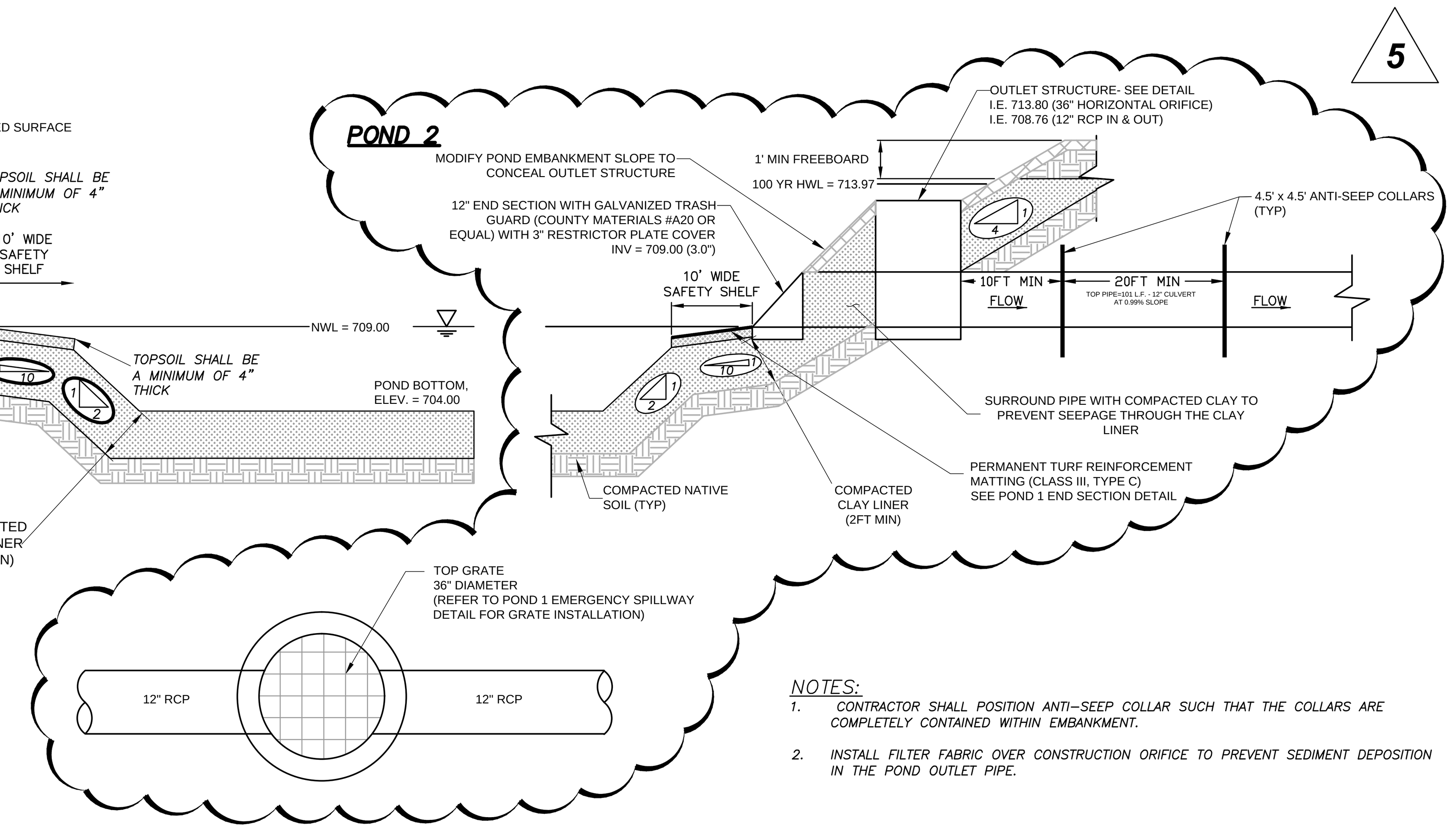
CENTRAL STORMWATER POND 1 CROSS SECTION



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
4. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

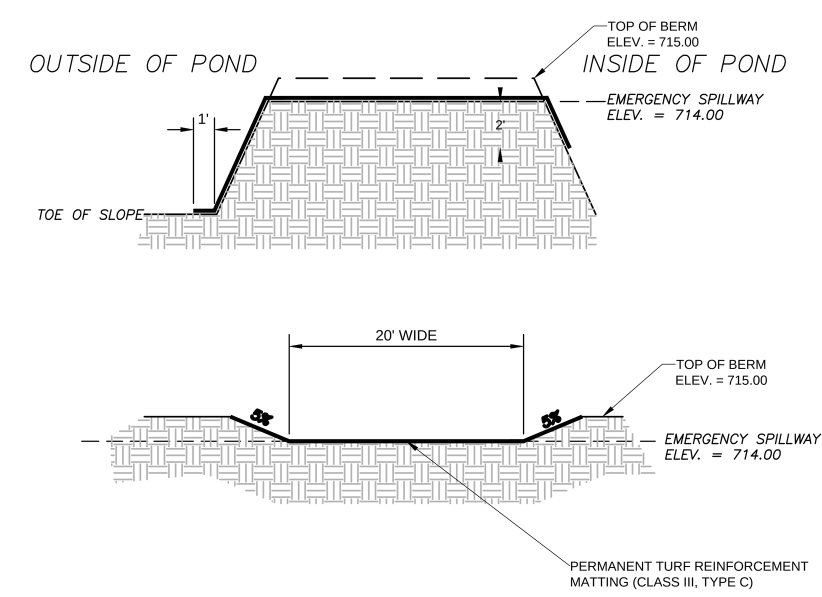
POND 2 CROSS SECTION
NTS



NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

POND 2 OUTLET PIPE
NTS

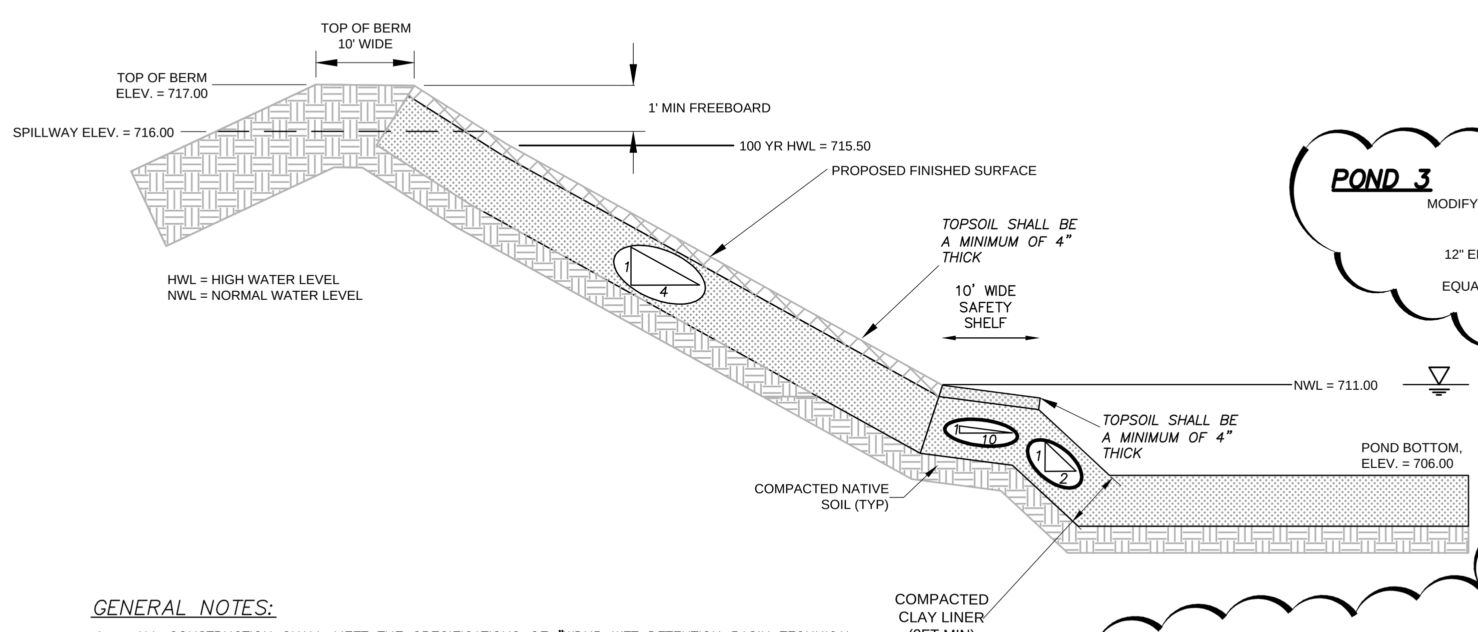


NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.

POND 2 EMERGENCY SPILLWAY DETAIL
NTS

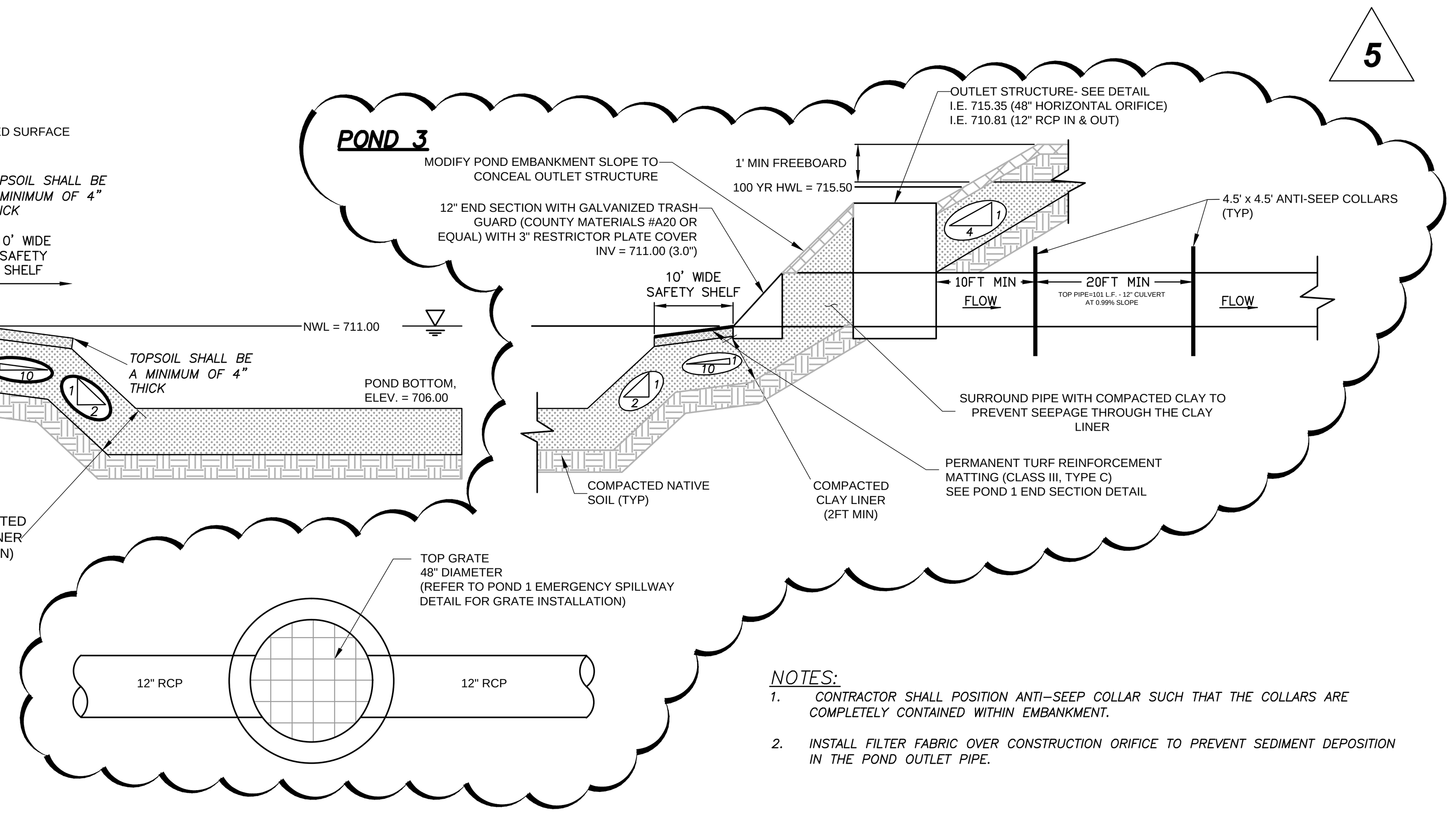
SOUTHEAST STORMWATER POND 2 CROSS SECTION



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT ±2.0% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ONSITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
4. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 2-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

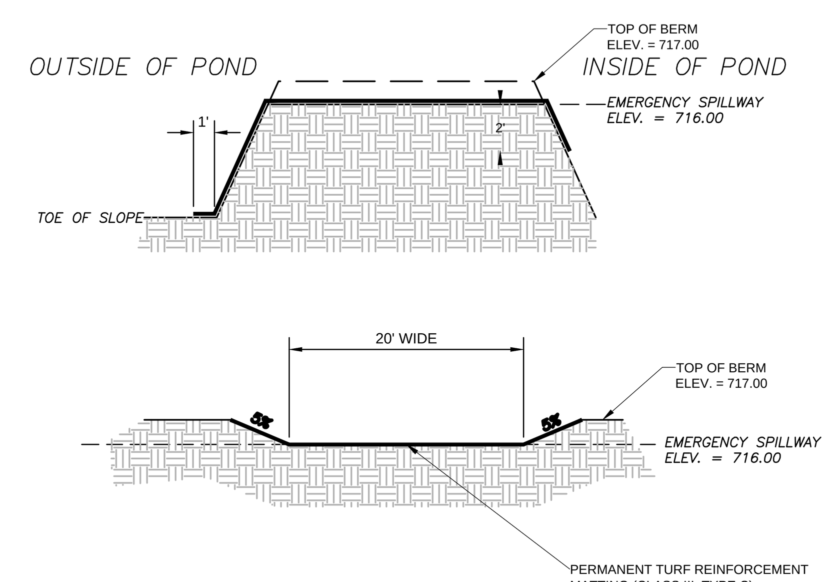
POND 3 CROSS SECTION
NTS



NOTES:

1. CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN EMBANKMENT.
2. INSTALL FILTER FABRIC OVER CONSTRUCTION ORIFICE TO PREVENT SEDIMENT DEPOSITION IN THE POND OUTLET PIPE.

POND 3 OUTLET PIPE
NTS



NOTES:

1. EXTEND MATTING 2' BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY ON THE INSIDE OF THE POND.
2. EXTEND MATTING TO TOE OF SLOPE ON THE OUTSIDE OF THE POND.
3. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052.

POND 3 EMERGENCY SPILLWAY DETAIL
NTS

SOUTHWEST STORMWATER POND 3 CROSS SECTION

DRAFTED: BDP
DESIGNED: MAC
REVIEWED: ARA

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CONSTRUCTION DETAILS

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

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PEG PM ARA
START DATE 06/15/15
SCALE

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OF
C-26

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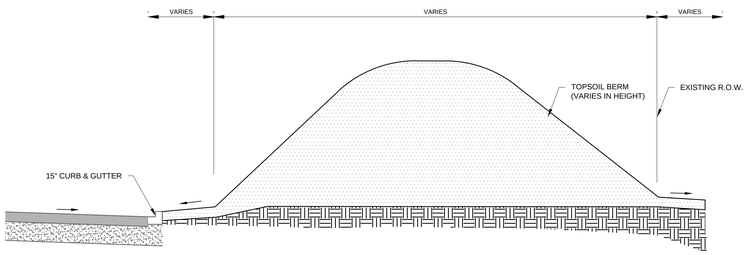

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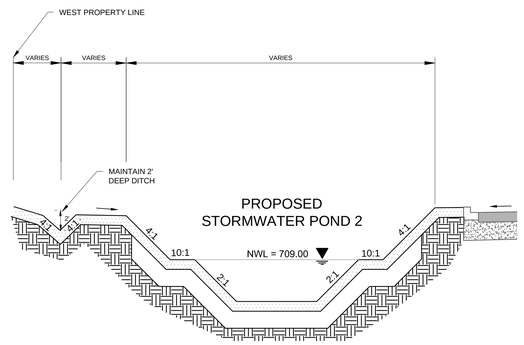

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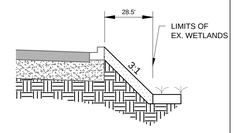

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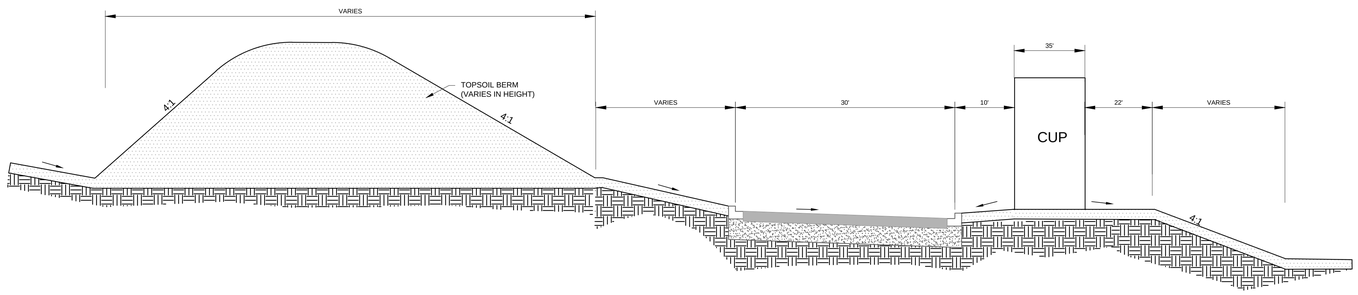

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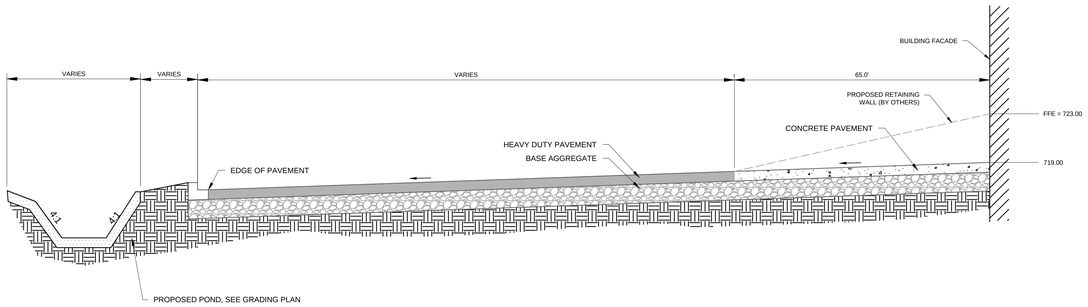

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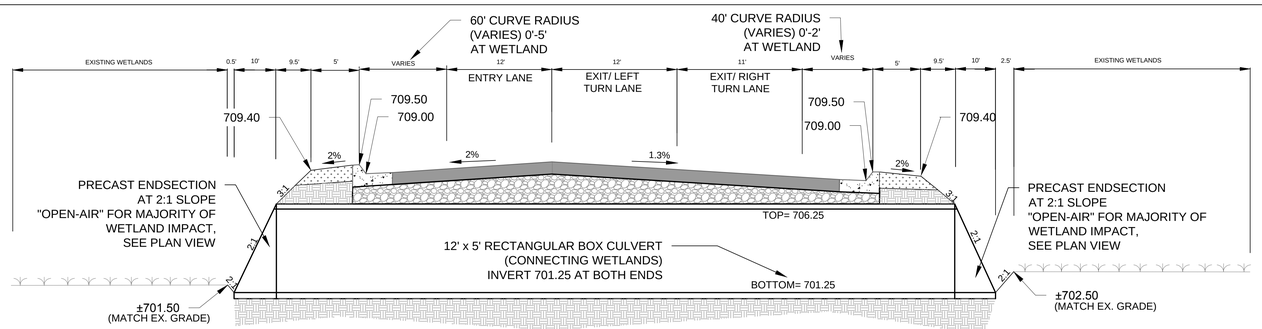

CROSS SECTION F-F (N.T.S.)

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PEG JOB No. 119.004
PEG PM ABA
START DATE 06/15/15
SCALE

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C-25
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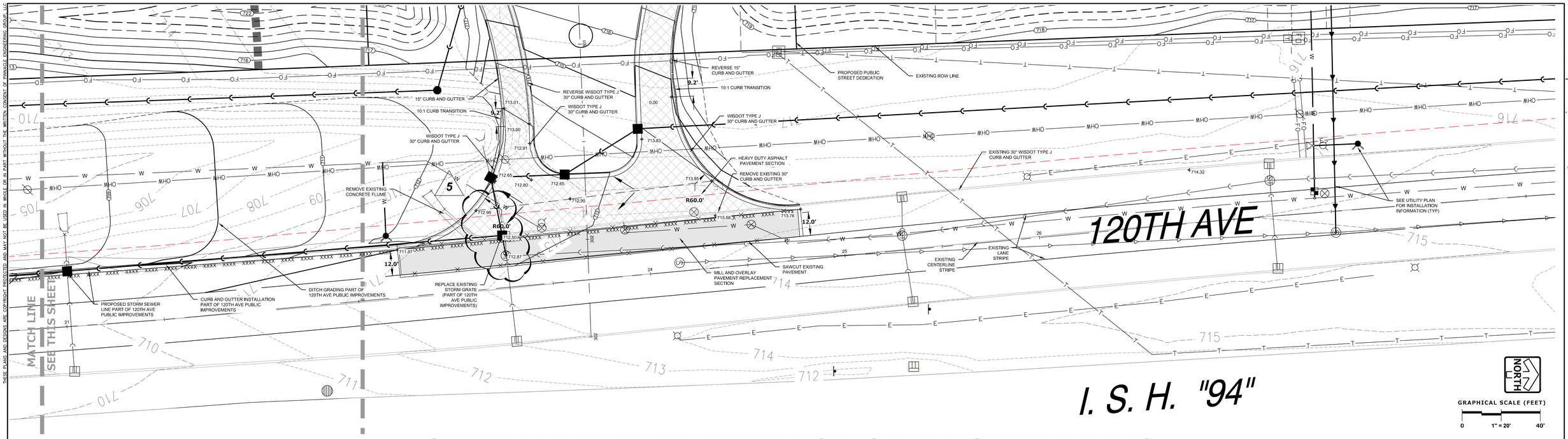
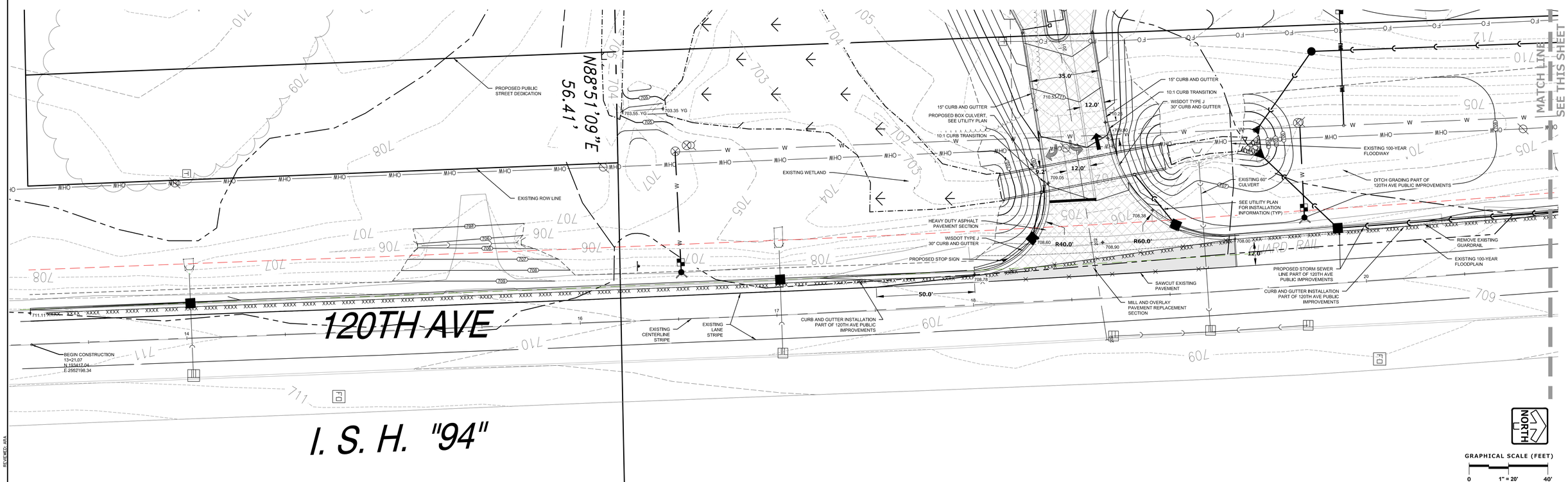


CENTRAL DRIVEWAY ENTRANCE- GRADING AND PAVING



SOUTHEAST DRIVEWAY ENTRANCE- GRADING AND PAVING

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4	CONSTRUCTION BULLETIN 2	11/11/15			

PEC JOB No. 119.00A
PEC PM ARA
START DATE 06/15/15
SCALE

SHEET C-26 OF C-26

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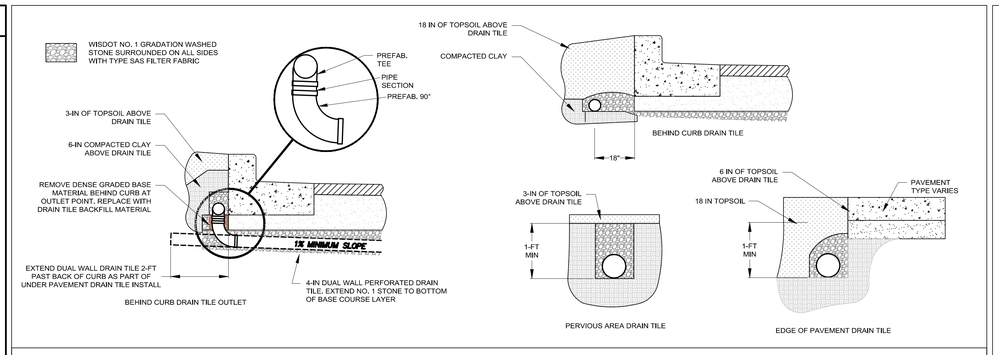
DRAIN TILE SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS, CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
   - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS - 2.0-FT
   - ASPHALT PAVED AREAS - 2.5-FT
   - BEHIND CURB - 0.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS - 2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT..
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.



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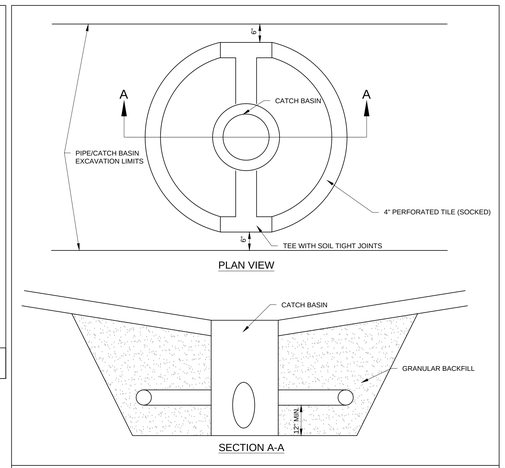
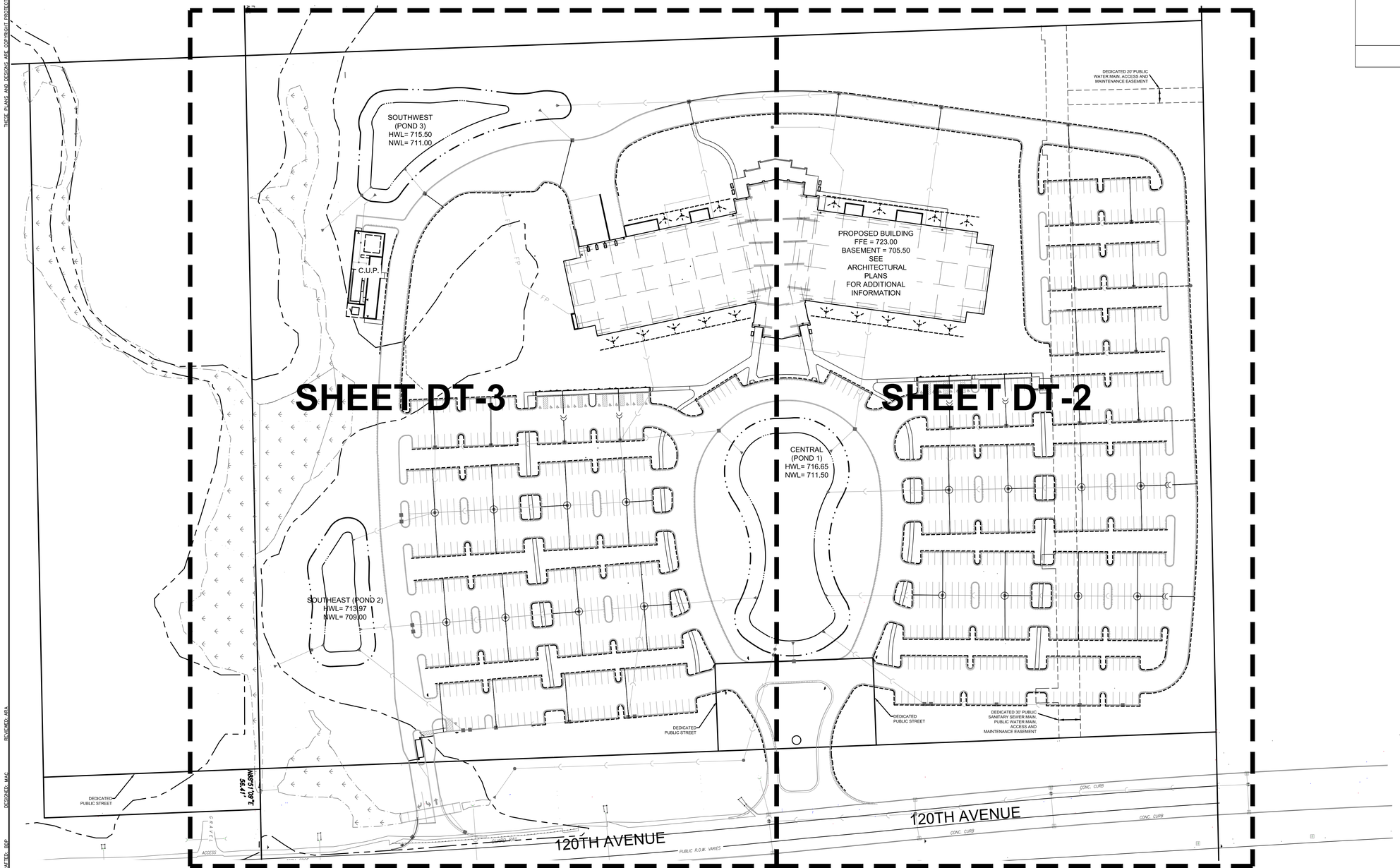


CATCH BASIN - UNDERDRAIN

DETAIL NUMBER AND REVISION DATE

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET- RECTANGULAR CASTING
- STORM SEWER INLET- ROUND CASTING WITH DRAIN TILE PER DETAIL
- STORM SEWER
- PROPOSED SINGLE WALL DRAIN TILE
- PROPOSED DUAL WALL DRAIN TILE



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

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FOR CONSTRUCTION

UTILITY DRAIN TILE PLAN

REVIEWED: ARA

DESIGNED: MAC

DRAWN: BRP

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UTILITY DRAIN TILE PLAN

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PEG JOB No. 119.008
PEG PM ARA
START DATE 06/15/15
SCALE

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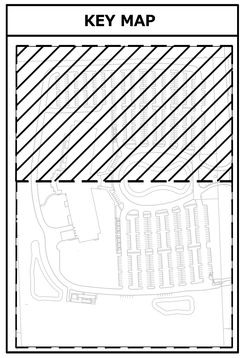
NOTES

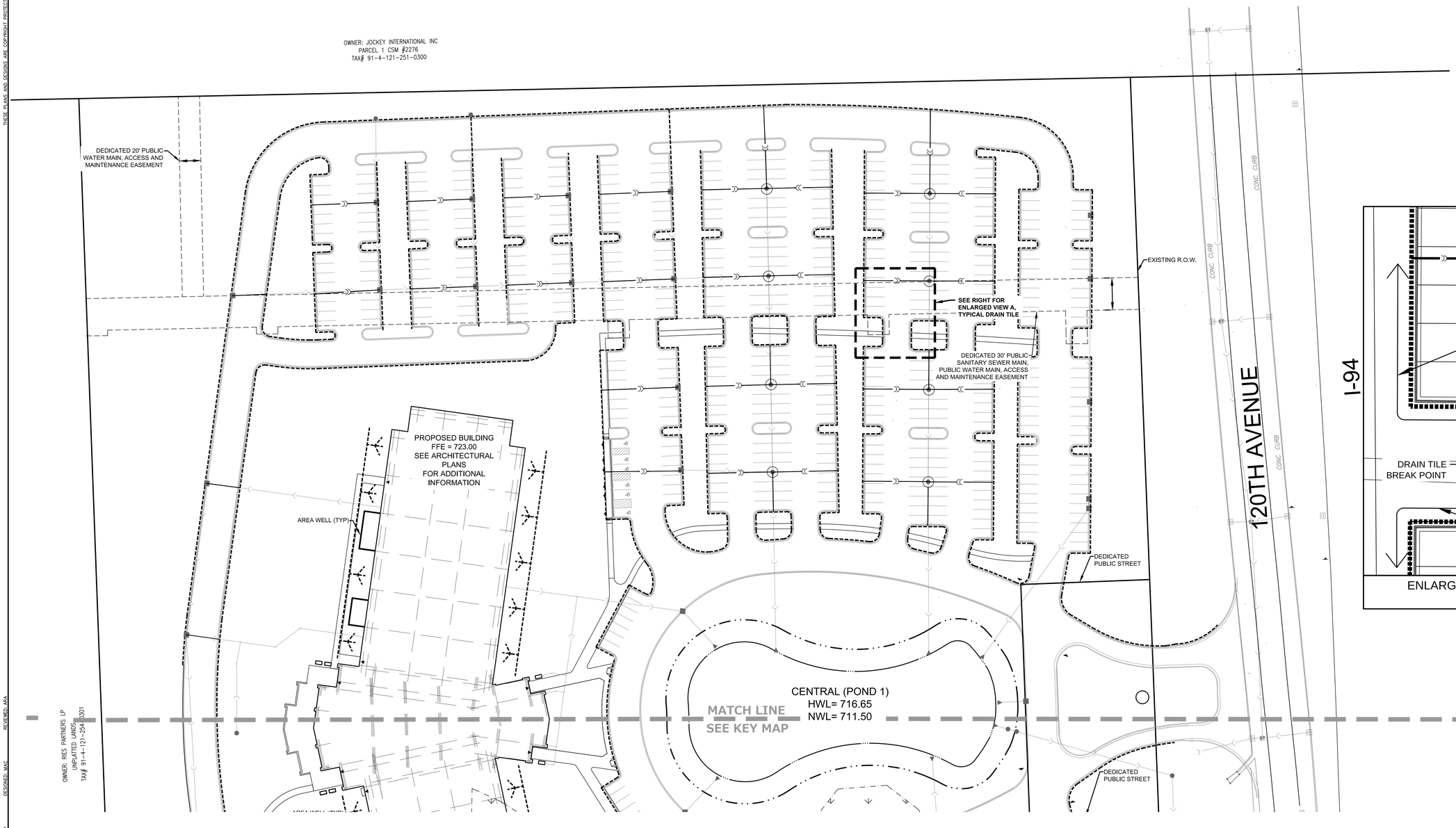
1. SEE FIRST UTILITY DRAIN TILE PLAN SHEET FOR UTILITY DRAIN TILE PLAN NOTES.
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE UTILITY DRAIN TILE PLAN.

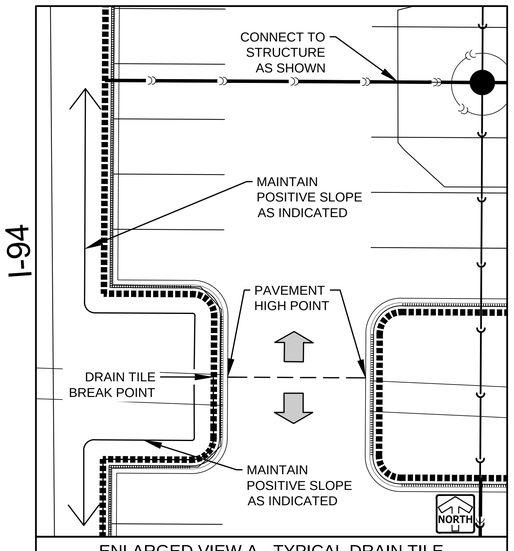
KEY MAP



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET- RECTANGULAR CASTING
- STORM SEWER INLET- ROUND CASTING WITH DRAIN TILE PER DETAIL
- STORM SEWER
- PROPOSED SINGLE WALL DRAIN TILE
- PROPOSED DUAL WALL DRAIN TILE





ENLARGED VIEW A - TYPICAL DRAIN TILE
SCALE 1" = 10'

FOR CONSTRUCTION

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DRAFTED: BBP DESIGNED: MAC REVIEWED: ARA

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UTILITY DRAIN TILE PLAN

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PEG PM ARA
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SCALE

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UTILITY DRAIN TILE PLAN

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NOTES

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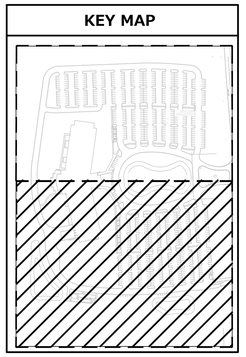
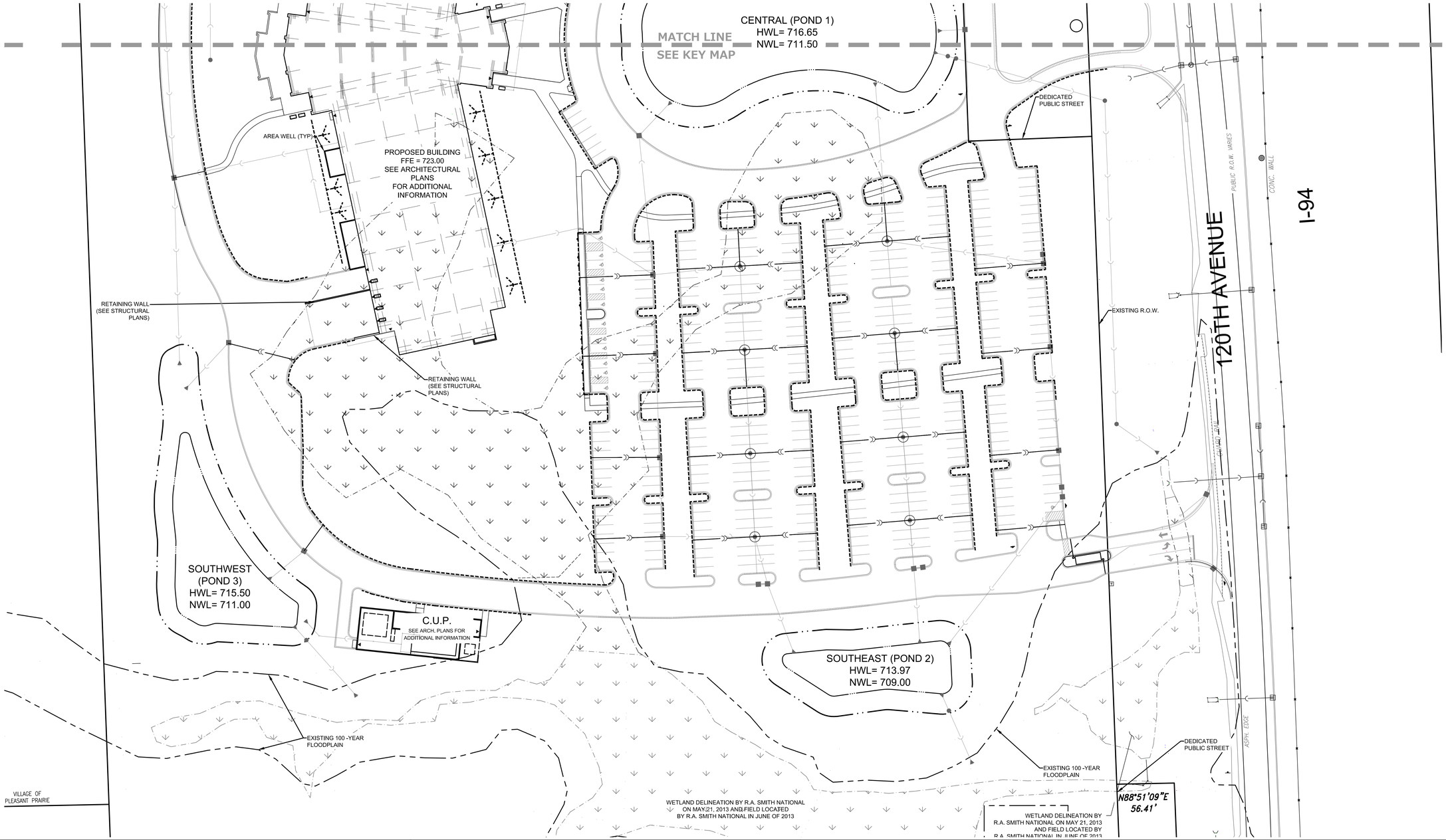
2. SEE CONSTRUCTION DETAILS SECTION FOR ADDITIONAL INFORMATION PERTAINING TO THE UTILITY DRAIN TILE PLAN.

KEY MAP



LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET- RECTANGULAR CASTING
- STORM SEWER INLET- ROUND CASTING WITH DRAIN TILE PER DETAIL
- STORM SEWER
- PROPOSED SINGLE WALL DRAIN TILE
- PROPOSED DUAL WALL DRAIN TILE



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DRAFTED: BRP
DESIGNED: MJC
REVIEWED: ARA

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
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CHICAGO I MILWAUKEE · NATIONWIDE

ULINE CORPORATE CAMPUS H2 FACILITY
PLEASANT PRAIRIE, WI

UTILITY DRAIN TILE PLAN

REVISIONS

1	BP1- ADDENDUM 1	06/25/15	5	CB 3 / FINAL S&O PLAN	12/18/15
2	CONSTRUCTION BULLETIN 1	07/10/15			
3	BID PACKAGE 2	08/03/15			
4	CONSTRUCTION BULLETIN 2	11/11/15			

PEG JOB No. 119.004
PEG PM ARA
START DATE 06/15/15
SCALE

SHEET
DT-3
OF
DT-3

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FOR CONSTRUCTION

UTILITY DRAIN TILE PLAN

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VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #16-02
TO INITIATE ZONING TEXT AMENDMENTS

WHEREAS, the Plan Commission may initiate a petition for amendments of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

WHEREAS, the Village staff is proposing to amend Section 420-126 of the Village Zoning Ordinance related uses allowed in the I-1 District. Currently outdoor storage or display is only allowed with approval of the Zoning Administrator; however, the ordinance is being re-evaluated to allow outdoor storage only with approval of a conditional use permit similar to the M-1 and M-2 Districts requirements.

NOW THEREFORE, BE IT RESOLVED, by the Village Plan Commission, as follows:

1. That the Village Plan Commission hereby initiates and petitions to re-evaluate the outdoor storage within the I-1 District; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

Adopted this 25th day of January 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
Thomas W. Terwall
Plan Commission Chairman

_____
Michael Serpe
Plan Commission Vice Chairman

_____
Date Posted:

02-Outdoor Storage I-1 District

VILLAGE OF PLEASANT PRAIRIE
PLAN COMMISSION
RESOLUTION #16-01
TO INITIATE ZONING TEXT AMENDMENTS

WHEREAS, the Plan Commission may initiate a petition for amendments of the Zoning Ordinance, which may include rezoning of property, change in Zoning District boundaries, or changes in the text of said Ordinance.

WHEREAS, the zoning fees imposed by the Village for zoning permits and applications are proposed to be re-evaluated.

NOW THEREFORE, BE IT RESOLVED, by the Village Plan Commission, as follows:

1. That the Village Plan Board hereby initiates and petitions to amend the Village Zoning Ordinance as it relates to the zoning permit and application fees; and
2. That the proposed changes in the Zoning Text are hereby referred to the Village staff for further study and recommendation; and
3. That the Village Plan Commission is not, by this Resolution, making any determination regarding the merits of the proposed changes in the Zoning Text, but rather, is only initiating the process by which the proposed changes in the Zoning Ordinance Text can be promptly evaluated.

Adopted this 25th day of January 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

_____
Thomas W. Terwall
Plan Commission Chairman

_____
Michael Serpe
Plan Commission Vice Chairman

_____
Date Posted:

01-Zoning Fee amend