AGENDA
VILLAGE OF PLEASANT PRAIRIE
PLEASANT PRAIRIE VILLAGE BOARD
PLEASANT PRAIRIE WATER UTILITY
PLEASANT PRAIRIE SEWER UTILITY
Village Hall Auditorium
9915 – 39th Avenue
Pleasant Prairie, WI
September 19, 2016
6:00 p.m.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Public Hearing

   A. Consider appeal filed by Jack Thomsen of a dangerous dog determination.

5. Citizen Comments (Please be advised per State Statute Section 19.84(2), information will be received from the public and there may be limited discussion on the information received. However, no action will be taken under public comments.)

6. Administrator's Report

7. New Business

   A. Receive Plan Commission recommendation and consider Ordinance #16-28 approving a Zoning Text Amendment to amend The Bulls Eye Commercial Development Planned Unit Development for the properties located at 9330 and 9370 76th Street within the Prairie Ridge development.

   B. Receive Plan Commission recommendation and consider two Certified Survey Maps, Mass Grading and Drainage Development Agreement and associated documents for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

   C. Receive Plan Commission recommendation and consider Ordinance Nos. #16-29 and #16-30 approving a Zoning Text and Zoning Map Amendments for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

D. Consider a Memorandum of Understanding Agreement and associated documents between the Village and Innovative Investments, IL regarding site improvements required to be completed pursuant to Conditional Use Grants #04-02 and #06-01 for the property at 9201 Wilmot Road.

E. Consider the 2016 Agreement between the Village and Premium Outlets to allow for extended shopping hours Thanksgiving night and Black Friday.

F. Consider granting a Distribution Easement to We Energies relating to the installation of new electric facilities for the Roger Prange Storage Facility currently under construction.

G. Consider a Relocation Order on a parcel of land located in the vicinity of 101st Street and 39th Avenue in working on a preliminary plan for a future Village Police Station.

H. Consider Ordinance #16-31 to amend Chapter 292 of the Municipal Code relating to Solid Waste and Recycling.

I. Consider Resolution #16-34 authorizing the funding to implement Village forest management plans for Prairie Springs Park, Village Green Park and Sorenson Woods through a Wisconsin Department of Natural Resources Urban Forestry Grant.

J. Consider a Distribution Easement with We Energies to relocate a transformer due to the replacement of six street lights as part of the Wisconsin Department of Transportation STH 165 expansion project.

K. Consider an Offer to Purchase property located at 8448 104th Avenue and a vacant lot to the south owned by William Jecevicus.

L. Consider reappointments to the Community Development Authority.

8. Village Board Comments

9. Enter into Executive Session pursuant to Section 19.85(1)(c) to consider employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.

10. Return to Open Session and Adjournment

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

4A. Public Hearing – Documents for this hearing will be distributed at the meeting.

Consider approval of a **Zoning Text Amendment (Ord #16-28)** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval to amend The Bulls Eye Commercial Development Planned Unit Development (Chapter 420 Attachment 3, Appendix C Specific Development Plan #41 in the Village Zoning Ordinance) for the properties located at 9330 and 9370 76th Street within the Prairie Ridge development. Specifically the PUD is proposed to be amended to allow for the parking lot setback to be a minimum of 19 feet from the property line adjacent to STH 50 (75th Street) rather than 20 feet.

Recommendation:

On September 12, 2016 the Plan Commission held a public hearing and recommended that the Village Board approve the **Zoning Text Amendment** as presented in the September 19, 2016 Village Staff Report.

VILLAGE STAFF REPORT OF SEPTEMBER 19, 2016

Consider approval of a **Zoning Text Amendment (Ord #16-28)** for the request of Mark Eberle, P.E. of Nielsen Madsen and Barber, agent for approval to amend The Bulls Eye Commercial Development Planned Unit Development (Chapter 420 Attachment 3, Appendix C Specific Development Plan #41 in the Village Zoning Ordinance) for the properties located at 9330 and 9370 76th Street within the Prairie Ridge development. Specifically the PUD is proposed to be amended to allow for the parking lot setback to be a minimum of 19 feet from the property line adjacent to STH 50 (75th Street) rather than 20 feet.

On June 20, 2015 the Village Board approved the Bulls-Eye Commercial Development Planned Unit Development (Ord. #15-22) for the proposed development. Upon submittal of the as-built plans the parking lot was constructed 19.83 feet from the north property line rather than the required 20 feet.

Since the site was constructed, the petitioner is requesting to amend the PUD to allow for the parking adjacent to the north property line to be 19 feet (see attached ordinance amendment).

Plan Commission recommends approval of the Zoning Text Amendment (Ord #16-28 as presented.

ORD. #16-28

**ORDINANCE TO AMEND
THE BULLS-EYE COMMERCIAL DEVELOPMENT
PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, amend Section d (vi) of The Bulls-Eye Commercial Development Planned Unit Development (PUD) (Chapter 420 Attachment 3, Appendix C Specific Development Plan #41 in the Village Zoning Ordinance) be amended to read as follows:

(vi) Section 420-48 L related to setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be amended as follows:

L. Parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be a minimum of 20 feet from the property line adjacent to 94th Avenue, a minimum of 19 feet from the property line adjacent to STH 50 (75th Street) and a minimum of 15 feet from the property line adjacent to 76th Street; and no setback required from side property lines pursuant to the cross access easements shown on said CSM for the DEVELOPMENT.

Adopted this 19th day of September 2016.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane M. Romanowski
Village Clerk

Posted: _____
CODE1608-002

RECEIVED
AUG 15 2016
PLEASANT PRAIRIE

Filed _____ 20__ Published _____ 20__
Public Hearing _____ 20__ _____ 20__
Fee Paid _____ 20__ Approved _____ 20__
Notices Mailed _____ 20__ Denied _____ 20__

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN
ZONING MAP AND TEXT AMENDMENT 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 rezoned from the present B-2 (PUD) _____ District(s) to B-2 (PUD) _____ District(s). The property petitioned to be rezoned is located at: SE Corner of STH 50 & 94th Avenue _____ and is legally described
(address)
as follows: Lots 1 and 2, CSM 2799

Tax Parcel Number(s): 94-4-122-081-0211 and 91-4-122-081-0212

The proposed use for this property is: Multi-tenant Retail

Petitioner's interest in the requested rezoning: Owner / Developer

Compatibility with adjacent land uses: yes

I (We) are also requesting a Zoning Text Amendment to amend Section See attached of the Village Zoning Ordinance.

I (We), have contacted the Community Development Department to arrange a pre-application meeting to discuss the proposed request to determine additional information that may be needed for this 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: Tim DeArman
Signature: [signature]
Address: 3841 Green Hills Village Dr., #400
Nashville, TN 37215
(City) (State) (Zip)
Phone: 615-269-5444
Fax: 615-386-68666
Email: tdearman@oldacremcdonald.com
Date 8/12/2016

OWNER'S AGENT:
Print Name: Mark D. Eberle, P.E.
Nielsen Madsen & Barber, S.C.
Signature: [signature]
Address: 1458 Horizon Blvd, Suite 200
Racine, WI 53406
(City) (State) (Zip)
Phone: (262) 634-5588
Fax: (262) 634-5024
Email: meberle@nmbsc.net
Date: August 12, 2016

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors

RECEIVED
AUG 15 2016
PLEASANT PRAIRIE

August 15, 2016

Ms. Jean Werbie - Harris
Village of Pleasant Prairie
9915 – 39th Avenue
Pleasant Prairie, WI 53158

RE: Prairie Ridge - Bullseye Development
Planned Unit Development Overlay Request
File No. 2015.0011.01

Dear Jean:

D3 Pleasant Prairie, LLC, Developer of the above-referenced project, is hereby requesting an amendment to the current Planned Unit Development (PUD) overlay on Lots 1 and 2 of CSM 2799 to accommodate the recent construction of two (2) - five (5) unit multi-tenant retail buildings as shown on the enclosed as-built survey. As part of this amendment, they are requesting the following "Dimensional Variances" from the Village of Pleasant Prairie Code of Ordinances:

1) Chapter 420-48 L.1.a. (Parking Lot and Circulation Requirements) to allow a nineteen foot (19') setback from the South right-of-way line of STH 50 (75th Street) in lieu of the required twenty feet (20').

   - Reason for Variance: To allow for standard 80' deep rental units, sufficient sidewalk widths, adequate traffic circulation and the need to match the setbacks for adjacent development to the East.

As with the previous PUD request, in recognition of the requested dimensional variances, the Developer is proposing to provide the following site enhancements:

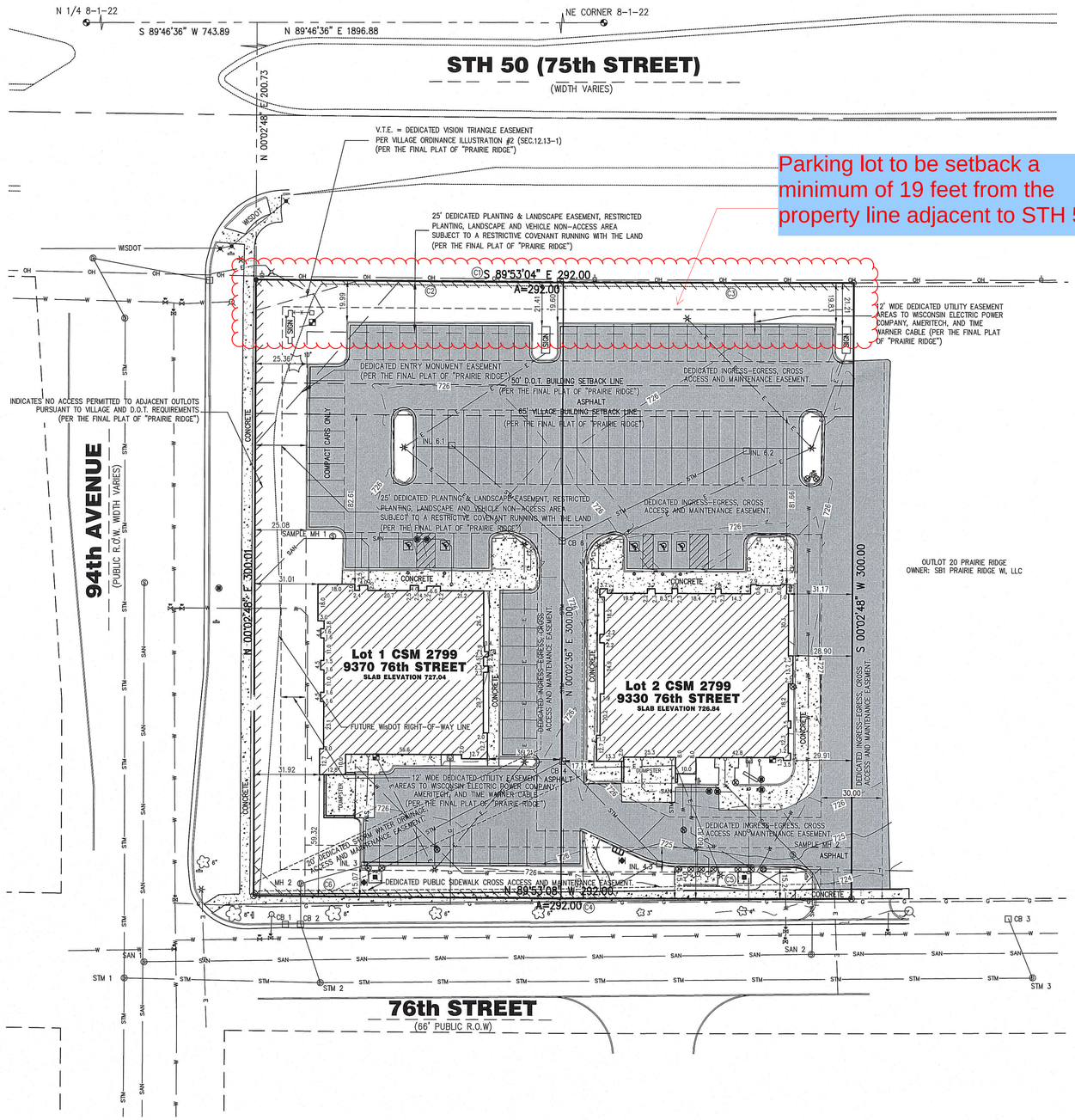
1) An External Digital Imaging Security System (DSIS).
2) Internal Fire Protection System (in each building).
3) Enhanced Architectural Design Elements
4) Enhanced Site Lighting & Landscaping Designs

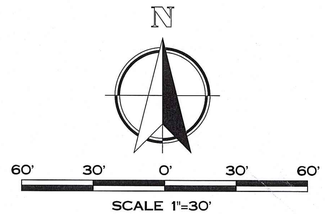
If you have any questions or comments, please contact me at your earliest convenience.

Sincerely,

Mark D. Eberle, P.E.
Enclosures

1458 Horizon Blvd, Suite 200, Racine, WI 53406
Ph: (262) 634-5588 * Fax: (262) 634-5024
www.nmbsc.net





UTILITY NOTE

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.

An as-built topographic survey for of Lots 1 and 2 of Certified Survey Map No. 2799 being part of the Northwest 1/4, Northeast 1/4, Southwest 1/4, and Southeast 1/4 of Section 8, Township 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof to the best of my knowledge and belief.

08/04/2016
Revised 08/10/2016

WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

EXISTING UTILITY DATA

STM 1 RIM 723.11 IE. 36" E 716.46	CB 1 RIM 722.37 IE. 12" E 719.02	SAN 1 RIM 724.11 IE. 8" 713.96
STM 2 RIM 722.94 IE. 36" E&W 716.79	CB 2 RIM 722.45 IE. 15" W 718.85 IE. 15" SE 718.85 IE. 15" N 718.95	SAN 2 RIM 723.40 IE. 8" 711.95
STM 3 RIM 721.58 IE. 36" W 714.93	CB 3 RIM 721.46 IE. 15" SE 718.16 IE. 15" N 718.16	

AS-BUILT UTILITY DATA

CB 2 RIM 722.45 IE. 15" N 718.95	INL 3 RIM 725.06 IE. 15" SW 719.46 IE. 15" NE 719.56 IE. 6" N 720.90	
MH 2 RIM 724.00 IE. 15" S 719.30 IE. 15" NE 719.30	INL 4.3 RIM 724.45 IE. 10" NW 720.75	
CB 4 RIM 725.72 IE. 15" SW 720.12 IE. 10" SE 720.22 IE. 12" N 719.92	INL 6.1 RIM 725.40 IE. 10" SE 721.00	
CB 6 RIM 725.39 IE. 10" NW 720.79 IE. 12" NE 720.59 IE. 12" S 720.49	INL 6.2 RIM 725.22 IE. 12" SW 720.92	
	SAMPLE MH 1 RIM 726.68 IE. 6" E&W 717.94	
	SAMPLE MH 2 RIM 725.04 IE. 6" NW/SE 714.64	

BEARING BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1927.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

DIGGERS HOTLINE
Call 811 or (800) 242-8511
www.DiggersHotline.com

LEGEND:

STORM MANHOLE	SANITARY MANHOLE	ELECTRIC PEDESTAL	DECIDUOUS TREE	FOUND IRON PIPE
CATCH BASIN	SAN — SANITARY SEWER	ELECTRIC METER	CONIFEROUS TREE	SET 5/8" REBAR
STM — STORM SEWER	CLEAN OUT	PAD MOUNT TRANSFORMER	SIGN	GREASE TRAP ACCESS
LIGHT POLE	HYDRANT	ELECTRIC HANDHOLE	—X— FENCE	—G— GAS MAIN
SIGNAL LIGHT	WATER VALVE	—T— TELEPHONE LINE	CUT CROSS	GAS METER
FIRE DEPT CONNECTOR	—W— WATER MAIN	—OH— OVERHEAD WIRES	WATER CHECK VALVE	
GUARD POST	MAILBOX	GUARD POST W/SIGN	POWER POLE	

WISCONSIN MARK D. EBERLE E-34439 RACINE, WI PROFESSIONAL ENGINEER
8-10-16

Nielsen Madsen & Barber S.C.
Civil Engineers and Land Surveyors
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Fax: (262)634-5024
Website www.nmbsc.net

BULLSEYE DEVELOPMENT
AS-BUILT TOPOGRAPHIC SURVEY
FOR
D3 PLEASANT PRAIRIE, LLC
LOTS 1 AND 2 OF C.S.M. No. 2799
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY WISCONSIN

NO.	REVISION	BY	DATE

PROJ. MGR: MDE
DRAFTED: SCB
DATE: 07-28-2016
CHECKED: MDE
DATE: 07-29-2016

2015.0011.03

SHEET 1 OF 1

Wednesday, August 10, 2016 3:35:14 PM

ORD. #15-22

**ORDINANCE TO CREATE
THE BULLS-EYE COMMERCIAL DEVELOPMENT
PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE PURSUANT TO
CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE
IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN**

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, create The Bulls-Eye Commercial Development Planned Unit Development (PUD) pursuant to Chapter 420-137 of the Village Zoning Ordinance to read as follows:

THE BULLS-EYE COMMERCIAL DEVELOPMENT PLANNED UNIT DEVELOPMENT

a. It is the intent that The Bulls-Eye Commercial Development (hereinafter referred to as the "DEVELOPMENT"), will provide for structures, improvements and uses on the properties as legally described below in conformity with the adopted Village Comprehensive Plan and in compliance with the basic underlying B-2, Community Business Zoning District with the goal of facilitating development in a fashion that will not be contrary to the general health, safety, economic prosperity, and welfare of the Village, with the additional goal of proper maintenance on a regular basis to the structures, landscaping, street trees, sitting areas, parking areas, sidewalks, security cameras, lighting, signage, garbage dumpster enclosures, and overall site so as to promote an attractive and harmonious commercial development area and work to achieve a commercial/business environment of sustained desirability and economic stability, which will operate as a uniform commercial development with the surrounding commercial properties located in the Village of Pleasant Prairie as well as avoids unreasonable adverse effects to the property values of the surrounding properties and the surrounding neighborhood.

b. Legal Description: The properties included are collectively known as Lot 1 and 2 of CSM 2799 as recorded at the Kenosha County Register of Deeds Office on December 18, 2015 as Document 2015 (previously a part of Outlot 21 of Prairie Ridge Subdivision), located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie.

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations, except as expressly modified by this PUD Ordinance.

(ii) The DEVELOPMENT shall be in compliance with the *Prairie Ridge Commercial Development Declaration of Development Standards and Protective Covenants*, as recorded at the Kenosha County Register of Deeds Office. Said Declarations, as requested by the owners and approved by the Village, may be amended from time to time.

(iii) The DEVELOPMENT is incorporated into the Prairie Ridge Street Lighting District and be responsible for the pro rata share of street lights/energy costs associated with the commercial district street lighting.

(iv) All private improvements for this DEVELOPMENT are required to be installed and maintained pursuant to the approved Preliminary Site and Operational Plans and any subsequent Site and Operational Plans approved and on file with the Village.

(v) The DEVELOPMENT, including but not limited to, the buildings, signs, fence(s), garbage dumpster enclosures, landscaping, parking lot(s), exterior site lighting, public street trees, terrace areas and sidewalks, etc., and the site as a whole, shall

be maintained on a regular basis in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. This site maintenance shall also include the daily picking up and disposal of trash and debris which may accumulate on the sites. Annually, or more frequent if necessary, compliance inspections will be performed to verity that the site, development, building, landscaping and signage are being maintained in compliance with the Village approved Site and Operational Plans. Dead site landscaping and diseased street trees and plantings shall be removed and replaced per the approved Landscape Plans; all site landscaping shall be watered, trimmed and maintained; signage shall be repaired and repainted as needed; all structures, trim, and building architectural details shall be cleaned, repainted, fixed, and repaired on a regular basis; and the parking lots shall be surfaced, and striped and repainted on a regular basis.

(vi) Except as provided herein, the DEVELOPMENT shall be in compliance with ORDINANCE #07-28, adopted by the Village Board on July 16, 2007, and entitled *Prairie Ridge Planned Unit Development Ordinance*. Said Ordinance, as requested by the owners and approved by the Village, may be amended from time to time.

(vii) The owners of the DEVELOPMENT shall be in compliance with a Digital Security Imaging System Agreement (DSIS) and Access Easement as approved by the Village.

(viii) The DEVELOPMENT shall be in compliance with all applicable Site and Operational Plan(s), Conditional Use Permits (if applicable) and Planned Unit Developments, and Village Licenses and Permits as on file with the Village.

(ix) All buildings and site alterations and modifications, excluding general building and site maintenance within the DEVELOPMENT, shall be made in accordance with the applicable Village Ordinances and Codes at the time the modification is proposed.

(x) All buildings/structures and all exterior additions, remodeling or alterations to the any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. with the Prairie Ridge entire commercial area included within the Prairie Ridge Subdivision.

(xi) The DEVELOPMENT shall be operated and maintained in a uniform manner, regardless of property ownership. If the DEVELOPMENT is sold to another entity(s), the DEVELOPMENT shall continue to operate as a unified commercial development PUD and shall continue to comply with this PUD and all other PUDs that may be applicable to the DEVELOPMENT, which may be amended from time to time. Specifically, but not limited to, the commercial buildings parking lots shall be utilized as a shared parking lots and cross-access easements shall be designed in order to allow and facilitate the movement of vehicular traffic from property to property.

(xii) Delivery vehicles and trucks shall be temporarily parked inconspicuously on the sites. No trucks [e.g. semi cab, semi trailer, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] shall be parked within the DEVELOPMENT.

(xiii) Detached/attached <u>outdoor</u> seasonal sale displays and product sales areas (e.g. Christmas tree sales, fruit sales, other seasonal merchandise sales, general merchandise sales, special party supply sales, etc.) shall not be allowed. There shall be no roof mounted or sidewalk displays of merchandise or any other items,

including temporary or permanent signage that is not allowed by the Zoning Ordinance. Holiday decorations are allowed insofar as they are timely removed within 21 days after the holiday.

(xiv) Commercial communication antennas, whips, panels, satellite dishes or other similar transmission or reception devices that are mounted inside the buildings or are adequately camouflaged so as not to be readily seen by the general public, as either an accessory use, as specified in Chapter 420-120 D. (3) of the Village Zoning Ordinance are allowed without approval of a Conditional Use Permit within this Development.

(xv) Temporary or permanent storage containers (some having brand names such as P.O.D.S, S.A.M.S., etc.) and compactors are not allowed within the DEVELOPMENT. All merchandise, product, crate, pallet, etc., storage shall be stored inside a building.

(xvi) No flags, pennants, streamers, inflatable signage, plastic banner-type signage, spot lights, walking signs, shall be affixed to any building, person, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.

(xvii) No sign walkers – persons with costumes or signs strapped, hung, affixed or over their clothes shall walk the properties or public right-of-ways for extended periods of time advertising the businesses, sales or special offers of the service or retail businesses.

(xviii) No raceways or box signage or neon tube banding around the buildings shall be permitted on any buildings within the DEVELOPMENT.

(xix) All wall mounted signage shall be located on the buildings as approved and permitted by the Village. No signage shall cross over the architectural panels or details of the building. Specific signage plans shall be reviewed and approved for each building.

(xx) The DEVELOPMENT shall comply with the designated business hours of operation and hours of delivery times and garbage pick-up times for the B-2 District at all times during the year, even during the holiday seasons unless expressly approved in writing by the Village.

(xxi) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.

(xxii) The DEVELOPMENT shall not be used for any outside overnight or daytime parking of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations. No extended overnight parking of passenger vehicles is allowed in the parking lots.

(xxiii) In the event that any tenant requests public transportation to service the DEVELOPMENT, it shall be the responsibility of the requesting party(ies) to fund the cost of providing such public transportation to and from the DEVELOPMENT.

(xxiv) The Owners shall execute a cross-access parking agreement with a nearby land owner which provides additional parking to serve the properties within the DEVELOPMENT. Furthermore, the DEVELOPMENT shall not be permitted to modify its land uses wherein a greater demand for parking would be required that would increase the parking demands.

(xxv) The Owners have executed and recorded a Declaration of Easements and Restrictions for the benefit of the Outlot 20 and 21 properties that will be on file

with the Village which addresses parking and pedestrian ingress/egress, cross access, site maintenance and land uses.

(xxvi) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

d. Specific modifications to the Village of Pleasant Prairie Zoning Ordinance for the DEVELOPMENT:

(i) Section 420-119 I (1) related to Lot Size in the B-2 District is amended as follows:

(1) Lot size: Lot 1 shall be a minimum of 1.042 acre, Lot 2 shall be a minimum of 0.969 acres. This lot area is allowed to be reduced, if additional right-of-way is acquired in the future roadway improvements.

(ii) Section 420-119 I (3) related to Open Space is amended as follows:

(3) The DEVELOPMENT shall maintain a minimum of 24% open space.

(iii) Section 420-119 I (4) (c) related to building setbacks is amended as follows:

(c) Setbacks:

[1] Street Setback: minimum of 65 feet from property line adjacent to STH 50 (75th Street) and a minimum of 31 feet from the property line adjacent to 94th Avenue and 40 feet from the property line adjacent to 76th Street.

[2] Side Setback: Lot 1: a minimum of 30 feet from the east side property line.

[3] Side Setback Lot 2: a minimum of 27 feet from the east side property line and a minimum of 15 feet from the west side property line.

(iv) Section 420-47 A related to Driveway spacing between driveways shall be amended as follows:

A. The driveway servicing the DEVELOPMENT on 76th Street shall be a minimum of 103 feet as measured from driveway center line to driveway center line from any other driveway on 76th Street

(v) Section 420-47 E related to setbacks for driveways are amended as follows:

E. Setback. The shared access driveways for said Lots may cross property lines with the DEVELOPMENT.

(vi) Section 420-48 L related to setbacks for parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be amended as follows:

L. Parking areas (which includes parking spaces, maneuvering lanes and fire lanes) shall be a minimum of 20 feet from the property lines adjacent to 94th Avenue and STH 50 (75th Street) and 15 feet from the property line adjacent to 76th Street; no setback required from side property lines pursuant to the cross access easements shown on said CSM for the DEVELOPMENT.

(vii) Section 420-48 O (2) related to landscaping is being amended as follows:

(2) The ends of each parking aisle shall have a curbed landscaped island. In addition, all parking areas shall provide curbed landscaped island within the parking areas of the DEVELOPMENT as shown on the Site and Operational Plans. All landscaped islands shall be a minimum of

seven feet wide from face of curb to face of curb and shall extend the full length of the parking space.

(viii) Section 420-50 related to minimum parking spaces required requires the following number of parking spaces for the uses with the DEVELOPMENT:

- Restaurant requires a minimum of one (1) space for each 100 square feet of floor area plus one (1) space for every two (2) employees on the largest work shift.
- Retail store requires a minimum of one (1) space for each 200 feet of primary floor area plus one (1) space for every two (2) employees.
- Medical and dental offices require a minimum five (5) spaces for every doctor plus one (1) space for every employee.
- In addition to these minimum parking spaces, the required handicapped accessible parking spaces as required by the State Code shall also be provided.

The DEVELOPMENT provides for 109 parking spaces, which includes five (5) handicapped accessible spaces. This PUD will allow for additional parking requirements to be met off-site (not on the street), but in a nearby or an adjacent parking lot. An Easement Agreement (with the Congregation of St. Anne) for additional parking off-site parking spaces shall be maintained by the property owner for use by this development until and unless other cross access parking is available to make up for the parking space deficiency.

(ix) Section 420-76 T. related to Primary Monument Signs shall be amended as follows:

T. Primary Monument Signs

(1) One sign is required for the DEVELOPMENT. Each lot in the DEVELOPMENT may have a sign provided that the signs are not identical in the tenants that they display.

(2) A changeable copy sign, electronic changing message sign or electronic scrolling sign is permitted.

(3) Maximum area: 130 square feet per face.

(4) Maximum height: 10 feet.

(5) Minimum setback distance: 15 feet from any public street or highway right-of-way line, five feet from any side property line and shall not be located within any easement wherein such sign is not expressly permitted.

(6) Shall include the street address of the principal building on the property, including the street number(s) and the name of the street, but such address may be placed on the base of the sign (where they will not count toward the maximum area of the sign display). The street address shall be place a minimum of 18 inches from grade and the letters and numbers shall be a minimum of 3 inches high.

(7) Landscaping shall extend a minimum of five (5) feet in every direction from the base or other support structure of the sign.

(8) May be illuminated.

(9) Shall be placed on a solid-appearing decorative base which supports a minimum of 75% of the horizontal dimension of

the sign display constructed or stone or brick to match the building.

(10) The base of the sign shall not extend to either side of the sign display by a distance exceeding 1/2 of the horizontal dimension of the sign display, or extend above the level of the top of the sign display by a distance exceeding 1/2 of the vertical dimension of the sign display.

(11) May be three-dimensional.

(x) Section 420-78 K related to Aggregate Permitted Background Commercial Advertising Sign Area shall be amended to read as follows:

K. Aggregate permitted background commercial advertising sign area for all tenant spaces/stores on each building in the DEVELOPMENT shall be limited to:

(1) Sign Size: 50 square feet maximum per building façade per tenant/store space.

(2) Sign Height: Three (3) feet Maximum

(3) Compliance with all requirements of Section 420-76 DD entitled Wall Sign as may be amended from time to time.

e. Amendments

(i) The PUD regulations for the DEVELOPMENT may be amended pursuant to Chapter 420-137 of the Zoning Ordinance.

(ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 20th day of July 2015.

VILLAGE OF PLEASANT PRAIRIE

John P. Steinbrink
Village President

ATTEST:

Jane M. Romanowski
Village Clerk

Posted: 12/22/15

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

Consider approval of **two Certified Survey Maps and a Grading and Drainage Development Agreement and associated documents** and for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Recommendation: Plan Commission recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **two Certified Survey Maps, Grading and Drainage Development Agreement and associated documents** subject to the comments and conditions of the August 8, 2016 Village Staff Report.

Consider approval of a **Zoning Text and Zoning Map Amendments (Ord. #16-29 and Ord. #16-30)** for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District and C-1 Lowland Resource Conservancy District. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.

Recommendation: On August 8, 2016 the Plan Commission held a public hearing and recommended that the Plan Commission approve the **Zoning Map and Text Amendments (Ord. #16-29 and Ord. #16-30)** as presented.

VILLAGE STAFF REPORT OF SEPTEMBER 19, 2016

Consider approval of **two Certified Survey Maps, a Grading and Drainage Development Agreement and associated documents** and for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Consider approval of a **Zoning Text and Zoning Map Amendments (Ord. #16-28 and Ord. #16-30)** for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District and C-1 Lowland Resource Conservancy District. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.

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

The petitioner is requesting several approvals to develop the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge including two (2) Certified Survey Maps, Grading and Drainage Development Agreement and related documents for the public and private improvements, Zoning Map and Zoning Text Amendments.

Previous approvals: On June 20, 2016 the Village Board approved the following applications related to the Fountain Ridge Development: 1) **Comprehensive Plan (Ord. #16-24)** which included an amendment to the Prairie Ridge Neighborhood Plan and amendments to the Land Use Plan; and a 2) **Conceptual Plan** for the proposed development to include 19 single family lots and 5 lots for the development of 3-49 unit buildings and 10-8 unit condo-style apartment buildings on a 34.5 acre property.

CERTIFIED SURVEY MAP AND GRADING AND DRAINAGE DEVELOPMENT AGREEMENT:

The Developer is requesting approval of two (2) Certified Survey Maps for the eastern and western portions of the development. Each CSM will include 3 lots. The eastern CSM will dedicate the public roads that connect Bain Station Road on the south to 88th Avenue (CTH H) to the east. The public roads will be designed and constructed at the Developer's expense to the Village specifications including the installation of public sidewalks, public street trees and public street lights within the public street rights-of-way. In addition, public sidewalk will be extended along the north side of Bain Station Road by the Developer.

The petitioner has requested to have the Village Board approve a Development Agreement for the mass grading and drainage work for the development site so that grading work could begin prior to the change of seasons. The Developer is proceeding to finalize all development construction documents and exhibits for the Village Board's consideration of the Final Development Agreement for the required public improvements to be considered at a subsequent Board meeting later this fall. The approval of the Grading and Drainage Development Agreement will also allow for Village Building Permits to be obtained for Buildings 3, 8, 9, 10 and 11 subject to the conditions set forth in the Agreement; however, no verbal or written occupancy permits shall be issued for these Buildings until all of the

required public improvements are installed, completed, inspected and accepted within the development pursuant to the Final Development Agreement.

Both CSM's dedicate additional rights-of-way adjacent to both 88th Avenue (CTH H) and Bain Station Road for the future widening and roadway improvements with these streets. An initial traffic study has been prepared for the Village and Kenosha County to evaluate the traffic impact on the adjacent roadways and future roundabout proposed at the intersection of CTH H and Bain Station Road. The finalized traffic study will provide direction for the intersection improvements required to be completed by the developer.

There is a small portion of the property (5,554 square feet) on a portion of Lot 3 of the eastern CSM adjacent to Bain Station Road that was field delineated as wetlands in October 2015 by James Havel, a Wisconsin Department of Natural Resources Assured Wetland Delineator. The wetlands will remain unchanged on the property.

Lot 1 of the western CSM adjacent to the Ashbury Creek Subdivision is proposed to be developed with 19 single family lots as shown and conditionally approved with the Conceptual Plan.

As discussed with the Conceptual Plan, approval of the 19 single family lots shall meet the minimum requirements of the R-4.5 Urban Single Family Residential District, which is the same zoning designation as the Ashbury Creek Subdivision. The R-4.5 district requires each lot to be a minimum of 12,500 square feet with a minimum of 80 feet of frontage (the frontage can be reduced to 45 feet on a curve or cul-de-sac). All lots shall have a minimum lot depth of at least 125 feet. An existing 20'-23' gap in the legal description adjacent to Lot 1 of the western CSM shall be resolved and said land shall be included or attached to the appropriate land owner's property.

The 84th Place right-of-way, which was dedicated with Ashbury Creek Final Plat between Lots 2 and 3, is proposed to be extended with a public roadway constructed extending from 94th Avenue east into the single family portion of the development. Public roads are proposed to be extended both north and south and terminate in a cul-de-sac in the proposed single family subdivision area. Stormwater management facilities for the proposed 19 single family lots would be installed in an Outlot. The new public streets will be required to be constructed with the Village's new construction specifications, which will require public concrete sidewalks on both sides of the public roadways.

The development of the single family development in the future will require approval of a subdivision plat (including a Preliminary Plat and Final Plat), Development Agreement, Declaration of Restrictions, Covenants and Easements, By-Laws, Association Articles of Incorporation, Street Lighting, Street Signage and Street Tree Plans and other development documents at the time that the Subdivision is proposed to be developed.

ZONING MAP AND ZONING TEXT AMENDMENT (Ord #16-29and Ord #16-30): The Developer is proposing to develop Lots 1, 2 and 3 of the eastern CSM and Lots 2 and 3 of the western CSM with 3-49 unit, 2 story, market rate apartment buildings, 10–8 unit condo-style, market rate apartment buildings (227 units), along with a private clubhouse.

Each **49 unit building** will provide 60 underground parking spaces. Some residents will have 2 parking stalls. An additional 60 surface parking spaces will be available for each building, for a total of 120 parking spaces for each 49 unit building. Storage lockers are available internally in the underground parking area as well as on each floor. The lighting of the parking areas will be required similar to the pole system with LED fixtures (as constructed for their Cobblestone Apartment development). Additionally, the parking lots, driveway entrances/exits and access doors will be monitored via an exterior camera

monitoring system pursuant to the Village Digital Security Imagining System (DSIS) requirements of Chapter 410 of the Village Municipal Code. The cameras shall be mounted via non-penetrating building mounts and on private light poles.

The **49 unit buildings** will offer a variety of floor plans ranging from an efficiency style to a luxurious 1400+ sq. ft. unit with 2 bedrooms and 2.5 baths. The 49 unit building apartment unit types will breakdown as follows:

First Floor

- 5-2 bedroom units with 2.5 bathrooms that range in size from 1,200-1,370 sq. ft.
- 5-2 bedrooms units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 1-Luxury 1 bedroom unit with 1.5 bathrooms that is 1,173 sq. ft.
- 8-1 bedroom units with 1 bathroom that range in size from 820-980 sq. ft.
- 4-Efficiency units with 1 bathroom that are 617 sq. ft.

Second Floor

- 6-2 bedroom lofts with 2.5 bathrooms that range in size from 1,370-1,400 sq. ft.
- 4-2 bedrooms units with 2.5 bathrooms that range in size from 1,200-1,218 sq. ft.
- 2 2 bedroom units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 6-1 bedroom loft with 2.5 bathrooms that are 1,000 sq. ft.
- 1-Luxury 1 bedroom loft with 1.5 bathrooms that is 980 sq. ft.
- 5-Lofts with 1.5 bathrooms that are 1,032 sq. ft.
- 1-Efficiency unit with 1 bathroom that is 617 sq. ft.

In each **8 unit building**, each residence will have an attached individual private garage with garage remote, six (6) of the units in each building will have double stalls and two (2) of the units in each building will be single stalls, with an additional 16 surface parking spaces for each building. The lighting of the parking areas will be done by a parking lot pole system with shoebox LED fixtures. Additionally, the parking lot entrances/exit driveways will be monitored via an exterior camera system pursuant to the Village DSIS requirements of Chapter 410 of the Village Municipal Code.

All units are condo-style as they will have a private individual entrances from the outside of the building and from within their attached garage. In addition, all units will have individual high efficiency top load washers/front load dryers along with built in microwaves, smooth top ranges and refrigerators.

Each 8-unit building will breakdown as follows:

- 2-2 story 2 bedroom units with 2.5 bathrooms
- 2-1 bedroom units with 1.5 bathrooms on the first floor
- 2-2 bedroom units with 2 bathrooms on second floor
- 2-2 bedroom units with a den and with 2.5 bathrooms on second floor

The units will range in size from 937 sq. ft. to 1,594 sq. ft.

Population: Based upon the current projections of 2.34 persons per household (rental pphh) in Pleasant Prairie, a maximum total of 532 persons are intended to live at this apartment development. The Developer anticipates less than 10% of the occupants will be children or less than 5% being school age children.

Site Access: The apartment development area will not have any public or private roadway connections to the single family homes proposed to the west. In the multifamily area, new public roadways will be constructed with connections to Bain Station Road and 88th Avenue (CTH H). In addition, private parking areas, fire lanes and access driveways will connect to

the new public roads within the development. No direct driveway access will be provided or allowed to Bain Station Road and 88th Avenue (CTH H).

Based upon a recent Traffic Impact Analysis which evaluated other Village developments approved in the area, existing traffic count information for the nearby intersection and proposed traffic from this development, Kenosha County is proposing to reconstruct the intersection of Bain Station Road and CTH H in 2017. A round-about has been approved by the County and is in the design phase for the intersection. In anticipation of the new highway improvements, the Developer is required to dedicate additional land for the widening of the Bain Station and CTH H adjacent roadways via Certified Survey Map. The Village and Kenosha County will need a dedication of 50 feet from roadway centerline to be dedicated by the Developer for both roadways. Continued coordination and additional information from the Developer will be required between the Village, County and the Developer as the project moves forward.

Site Amenities: The site provides for over 45% green space and includes a clubhouse, which will be centrally located next to the middle 49 unit buildings. The clubhouse will house the staff of the property management team from Lexington Management, which is the management arm of Lexington Homes, Inc. The clubhouse will have security monitoring via cameras and an access key system. In addition, the clubhouse will provide a gathering and patio area for residents to rent out for events.

Construction Practices: Lexington Homes, Inc. prides itself on creating communities built of high quality and intricate architectural design. Highlighted below is a listing of some of their construction practices:

- Buildings will have an internal fire sprinkler system for fire safety
- 2x6 construction on the external walls of the buildings
- High performance vinyl windows and patio doors with low E glass and argon gas
- Partial stone façade blended with maintenance free products
- Aluminum frame and full glass front entry doors for security and aesthetics
- Complete intercom system for entry
- Custom plastered interior walls (this is not a drywall board system)
- Individual sound walls divide each unit
- Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer
- ¾ inch gypcrete poured on all floors for another sound barrier and it also acts as another fire preventative
- Individual unit entry doors have a deadbolt and peephole
- Postal service is accommodated inside the building for convenience and also as another security measure
- 30 year dimensional shingle roofs

Property Management/Maintenance: Lexington Management understands that the real success to any community lies within the long term management and maintenance of the site. They operate under a very structured process. They have included a copy of their management forms pertaining to these areas.

Leasing: Leasing Information was prepared by Lexington and is provided to every potential resident that tours the site. They are required to fill out a "Welcome to the Community" form. This document helps to ensure the safety of the staff before each tour occurs. This form requires that they see a valid ID and gives them current living information. When the tour results in someone wanting to reside within the community they are given the "Rental Process" form along with a "Standard Application for Occupancy". The rental process form clearly highlights what the qualifications are to reside at the

property. The application is a more detailed document that allows Lexington to further qualify every potential resident.

With the receipt of the application, security deposit and signed rental process form, the potential tenant starts a detailed approval process. This includes a credit check, which requires a score of 600 or higher, their gross monthly income shall be 2.5 times the amount of the monthly rent and a criminal background check is run. Lexington Management, as a standard allows only two (2) people per bedroom and two (2) vehicles per unit. There are variables to this approval process which are also outlined on the rental process form.

Residents are required to sign a one (1) year lease with variable terms after that one year period depending on the individual situation. It is management's goal to always try to secure one (1) year leases continually with a built in parameter that does not allow anyone to move out October- April. In addition, dogs are not allowed.

Management Structure: "As one of the principal owners of Lexington Homes, Michelle Stimpson has a genuine focus on the day to day operations of the entire management division. Overseeing just under 1,700 units, she believes in treating every resident as she would like to be treated. She physically reviews every resident file and signs every single lease that occurs within the entire company. With 20 years of experience in this industry and having both a real estate and broker's license, she knows that on the management side of things the difference is always the details. Weekly she meets with her district staff to review every property that they oversee. In these meetings site suggestions along with marketing and maintenance are discussed in great detail with implementation plans to be carried out and reported each week. The district staff is required to be at each property working with the site management. Monthly reports are clearly documented (provided) to ensure the continued success of each site. The management operates on the principal that this is "someone's home". They focus on the presentation not only to our prospective and current residents but to their guests as well. Additionally, they will have property staff which will include a Property Manager, Assistant Manager, Cleaning staff and Maintenance. Their goal is always to have as many of their staff physically living at the property so that someone is always available.

They are very centered on routine inspections. Monthly, they do property inspection reports along with exterior and interior building inspection reports. Yearly, they inspect the interior of every single apartment and complete a full report as to the interior condition of that unit. At that time an annual property review is also completed to help plan for upcoming projects".

Rents: The anticipated market rate rents based on a thorough market study will range from the mid-$700 (for an efficiency unit) up to in excess of $1,600 (for a 2 bedrooms/2.5 bathrooms unit). The residents will be responsible for their heat and water. The billing of the water will be accomplished by the building having one main water meter which will be billed to the property owner and paid. This water bill will then be split up and billed by the owner to the individual tenants.

Site Construction Schedule: The Developer would like to begin the site and excavation work for the apartment portion of the project in fall 2016. The anticipated completion time frame would be fall of 2018. If Lexington builds the 19 residential single family homes, they would likely be built in the last phase and offer over a dozen plans for home buyers to choose from.

Zoning Map and Text Amendments and DSIS Agreement and Easement: Lots 1-3 of the eastern CSM and Lots 2 and 3 of the western CSM are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, Lot 1 of the western CSM is proposed to be

rezoned from A-2 into the R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District for the future single family development. In addition the wetlands on a portion of Lot 3 of the eastern CSM are proposed to be rezoned into the C-1 Lowland Resource Conservancy District. In addition, the specific PUD zoning regulations are being created for the multi-family development.

Developing the apartment sites as a PUD will allow for flexibility with some requirements of the Village Zoning Ordinance provided there is a defined benefit to the community.

The following modifications from the Zoning Ordinance are proposed:

- To increase the net density from 9.6 dwelling units per net acre to 10.2 dwelling units per net acre.
- To increase the number of apartment units allowed per building from 24 per building to 3-49 unit buildings and 8-10 unit buildings with a mix of efficiencies, 1 and 2 bedroom units (there will be no 3 bedroom units).
- To increase the building height of the 49 unit apartment building from 35 feet to a maximum height of 40 feet.
- To allow for efficiency units to be reduced from a minimum of 700 square feet to 617 square feet.
- To allow for setback variations along the property lines.

In consideration of these PUD modifications to the Village Zoning Ordinance, the following community benefits are being imposed by the Developer:

- A minimum one (1) parking space per unit shall be provided in an enclosed garage attached to the building for the condo-style apartment buildings.
- Three (3) bedroom units for all apartment buildings will be prohibited.
- All of the units will be offered at market rate rents.
- Additional secured storage spaces for each unit will be provided in the underground parking area of the 49 unit buildings (approximately 20 sq. ft. per unit is proposed).
- The side yard setback to the west abutting the proposed single family development will be increased from 30 feet minimum to 75 feet minimum abutting the 8 unit buildings and 100 feet minimum abutting the 49 unit buildings
- The exterior building materials and design of the apartment building will be a combination of stone and cement board with a 30 year architectural shingle.
- The site will provide a minimum of 45% of the sites as open space, instead of the required 25% open space.
- All apartment buildings will be fully sprinklered and will comply with the requirements set forth in the Fire & Rescue Department memorandum dated July 21, 2016.
- The landscaping and exterior turf will be irrigated.
- The height of the Multifamily Residential Development Identification Sign will be a maximum height of six (6) feet rather than eight (8) feet.
- The Developer will install an on-site security system and enter into a Digital Security Imaging System (DSIS) Agreement and provide the Village with the required Access Easement which meets the Village Security Ordinance requirements for all apartments.
- The Developer will not allow any dogs to live in the multi-family apartments in the development.
- Additional landscaping/berming will be installed pursuant to the Zoning Administrator's direction.

See ***attached*** draft PUD Ordinance and copies of the DSIS Agreement and Access Easement. [Note: There will be 5 DSIS systems within the facility There will be a DSIS system within Building 3 (8920 83rd Street) to service Building 3, a second DSIS system

within Building 4 (8370 90th Avenue) to service Buildings 4 and 5, a third DSIS system within Building 6 (8560 90th Avenue) to service Buildings 6, 7 12 and 13, a fourth camera in Building #10 (8353 90th Avenue) to service Buildings 8-11 and a fifth camera in the club house building (9900 83rd Street) to service the clubhouse and Buildings 1 and 2. The DSIS Agreement will only include the DSIS cameras and system details executed initially for Sites 2 and 4. As such, prior to issuance of building permits for the remainder of the buildings in Sites 1, 3 and 5 (Buildings 1, 4, 5, 6, 7, 12, and 13 and the clubhouse) the DSIS Agreement will need to be amended.]

Recommendations:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **two Certified Survey Maps, Grading and Drainage Development Agreement and associated documents** subject to the above comments and the following conditions:

1. The following shall be submitted as exhibits to the Grading and Drainage Development Agreement:
    a. Land Ownership verification documents.
    b. Erosion Control Permit fees. ($2,800)
    c. The Street Sweeping Cash Deposit. ($2,000)
2. The Final Development Agreement shall be considered by the Village Board when the following has been completed and submitted to the Village (All Exhibits not yet provided).
    a. Upon Village's approval of the Site and Civil Engineering Plans, Profiles and Specifications (see comments below for plan changes), the Developer shall submit two (2) copies and a pdf of the final Village approved plans and specifications so that the Village can request approval from the Kenosha Water Utility (KWU).
    b. Upon written utility plan approval from the KWU, the Developer shall obtain written sewer and water approval from the WI DNR.
    c. Upon written utility plan approval from the KWU, the Developer shall obtain written 208 approval from SEWRPC.
    d. All public improvements shall be installed by Village approved pre-qualified contractors.
3. Special assessments shall be paid in accordance with the Grading and Drainage Agreement.
4. Upon Village Board approval of the CSM's and within 14 days of said approval the Village will host a closing to have the CSM's and all of the Development Agreement documents signed. The Developer shall be responsible for recording of the CSM's at the Kenosha County Register of Deeds Office and provide a recorded copy (PDF) of all documents to the Village within 72 hours of closing with the Village.
5. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at a Village Municipal Building with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing).

6. The CSM's shall be recorded and the Grading and Drainage Development Agreement shall be finalized, including all exhibits, executed and financial security provided prior to commencing work.

7. Upon Village approval of the Final Site and Civil Engineering Plans and Specifications, Landscaping Plans and Site and Public Street Lighting Plan **the following shall be submitted (paper copies as indicated and a pdf of each items) to the Village for staff review so that the final Development Agreement can be finalized by the Village and placed on a Village Board meeting for approval**:

   a. A copy of the public sanitary sewer and water approval letters from the KWU, WI DNR, and SEWRPC.

   b. Copies of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party. (All contractors performing public work shall be pre-approved by the Village).

   c. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments.

   d. Three (3) copies of the signed public street tree/landscaping contract, Street Tree/Landscaping Plan and certificate of insurance.

   e. Copies of the signed We Energies contract and three (3) copies of the Street Lighting Plan.

   f. Village work in the Right-of-Way application, plans and related application/ permit fees.

   g. Kenosha County Highway Access Permit.

   h. Three (3) paper copies of the Final Site and Civil Engineering Plans, Profiles and Specifications.

   i. Three (3) paper copies of the revised Landscaping Plan (additional comments forthcoming).

   j. Three (3) paper copies of the Street Signage Plan and contract.

   k. Three (3) paper copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan.

   l. A "draft" LOC shall be provided to the Village for staff review. (See comments below related to the LOC.) A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street lights, street signs, field staking, inspections and construction related services (including sanitary sewer, and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit).* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

8. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled

with safe samples, roadways completed, electric and gas utilities installed, trees planted, signage installed and as-built utility and grading plans submitted prior to the issuance of any verbal approvals or occupancy permits in accordance with the Development Agreements on file with the Village.

9. This Development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Design Standards and Construction Specifications Ordinance; the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

10. All Village fees incurred by the Village Engineering Department or Community Development Department and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

11. Impact fees are due at the time building permits are issued.

12. At least two weeks prior to Village Board consideration of the Final Development Agreement and related documents the following shall be finalized and submitted:

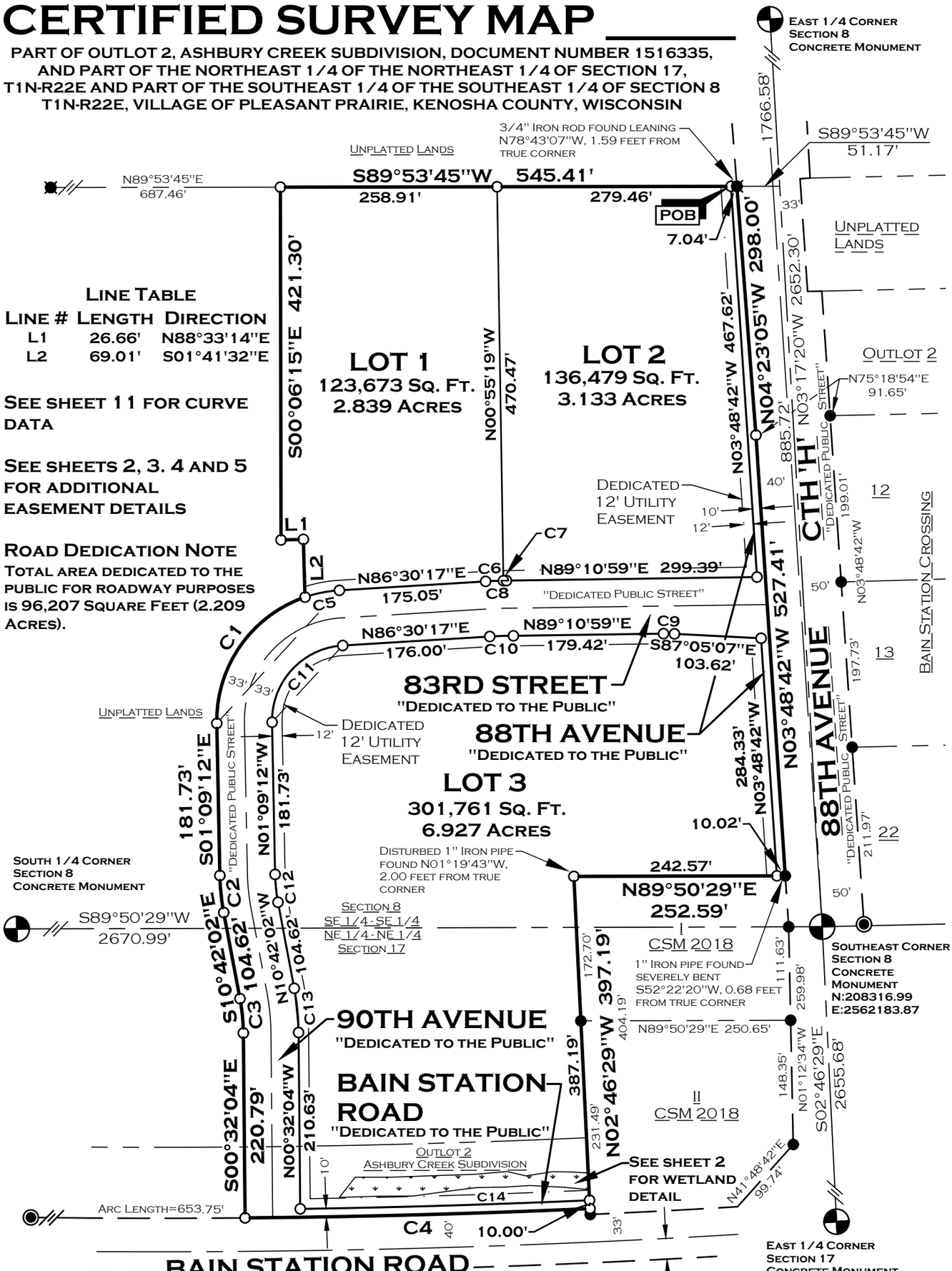
    a. Title Report Commitment, updated the day before closing and again within seven (7) days after closing and recording of the documents for dedicated rights of way.

    b. The Final Engineering Plans shall be submitted to the Village in electronic format which satisfies the following acceptance criteria. Any questions should be directed to Matt Fineour, Village Engineer at (262) 925-6778.

The Plan Commission held a public hearing on August 8, 2016 and recommends that the Village Board approve the **Zoning Map and Text Amendments as presented.** [Note: the CSM's shall be finalized, executed and recorded and the engineering plans shall be approved so that the Zoning Map and Text Amendments can be finalized, executed and effective and the Residential Development Plans shall be finalized and approved by the Village staff.]

CERTIFIED SURVEY MAP

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, DOCUMENT NUMBER 1516335, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N-R22E AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 T1N-R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.66'	N88°33'14"E
L2	69.01'	S01°41'32"E

SEE SHEET 11 FOR CURVE DATA

SEE SHEETS 2, 3. 4 AND 5 FOR ADDITIONAL EASEMENT DETAILS

ROAD DEDICATION NOTE

TOTAL AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES IS 96,207 SQUARE FEET (2.209 ACRES).

LEGEND

- EXISTING 2"Ø IRON PIPE
- EXISTING 1"Ø IRON PIPE
- SET 1" x 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- RECORDED COUNTY MONUMENT
- EXISTING 3/4"Ø IRON ROD

SCALE: 1"= 150'

0' 75' 150' 300'

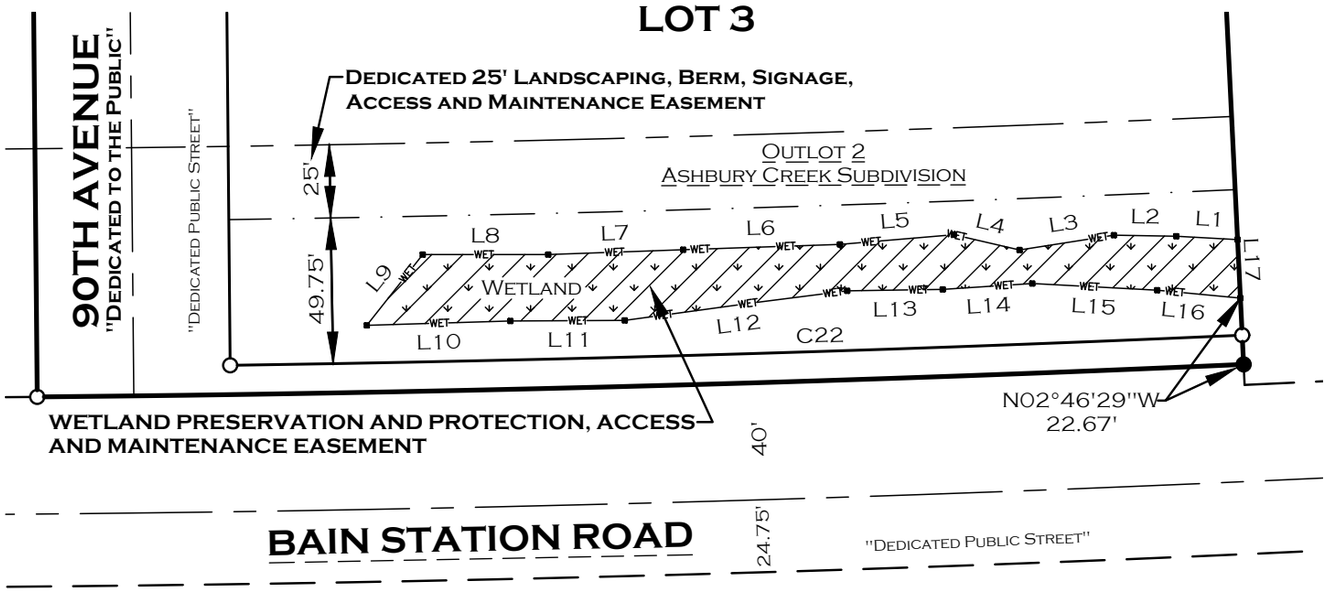
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8 BEARS N03°17'20"W.

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX:(920) 662-9141

R:\4300\4329\4329082\DWG\4329082CSM_EAST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT DETAIL



SCALE: 1"= 60'

0' 30' 60' 120'

WETLAND LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	20.95'	N85°25'31"W	L10	49.09'	N89°42'19"E
L2	21.35'	N87°34'26"W	L11	39.07'	S88°49'57"E
L3	32.61'	S82°32'43"W	L12	76.65'	N83°52'11"E
L4	23.06'	N75°30'32"W	L13	32.62'	S89°24'35"E
L5	39.01'	S86°34'46"W	L14	30.66'	N87°40'56"E
L6	53.57'	S89°30'13"W	L15	42.75'	S85°28'51"E
L7	46.15'	S89°24'00"W	L16	28.54'	S83°08'18"E
L8	42.86'	N88°32'59"W	L17	20.00'	N01°19'43"W
L9	30.81'	S39°46'08"W			

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C22	1°32'39"	11483.94'	309.52'	N88°12'10"E	309.51'	N88°58'30"E	N87° 25' 51"E
C23	0°10'53"	11483.94'	36.35'	N89°03'56"E	36.35'	N89°09'23"E	N88° 58' 30"E

WETLAND LEGAL DESCRIPTION AND NOTE

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N, R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE N01°19'43"W, 22.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°19'43"W, 20.00 FEET; THENCE N85°25'31"W, 20.95 FEET; THENCE N87°34'26"W, 21.35 FEET; THENCE S82°32'43"W, 32.61 FEET; THENCE N75°30'32"W, 23.06 FEET; THENCE S86°34'46"W, 39.01 FEET; THENCE S89°30'13"W, 53.57 FEET; THENCE S89°24'00"W, 46.15 FEET; THENCE N88°32'59"W, 42.86 FEET; THENCE S39°46'08"W, 30.81 FEET; THENCE N89°42'19"E, 49.09 FEET; THENCE S88°49'57"E, 39.07 FEET; THENCE N83°52'11"E, 76.65 FEET; THENCE S89°24'35"E, 32.62 FEET; THENCE N87°40'56"E, 30.66 FEET; THENCE S85°28'51"E, 42.75 FEET; THENCE S83°08'18"E, 28.54 FEET TO THE POINT OF BEGINNING.

ONE ISOLATED WETLAND WAS IDENTIFIED ON THE PARCEL. WETLAND FIELD DELINEATED BY JAMES HAVEL, A DNR ASSURED WETLAND DELINEATOR, ON OCTOBER 29, 2015. REFERENCE THE WETLAND REPORT, PREPARED BY NES ECOLOGICAL SERVICES, DATED JANUARY 15, 2016.

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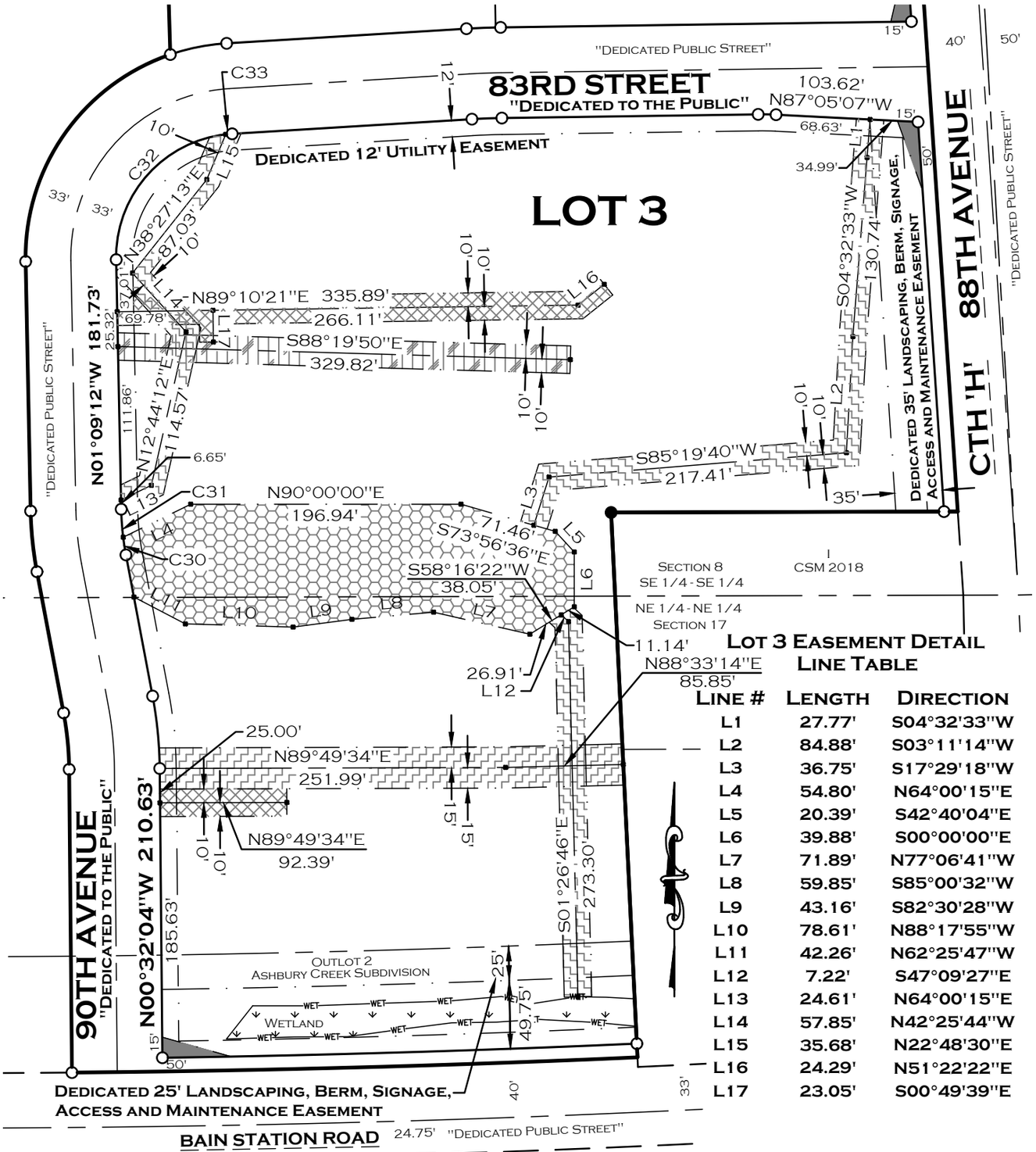
CERTIFIED SURVEY MAP ____

LOT 3 EASEMENT DETAILS



LOT 3 EASEMENT DETAIL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.77'	S04°32'33"W
L2	84.88'	S03°11'14"W
L3	36.75'	S17°29'18"W
L4	54.80'	N64°00'15"E
L5	20.39'	S42°40'04"E
L6	39.88'	S00°00'00"E
L7	71.89'	N77°06'41"W
L8	59.85'	S85°00'32"W
L9	43.16'	S82°30'28"W
L10	78.61'	N88°17'55"W
L11	42.26'	N62°25'47"W
L12	7.22'	S47°09'27"E
L13	24.61'	N64°00'15"E
L14	57.85'	N42°25'44"W
L15	35.68'	N22°48'30"E
L16	24.29'	N51°22'22"E
L17	23.05'	S00°49'39"E

LOT 3 EASEMENT DETAIL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C30	3°42'57"	201.00'	13.04'	S08°50'34"E	13.03'	S06°59'05"E	S10° 42' 02"E
C31	5°49'53"	201.00'	20.46'	S04°04'08"E	20.45'	S01°09'12"E	S06° 59' 05"E
C32	84°40'20"	90.00'	133.00'	S41°10'58"W	121.23'	S83°31'08"W	S01° 09' 12"E
C33	2°59'09"	90.00'	4.69'	S85°00'43"W	4.69'	S86°30'17"W	S83° 31' 08"W

20' PRIVATE SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 15' X 50' VISION TRIANGLE EASEMENT

SCALE: 1"= 100'

0' 50' 100' 200'

SHEET 3 OF 13

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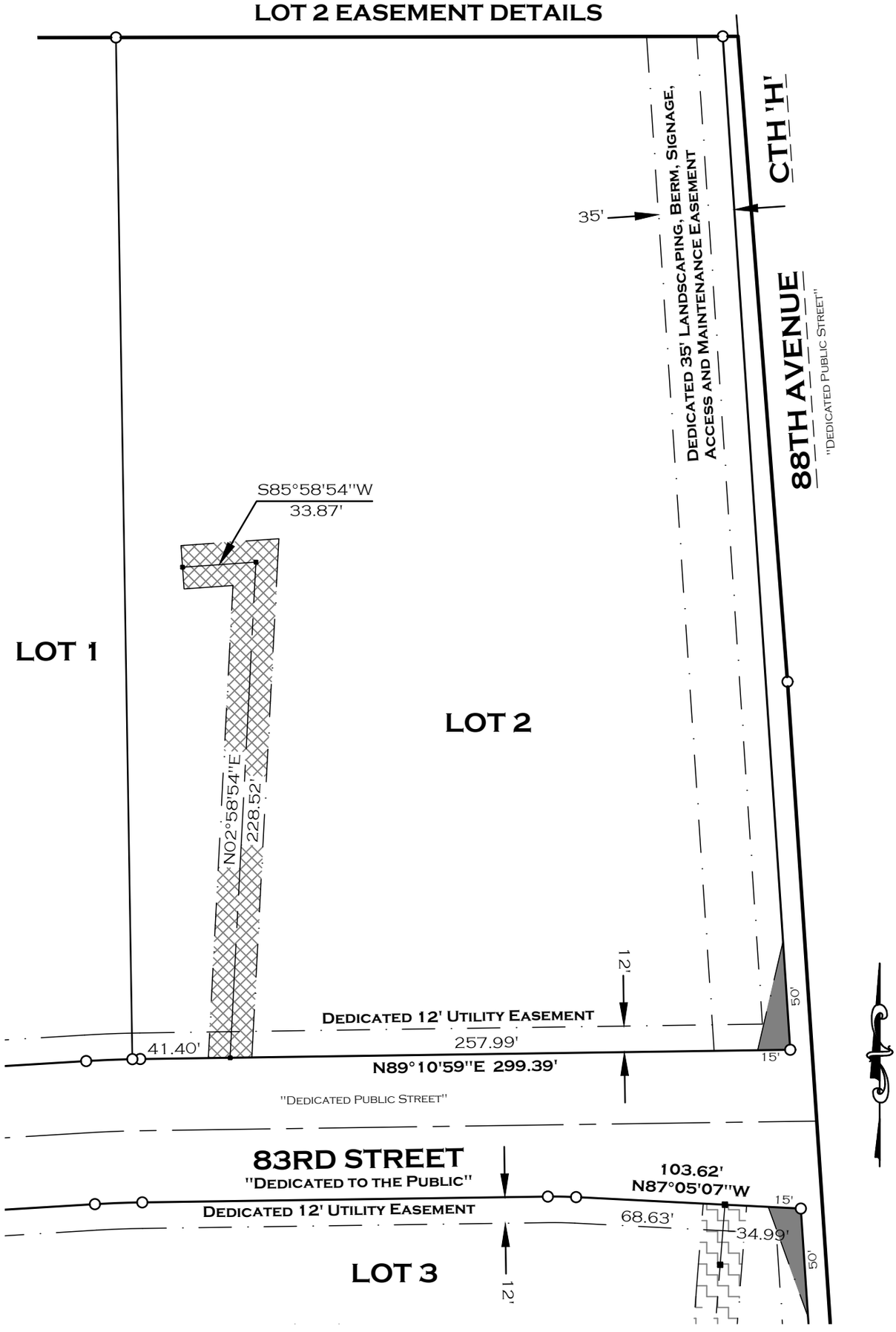
R:\4300\4329\4329082\DWG\4329082CSM_EAST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

LOT 2 EASEMENT DETAILS



SCALE: 1"= 60'

0' 30' 60' 120'

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

15' / 50" DEDICATED 15' x 50' VISION TRIANGLE EASEMENT

SHEET 4 OF 13

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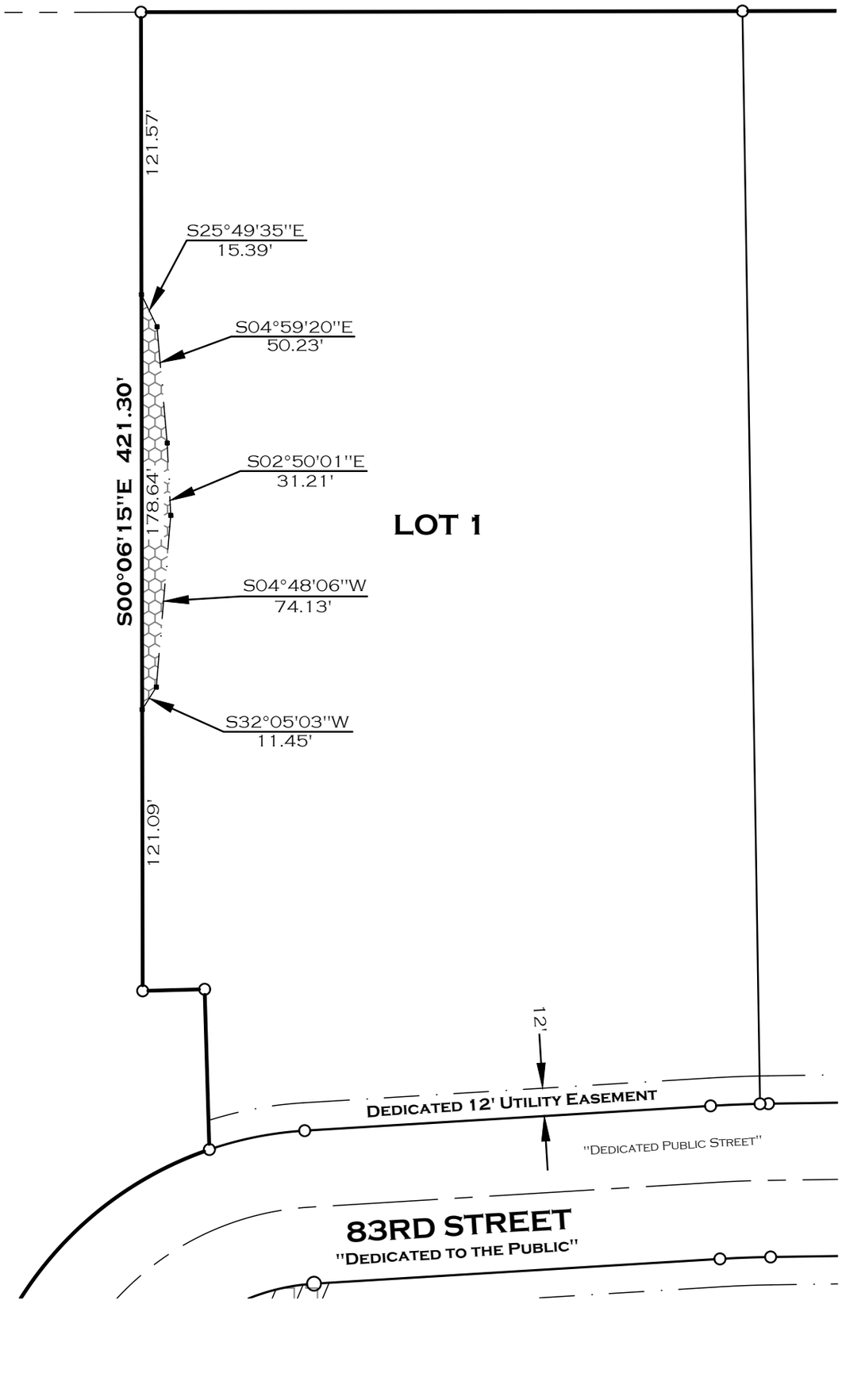
CERTIFIED SURVEY MAP _____

LOT 1 EASEMENT DETAILS



PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

SHEET 5 OF 13

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CERTIFIED SURVEY MAP _____

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (88th and 90th Avenues, 83rd Street and Bain Station Road) are hereby dedicated, given, granted and conveyed by the Developer, Fountain Ridge LLC (referred to as the "Developer") to the Village of Pleasant Prairie, its successors and assigns (the "Village") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communication facilities, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interests are subject to the following: (1) temporary nonexclusive easements coextensive with the areas of each such "Dedicated Public Street" are hereby retained by the Developer for the construction, installation, repair, replacement and maintenance of such public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and for all related ingress and egress pursuant to a Development Agreement entered into between the Developer and the Village dated as of _____ , ____ 2016 (subject to the rights of the Village to perform the same functions); and (2) a nonexclusive easement hereby reserved by the Developer for any future Fountain Ridge Association (Association) or the Owners of the Lots shown on this CSM which are adjacent to each such "Dedicated Public Street" for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of public street trees and the clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the Lots; for the replanting, watering, weeding and maintenance of public trees and plantings; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the areas between the roadway and the Lots as are approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights but not the obligation 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 each "Dedicated Public Street" and the rights of the Developer, or of the Owners of any of the Lots or of any Association pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

   The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, planting and maintenance of the public streets and related improvements, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and landscaping referred to herein, in accordance with the terms and conditions of the Development Agreement on file with the Village Clerk.

2. Nonexclusive easements coextensive with the areas shown as Dedicated 12' Utility Easement on this CSM are hereby given, granted and conveyed by the Developer ("the Grantor") to We Energies f/k/a Wisconsin Electric Power Company, Ameritech-Wisconsin f/k/a Wisconsin Bell, Inc. and Time Warner Cable Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) shown on this CSM and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communications Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities and communications lines within the easement areas as such restoration does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, signage, fences, or structures of any kind shall be placed within the utility and communication easement areas without the prior written approval of the Utility and Communications Grantees.

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CERTIFIED SURVEY MAP _____

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street right-of-ways with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to the proper grade and to a vegetatively stabilized condition, the Developer shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the concrete roadway course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as either a 20' Private Storm Water Drainage, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the developer, collectively the Lot Owners for the areas shown on this CSM as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveways or other uses of the easement areas as may be approved by the Village and subject to any conditions that the Village may impose. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water Drainage, Access and Maintenance Easement areas, the Village's rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of all private storm water drainage and drainage way improvements contained within these nonexclusive easements.

4. Nonexclusive easements coextensive with the areas shown as Private Storm Water Drainage, Retention/Detention Basin, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, storm water Retention/Detention basin purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, signage, maintenance, access and maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein to others with respect to the same area or any portion thereof and (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners for the areas as shown on this CSM as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the Private Storm Water Drainage Retention/Detention Basin, Access and Maintenance Easement areas, the Village's rights under the easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for all costs associated with the installation and maintenance of the private storm water drainage, retention/detention basin and drainageway improvements contained in these nonexclusive easements.

5. Nonexclusive easements coextensive with the areas shown as Dedicated 25' or 35' Landscaping, Berm, Signage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Developer to the Lot Owners for landscaping, signage, lighting, access and maintenance and for all related construction, installation, repair, alteration, replacement, maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof to the Utility and Communication Grantees; (2) such easements as dedicated and conveyed herein with respect to the same area or any portion thereof to the Village; and (3) such temporary use, planting, care and maintenance responsibilities of the Developer which shall be required until such responsibility is transferred to Lot Owners as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the easement rights of the Developer or the easement rights that may be granted to the Utility and Communication Grantees or the Village pursuant to these easement areas, the Village's rights under the easement granted to it shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for the planting and warranty period and then the Lot Owners shall be responsible for all costs associated with the installation and maintenance of the landscaping, signage, lighting and open space areas within the easements.

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CERTIFIED SURVEY MAP _____

6. Easements coextensive with the areas shown as a 20' Private Sanitary Sewer and a 20' Private Water, Access and Maintenance Easement on this CSM on each of the Lots are hereby given, granted and conveyed by the Developer to the Village for private sanitary sewer system improvements, private water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Developer shall be responsible for the construction, installation, repair, alteration, replacement and maintenance activities for the private sanitary sewer and private water system improvements, uses and purposes. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. In the event of any conflicts between the rights of the Village pursuant to these 20' private sanitary sewer and 20' private water main easement and the rights of other persons or entities with respect to the sanitary sewer and water main easement area, the Village's rights under these easements shall be deemed to be superior.

7. A Nonexclusive easement coextensive within the area shown on Lot 3 on this CSM as a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement is hereby given, granted and conveyed by the Developer to the Village for wetland conservancy protection, preservation 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 this easement as it is the Developer's responsibility to maintain said wetland preservation and protection area.

8. Easements coextensive with the area shown as a 20' Public Sanitary Sewer, Access and Maintenance Easement on this CSM on Lot 3 is hereby given, granted and conveyed by the Developer to the Village for public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This 20' public sanitary sewer easement shall be exclusive, except for: (1) the Developer's temporary easement retained for the construction, installation, repair, alteration, replacement and maintenance activities for the public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress; (2) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; and (3) such planting, care, and maintenance of the easement area by the Lot Owner on which the easement is located as will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to these 20' public sanitary sewer main easement area and the rights of other persons or entities with respect to the 20' public sanitary sewer easement area, the Village's rights under these easements shall be deemed to be superior.

9. Perpetual nonexclusive easements co-extensive with the areas shown as 15' x 50' Dedicated Vision Triangle Easements on Lots 2 and 3 of this CSM are hereby dedicated, given, granted, and conveyed by the Owner to the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village or Kenosha County. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and Kenosha County.

RESTRICTIVE COVENANTS

1. Fountain Ridge LLC (referred to as the "Developer") hereby covenants that the Owners of Lot 3 shown on this CSM shall have the obligation of maintaining the 20' Private Storm Water Drainage, Maintenance and Access Easement area on their respective Lot in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the developer's transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage or retention/detention basin maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

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CERTIFIED SURVEY MAP _____

2. The Developer hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the Private Storm Water Drainage, Retention/Detention Basin, Maintenance and Access Easement areas located within Lots 1, 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; excavating or ditching to reestablish basin design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage or basin easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

3. The Developer covenants that that the Owners of Lot 2 and 3 shown on this CSM shall have the obligation of maintaining the Dedicated Private Sanitary Sewer, Private Water, Access and Maintenance Easements areas shown on Lots 1, 2, and 3 on this CSM hereby places restrictions on Lots 2 and 3 because of the location of the private sanitary sewer main and private water main easements which were given, granted and conveyed by the Developer to the Village for private sanitary sewer and private water main 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. Clean, televise and repair sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. Operate, maintain and repair water valves and hydrants and the repainting of hydrants to maintain a functional system. Repair of breaks or leaks in the watermains, services or leads.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the private sewer and private water easement areas granted to the Village and in the event that the Village exercises its rights to maintain, repair or replace said private sanitary sewer main, private water main and related appurtenances, the Owner(s) of the affected Lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such private utility maintenance activities, the Owners of the Lots 1 through 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

4. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the Public Street Trees located within 83rd Street, 88th and 90th Avenues and Bain Station Road and the landscape plantings and grassy terrace areas within Lots 1 through 3 as shown on this CSM. Such public street tree and plantings maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way or private boulevards, which might damage the street trees or the boulevard plantings or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Lot Owners shall continue to perform such street, trees and landscaping maintenance and street trees and planting replacement as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such public street tree or landscaping related maintenance activities, the Owners of the Lots 1 through 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

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CERTIFIED SURVEY MAP _____

5. The Developer covenants that the 30' Dedicated Public Sanitary Sewer, Access and Maintenance Easement shown on Lot 3 on this CSM hereby places restrictions on Lot 3 because of the location of the public sanitary sewer main easement which were given, granted and conveyed by the Developer to the Village for public sanitary sewer 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.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement area unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the public sewer easement areas granted to the Village and in the event that the Village exercises it's rights to maintain, repair or replace said public sanitary sewer main and related appurtenances, the Owners of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

6. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the berms, trees, plantings and irrigation systems located within the Dedicated 35' Landscaping, Berm, Signage, Access and Maintenance Easement shown along Bain Station Road and County Trunk Highway H as shown on this CSM. Such maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition and repairing or replacing the underground irrigation systems. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the easement areas, which might damage the trees or plantings or might interfere with the Village's or Kenosha County's rights to maintain the public street improvements. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Developer shall perform such landscape maintenance, mowing and trees and planting replacements as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such landscaping or related maintenance activities, the Lot Owners, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

7. The Developer hereby covenants that the Lot 3 Owner shall have the obligation of preserving and protecting the wetland areas located within the Dedicated Wetland Preservation and Protection, Access and Maintenance Easement shown within Lot 3 on this CSM. Such maintenance shall include without limitation and as needed removing of dead, dying or decayed trees, plant material or evasive 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 wetlands, which might damage the wetland areas. This covenant shall run with the land, shall be binding upon the Lot Owner, its successors, assigns and successors-in-title of the Lot, in their capacity as Owner of Lot 3, and shall benefit and be enforceable by the Village. The Lot 3 Owner 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, the Owner of Lot 3 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

8. The Developer hereby covenants that Lots 2 and 3 shall have the obligation of protecting and preserving the Dedicated Vision Triangle Easements on Lots 2 and 3 of this CSM to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village or Kenosha County.

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CERTIFIED SURVEY MAP _____

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of Lexington Homes, Inc., I have surveyed, mapped and divided part of Outlot 2, Ashbury Creek Subdivision, Document Number 1516335, and part of the Northeast 1/4 of the Northeast 1/4 of Section 17, T1N-R22E and part of the Southeast 1/4 of the Southeast 1/4 of Section 8 T1N-R22E, Village of Pleasant Prairie, Kenosha County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 8; thence N03°17'20"W, 885.72 feet on the east line of said Southeast 1/4; thence S89°53'45"W, 51.17 feet to the westerly right of way of 88th Avenue (aka CTH 'H'), the POINT OF BEGINNING; thence continuing S89°53'45"W, 545.41 feet on the northerly line of lands described in Document Number 1696865; thence S00°06'15"E, 421.30 feet; thence N88°33'14"E, 26.66 feet; thence S01°41'32"E, 69.01 feet; thence 196.73 feet on the arc of a 156.00 foot radius curve to the left, having a long chord which bears S34°58'25"W, 183.95 feet; thence S01°09'12"E, 181.73 feet; thence 44.49 feet on the arc of a 267.00 foot radius curve to the left, having a long chord which bears S05°55'37"E, 44.44 feet; thence S10°42'02"E, 104.62 feet; thence 41.34 feet on the arc of a 233.00 foot radius curve to the right, having a long chord which bears S05°37'03"E, 41.29 feet; thence S00°32'04"E, 220.79 feet to the northerly right of way of Bain Station Road; thence 412.26 feet on the arc of a 11493.94 foot radius curve to the right, having a long chord which bears N88°27'29"E, 412.24 feet to the southeast corner of said Outlot 2; thence N02°46'29"W, 397.19 feet on the easterly line of said Outlot 2 extended northerly to the northwest corner of Certified Survey Map Number 2018 (CSM 2018); thence N89°50'29"E, 252.59 feet on the north line of said CSM 2018 to said westerly right of way; thence N03°48'42"W, 527.41 feet on said westerly right of way; thence N04°23'05"W, 298.00 feet on said westerly right of way to the Point of Beginning.

Said parcel contains 658,120 Square Feet (15.108 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 395 of the Village of Pleasant Prairie Land Division and Development Control Ordinance in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2016.

_____
Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01° 09' 12"E
C2	9°32'50"	267.00'	44.49'	S05°55'37"E	44.44'	S01°09'12"E	S10° 42' 02"E
C3	10°09'58"	233.00'	41.34'	S05°37'03"E	41.29'	N00°32'04"W	N10° 42' 02"W
C4	2°03'18"	11493.94'	412.26'	N88°27'29"E	412.24'	N89°29'08"E	N87° 25' 50"E
C5	15°24'15"	156.00'	41.94'	S78°48'09.5"W	41.82'	S86°30'17"W	S71° 06' 02"W
C6	2°17'21"	533.00'	21.29'	S87°38'57.5"W	21.29'	S88°47'38"W	S86° 30' 17"W
C7	0°23'21"	533.00'	3.62'	S88°59'18.5"W	3.62'	S89°10'59"W	S88° 47' 38"W
C8	2°40'42"	533.00'	24.91'	S87°50'38"W	24.91'	S89°10'59"W	S86° 30' 17"W
C9	3°43'54"	200.00'	13.03'	N88°57'04"W	13.02'	N87°05'07"W	S89° 10' 59"W
C10	3°28'01"	467.00'	28.26'	S88°14'17.5"W	28.25'	S89°58'18"W	S86° 30' 17"W
C11	87°39'29"	90.00'	137.69'	S42°40'32.5"W	124.65'	S86°30'17"W	S01° 09' 12"E
C12	9°32'50"	201.00'	33.49'	S05°55'37"E	33.45'	S01°09'12"E	S10° 42' 02"E
C13	10°09'58"	299.00'	53.05'	N05°37'03"W	52.98'	N00°32'04"W	N10° 42' 02"W
C14	1°43'32"	11483.94'	345.87'	N88°17'37"E	345.86'	N89°09'23"E	N87° 25' 51"E

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CERTIFIED SURVEY MAP _____

OWNER'S CERTIFICATE:

As owner's, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on the Certified Survey Map. we also certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: VILLAGE OF PLEASANT PRAIRIE

_____

Fountain Ridge LLC Date
Jeffrey T. Marlow, Managing Member

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the herein described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this plat, and we do hereby consent to the owner certificate of Steinbrink Limited Partnership.

Witness the hand and seal of _____, Mortgagee, this _____ day of _____, 2016.

In the presence of:

_____

_____
(Print name and title above)

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

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CERTIFIED SURVEY MAP _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Thomas W. Terwall
Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Michael J. Serpe
Village President Pro Tem

ATTEST:

_____
Jane M. Romanowski
Village Clerk

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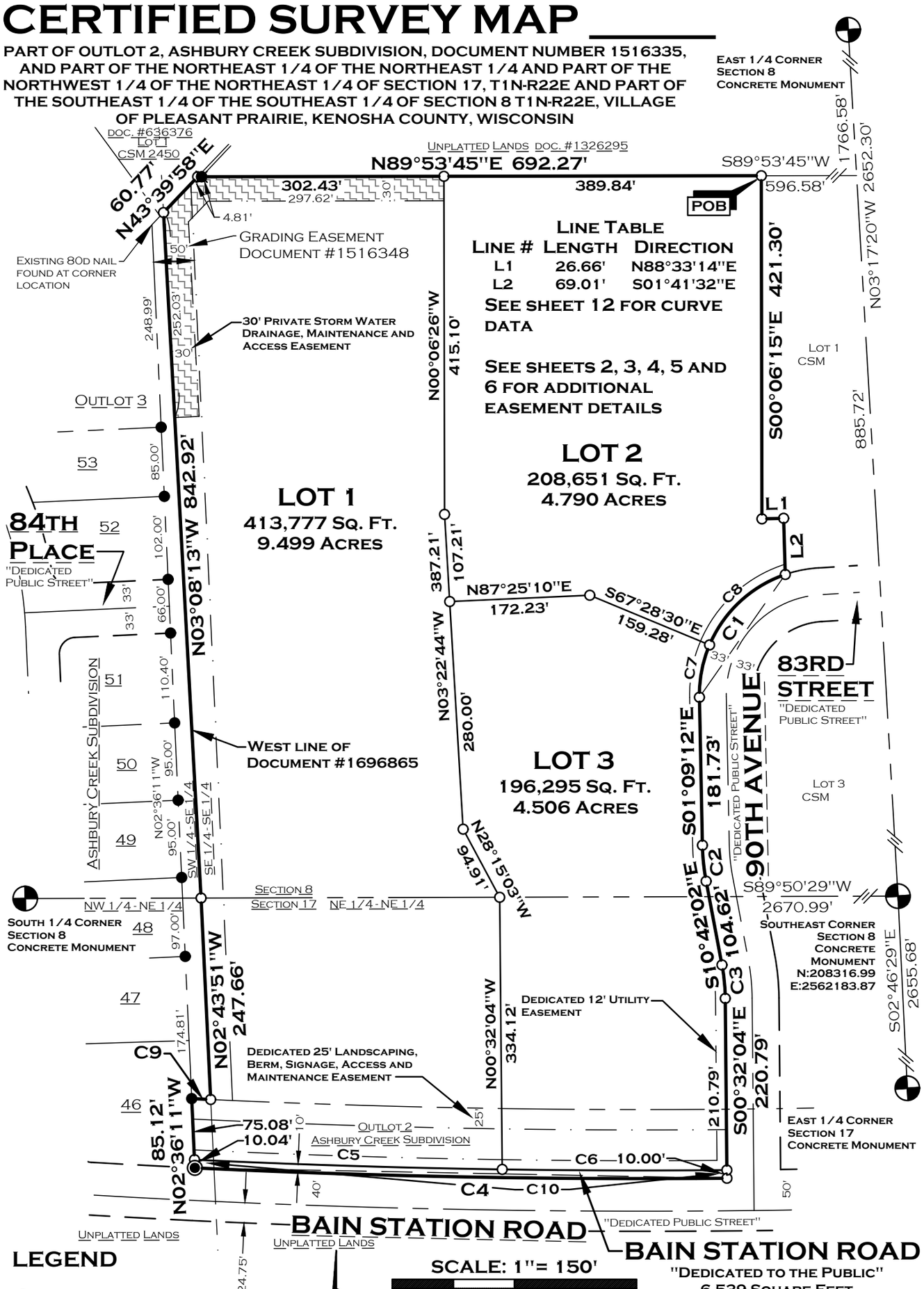
CERTIFIED SURVEY MAP

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, DOCUMENT NUMBER 1516335, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N-R22E AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 T1N-R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



LEGEND

- Existing 2"Ø Iron Pipe
- Existing 1"Ø Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Recorded County Monument
- Existing 3/4"Ø Iron Rod

SCALE: 1"= 150'

0' 75' 150' 300'

All bearings are referenced to grid north of the Wisconsin State Plane Coordinate System, South Zone. The east line of the Southeast 1/4 of Section 8 bears N03°17'20"W.

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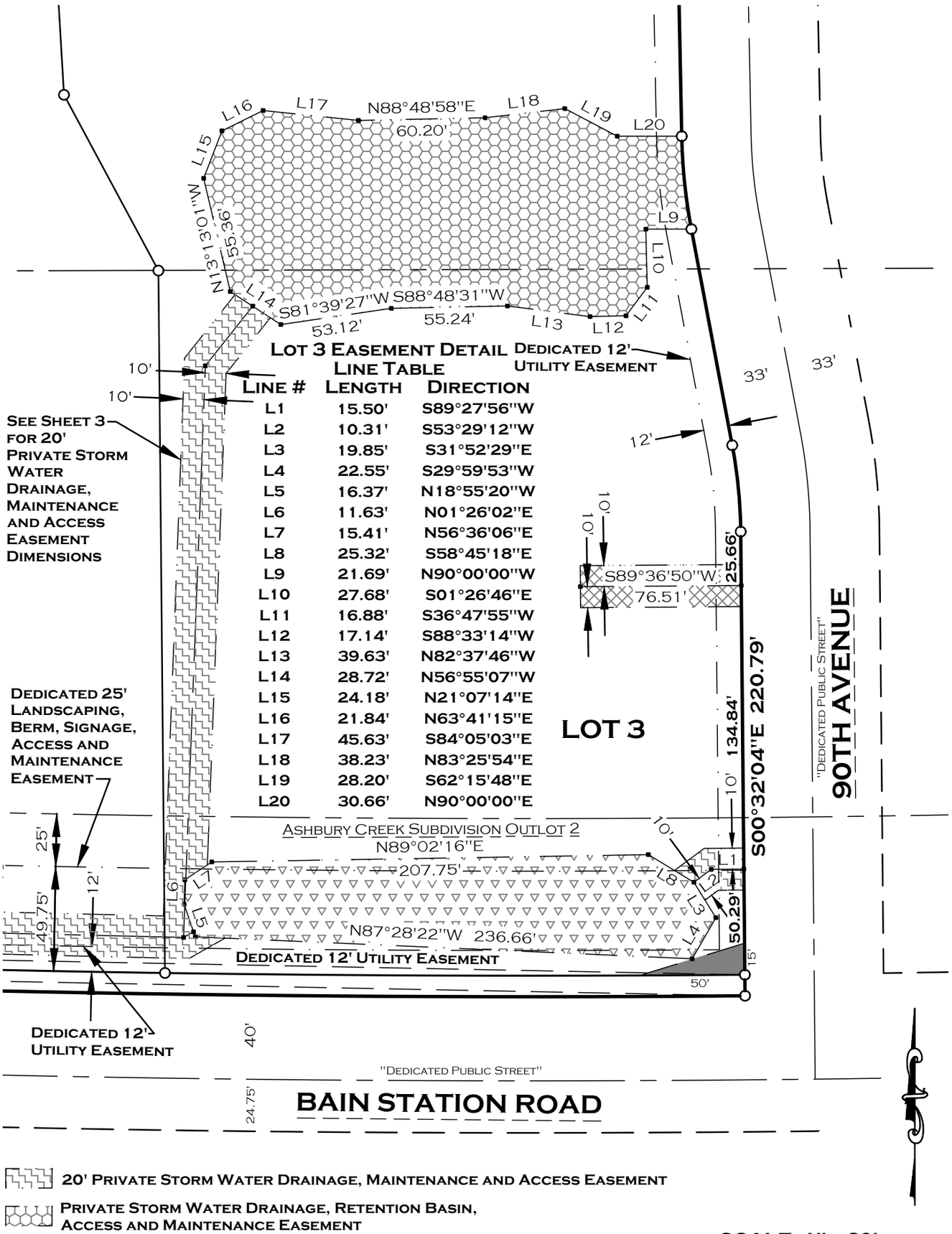
R:\4300\4329\4329082\dwg\4329082csm_revised west STATE PLANE.dwg

CERTIFIED SURVEY MAP _____

LOT 3 EASEMENT DETAILS



20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

15' x 50' VISION TRIANGLE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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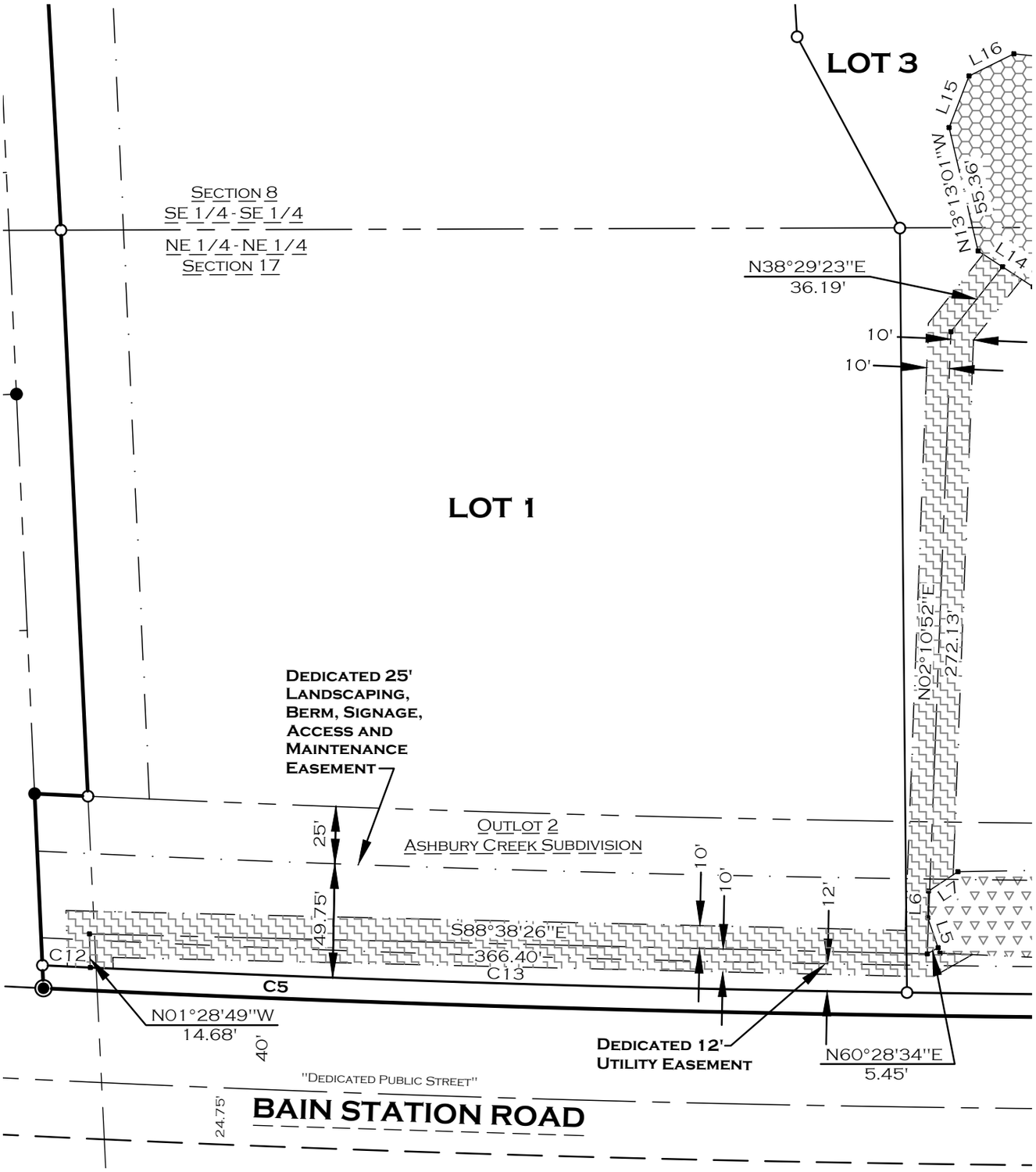
R:\4300\4329\4329082\DWG\4329082CSM_REVISED WEST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

LOT 1 AND 3 EASEMENT DETAILS



LOT 1 AND 3 EASEMENT DETAIL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C5	1°53'13"	11483.94'	378.21'	S88°11'39.5"E	378.19'	S87°15'03"E	S89°08'16"E
C12	0°06'17"	11483.94'	20.97'	S87°18'11.5"E	20.96'	S87°15'03"E	S87°21'20"E
C13	1°46'56"	11483.94'	357.24'	S88°14'48"E	357.23'	S87°21'20"E	S89°08'16"E

20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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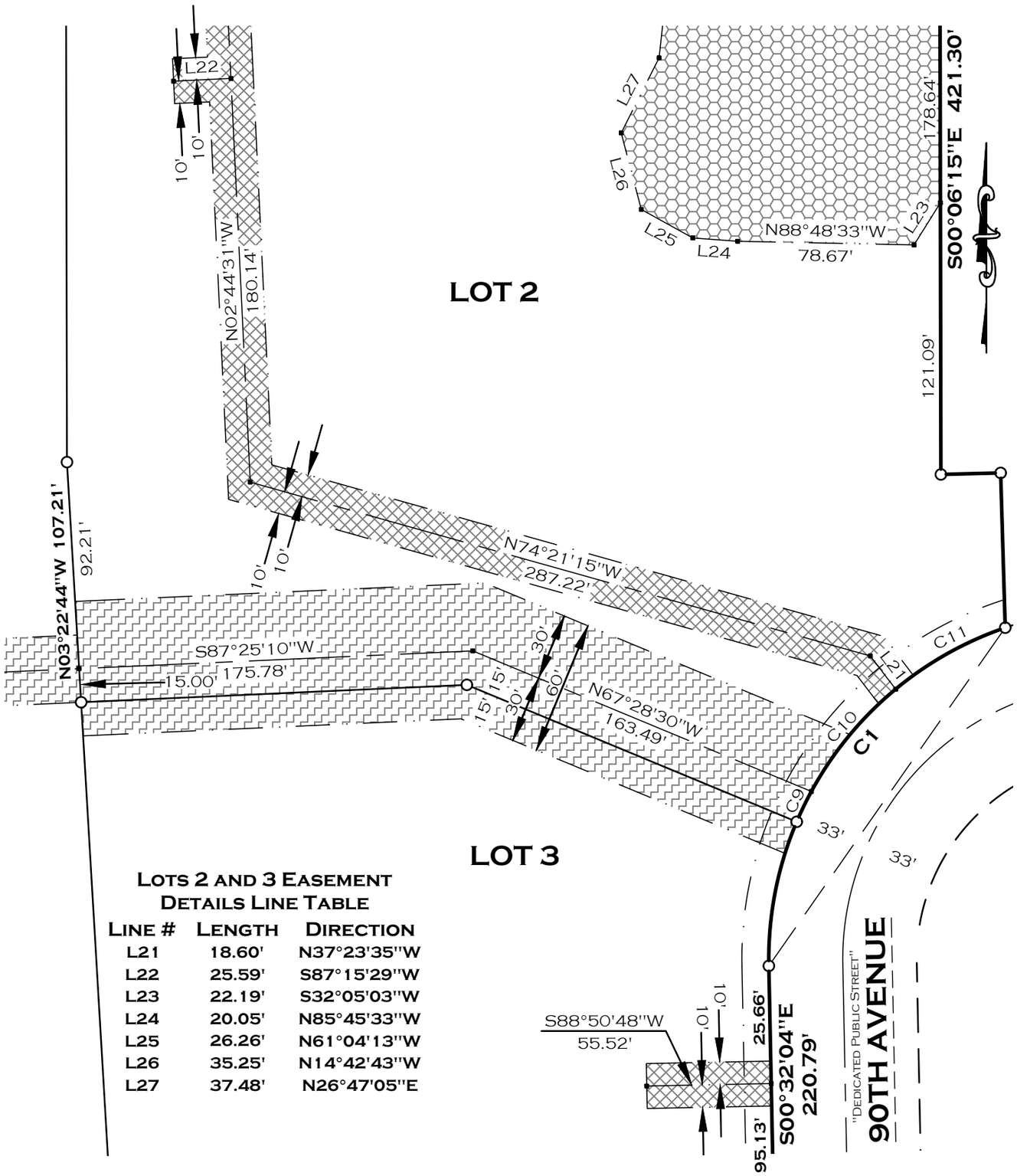
CERTIFIED SURVEY MAP _____

LOTS 2 & 3 EASEMENT DETAILS



LOTS 2 AND 3 EASEMENT DETAILS LINE TABLE

LINE #	LENGTH	DIRECTION
L21	18.60'	N37°23'35"W
L22	25.59'	S87°15'29"W
L23	22.19'	S32°05'03"W
L24	20.05'	N85°45'33"W
L25	26.26'	N61°04'13"W
L26	35.25'	N14°42'43"W
L27	37.48'	N26°47'05"E

LOTS 2 AND 3 EASEMENT DETAILS CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01° 09' 12"E
C9	5°31'14"	156.00'	15.03'	S25°48'57"W	15.02'	S28°34'34"W	S23° 03' 20"W
C10	21°50'04"	156.00'	59.45'	S39°29'36"W	59.09'	S50°24'37"W	S28° 34' 34"W
C11	20°41'24"	156.00'	56.33'	S60°45'20"W	56.03'	S71°06'02"W	S50° 24' 37"W

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 60' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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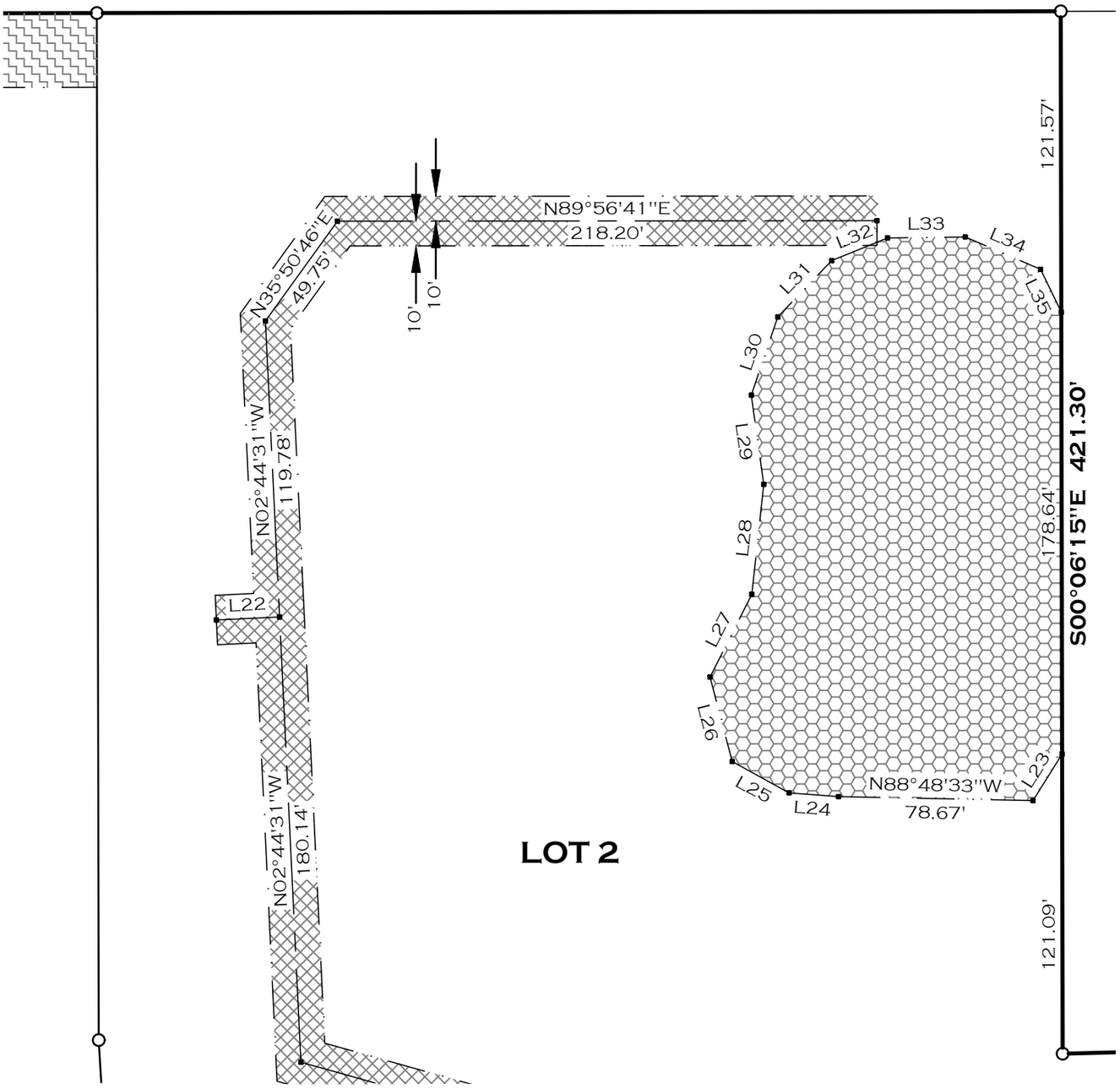
CERTIFIED SURVEY MAP _____

LOT 2 EASEMENT DETAILS

Unplatted Lands



SCALE: 1"= 60'

0' 30' 60' 120'

Lots 2 and 3 Easement Details Line Table

Line #	Length	Direction
L23	22.19'	S32°05'03"W
L24	20.05'	N85°45'33"W
L25	26.26'	N61°04'13"W
L26	35.25'	N14°42'43"W
L27	37.48'	N26°47'05"E
L28	44.69'	N06°11'51"E
L29	36.45'	N07°56'40"W
L30	33.34'	N18°44'32"E
L31	31.54'	N43°44'52"E
L32	24.38'	N67°58'34"E
L33	31.41'	N89°16'55"E
L34	33.16'	S66°47'17"E
L35	19.21'	S25°49'35"E

Private Storm Water Drainage, Retention Basin, Access and Maintenance Easement

20' Private Water, Access and Maintenance Easement

SHEET 5 OF 14

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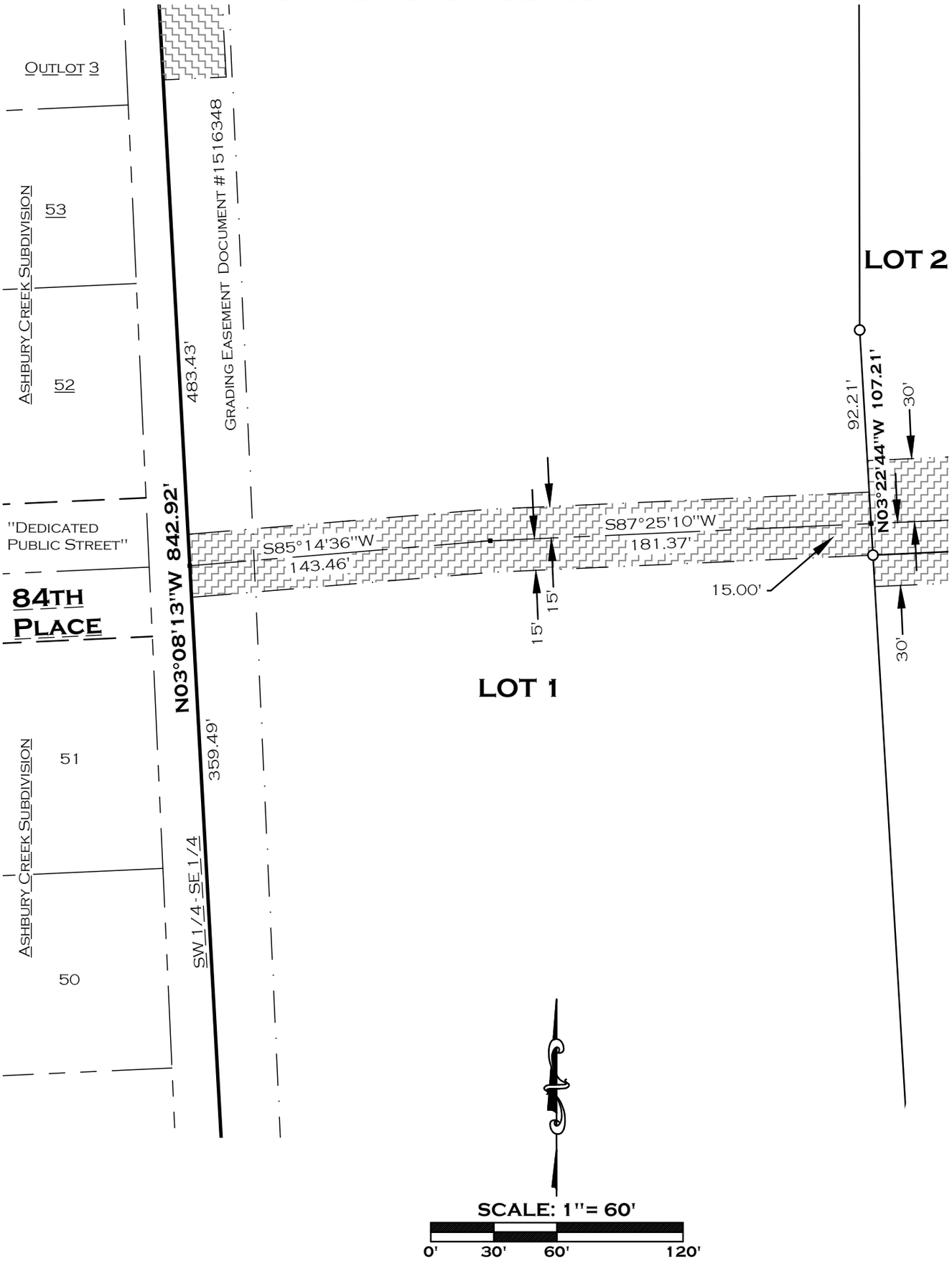
CERTIFIED SURVEY MAP _____

LOT 1 EASEMENT DETAILS



DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

SHEET 6 OF 14

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CERTIFIED SURVEY MAP _____

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (Bain Station Road) are hereby dedicated, given, granted and conveyed by the Developer, Fountain Ridge LLC (referred to as the "Developer") to the Village of Pleasant Prairie, its successors and assigns (the "Village") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communication facilities, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interests are subject to the following: (1) temporary nonexclusive easements coextensive with the areas of each such "Dedicated Public Street" are hereby retained by the Developer for the construction, installation, repair, replacement and maintenance of such public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and for all related ingress and egress pursuant to a Development Agreement entered into between the Developer and the Village dated as of _____ , ____ 2016 (subject to the rights of the Village to perform the same functions); and (2) a nonexclusive easement hereby reserved by the Developer for any future Fountain Ridge Association (Association) or the Owners of the Lots shown on this CSM which are adjacent to each such "Dedicated to the Public" for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of public street trees and the clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the Lots; for the replanting, watering, weeding and maintenance of public trees and plantings; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the areas between the roadway and the Lots as are approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights but not the obligation 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 each "Dedicated Public Street" and the rights of the Developer, or of the Owners of any of the Lots pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

   The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, planting and maintenance of the public streets and related improvements, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and landscaping referred to herein, in accordance with the terms and conditions of the Development Agreement on file with the Village Clerk.

2. Nonexclusive easements coextensive with the areas shown as Dedicated 12' Utility Easement on this CSM are hereby given, granted and conveyed by the Developer ("the Grantor") to We Energies f/k/a Wisconsin Electric Power Company, Ameritech-Wisconsin f/k/a Wisconsin Bell, Inc. and Time Warner Cable Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) shown on this CSM and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communications Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities and communications lines within the easement areas as such restoration does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, signage, fences, or structures of any kind shall be placed within the utility and communication easement areas without the prior written approval of the Utility and Communications Grantees.

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CERTIFIED SURVEY MAP _____

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street right-of-ways with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to the proper grade and to a vegetatively stabilized condition, the Developer shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the concrete roadway course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as either a 20' or 30' Private Storm Water Drainage, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveways or other uses of the easement areas as may be approved by the Village and subject to any conditions that the Village may impose. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water Drainage, Access and Maintenance Easement areas, the Village's rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of all private storm water drainage and drainage way improvements contained within these nonexclusive easements.

4. Nonexclusive easements coextensive with the areas shown as a Private Storm Water Drainage, Retention/Detention Basin, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, storm water retention/retention basin purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, signage, maintenance, access and maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein to others with respect to the same area or any portion thereof and (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners for the areas as shown on this CSM as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water, Drainage, Retention/Detention Basin, Access and Maintenance Easement areas, the Village's rights under the easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for all costs associated with the installation and maintenance of the 20' private storm water drainage, retention/detention basin, open space areas, landscape areas and drainage way improvements contained in these nonexclusive easements.

5. Nonexclusive easements coextensive with the areas shown as Dedicated 25' Landscaping, Berm, Signage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Developer to the Lot Owners for landscaping, signage, lighting, access and maintenance and for all related construction, installation, repair, alteration, replacement, maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof to the Utility and Communication Grantees; (2) such easements as dedicated and conveyed herein with respect to the same area or any portion thereof to the Village; and (3) such temporary use, planting, care and maintenance responsibilities of the Developer which shall be required until such responsibility is transferred to Lot Owners as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the easement rights of the Developer or the easement rights that may be granted to the Utility and Communication Grantees or the Village pursuant to these easement areas, the Village's rights under the easement granted to it shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible the planting and warranty period and then the Lot Owners shall be responsible for all costs associated with the installation and maintenance of the landscaping, signage, lighting and open space areas within the easements.

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CERTIFIED SURVEY MAP _____

6. Easements coextensive with the area shown as a 30' and 60' Dedicated Public Sanitary Sewer, Access and Maintenance Easement on this CSM on Lots 1, 2 and 3 are hereby given, granted and conveyed by the Developer to the Village for public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This public sanitary sewer easement shall be exclusive, except for: (1) the Developer's temporary easement retained for the construction, installation, repair, alteration, replacement and maintenance activities for the public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress; (2) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; and (3) such planting, care, and maintenance of the easement areas by the Lot Owners on which the easements are located as will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to these public sanitary sewer main easement area and the rights of other persons or entities with respect to the public sanitary sewer easement area, the Village's rights under these easements shall be deemed to be superior.

7. Easements coextensive with the areas shown as a Dedicated Private Sanitary Sewer, Private Water, Access and Maintenance Easement on this CSM on Lots 1, 2 and 3 are hereby given, granted and conveyed by the Developer to the Village for private sanitary sewer system improvements, private water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Developer shall be responsible for the construction, installation, repair, alteration, replacement and maintenance activities for the private sanitary sewer and private water system improvements, uses and purposes. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. In the event of any conflicts between the rights of the Village pursuant to these private sanitary sewer and private water main easement and the rights of other persons or entities with respect to the sanitary sewer and water main easement area, the Village's rights under these easements shall be deemed to be superior.

8. Perpetual nonexclusive easements co-extensive with the areas shown as 15' x 50' Dedicated Vision Triangle Easements on Lot 3 of this CSM are hereby dedicated, given, granted, and conveyed by the Owner to the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and Kenosha County.

RESTRICTIVE COVENANTS

1. Fountain Ridge LLC (referred to as the "Developer") hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the 20' Private Storm Water Drainage, Maintenance and Access Easement areas on their respective Lots and the Private Stormwater Drainage, Retention/Detention Basin, Access and Maintenance Easement areas located within Lots 1, 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the developed transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage or retention/detention basin maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

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CERTIFIED SURVEY MAP _____

2. The Developer hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the Private Storm Water Drainage, Retention/Detention Basin, Maintenance and Access Easement areas located within Lots 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; excavating or ditching to reestablish basin design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage or basin easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

3. The Developer covenants that the 30' and 60' Dedicated Public Sanitary Sewer, Access and Maintenance Easements shown on Lots 1, 2 and 3 on this CSM hereby places restrictions on Lots 1, 2, and 3 because of the location of the public sanitary sewer main easements which were given, granted and conveyed by the Developer to the Village for public sanitary sewer 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.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the public sewer easement areas granted to the Village and in the event that the Village exercises it's rights to maintain, repair or replace said public sanitary sewer main and related appurtenances, the Owners of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

4. The Developer covenants that the Owners of Lots 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the 20' Private Water, Access and Maintenance Easement areas shown on Lots 2 and 3 on this CSM hereby places restrictions on Lots 2 and 3 because of the location of the private water main easements which were given, granted and conveyed by the Developer to the Village for private water main 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. Operate, maintain and repair water valves and hydrants and the repainting of hydrants to maintain a functional system. Repair of breaks or leaks in the watermains, services or leads.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the private water easement areas granted to the Village and in the event that the Village exercises its rights to maintain, repair or replace said private water main and related appurtenances, the Owner(s) of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such private utility maintenance activities, the Owners of the Lots 2 and 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

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CERTIFIED SURVEY MAP _____

5. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the Public Street Trees located within 83rd Street, 84th Place, 90th Avenue and Bain Station Road and the landscape plantings and grassy terrace areas within Lots 1, 2, and 3 as shown on this CSM. Such public street tree and plantings maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way private boulevards, which might damage the street trees or the private boulevard plantings or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Lot Owners shall continue to perform such street, tree and landscaping maintenance and street trees and planting replacement as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such public street tree or landscaping related maintenance activities, the Owners of the Lots 1, 2 and 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

6. The Developer hereby covenants that the Owners of Lots 1 and 3 shall have the obligation of maintaining and replacing the berms, trees, plantings and irrigation systems located within the Dedicated 35' Landscaping, Berm, Signage, Access and Maintenance Easement Areas shown along Bain Station Road as shown on this CSM. Such maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition and repairing or replacing the underground irrigation systems. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the easement areas, which might damage the trees or plantings or might interfere with the Village's rights to maintain the public street improvements. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Developer shall perform such landscape maintenance, mowing and trees and planting replacements as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such landscaping, related maintenance activities, the Lot Owners, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

7. The Developer hereby covenants that Lot 3 shall have the obligation of protecting and preserving the 15'x50' Dedicated Vision Triangle Easement areas on Lot 3 of this CSM to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

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CERTIFIED SURVEY MAP _____

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of Fountain Ridge, LLC, I have surveyed, mapped and divided part of Outlot 2, Ashbury Creek Subdivision, Document Number 1516335, and part of the Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 17, T1N-R22E and part of the Southeast 1/4 of the Southeast 1/4 of Section 8 T1N-R22E, Village of Pleasant Prairie, Kenosha County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 8; thence N03°17'20"W, 885.72 feet on the east line of said Southeast 1/4; thence S89°53'45"W, 596.58 feet on the northerly line of lands described in Document Number 1696865 extended easterly to the POINT OF BEGINNING; thence S00°06'15"E, 421.30 feet; thence N88°33'14"E, 26.66 feet; thence S01°41'32"E, 69.01 feet; thence 196.73 feet on the arc of a 156.00 foot radius curve to the left, having a long chord which bears S34°58'25"W, 183.95 feet; thence S01°09'12"E, 181.73 feet; thence 44.49 feet on the arc of a 267.00 foot radius curve to the left, having a long chord which bears S05°55'37"E, 44.44 feet; thence S10°42'02"E, 104.62 feet; thence 41.34 feet on the arc of a 233.00 foot radius curve to the right, having a long chord which bears S05°37'03"E, 41.29 feet; thence S00°32'04"E, 220.79 feet to the northerly right of way of Bain Station Road; thence 653.75 feet on the arc of a 11493.94 foot radius curve to the right, having a long chord which bears N88°53'06"W, 653.66 feet on said northerly right of way to the southeast corner of Lot 46, Ashbury Creek Subdivision; thence N02°36'11"W, 85.12 feet on the easterly line of said Lot 46 to the northwest corner of said Outlot 2; thence 23.33 feet on the arc of a 11409.19 foot radius curve to the left, having a long chord which bears S87°16'27"E, 23.33 feet on the northerly line of said Outlot 2 to the west line of said Northeast 1/4 of the Northeast 1/4, also being the westerly line of lands described in Document #1696865; thence N02°43'51"W, 247.66 feet on said west line to the northwest corner of said Northwest 1/4 of the Northwest 1/4; thence N03°08'13"W, 842.92 feet on the west line of said Southeast 1/4 of the Southeast 1/4, also being the westerly line of lands described in Document #1696865 to the southeasterly line of lands described in Document #636376; thence N43°39'58"E, 60.77 feet on said southeasterly line to the westerly extension of the southerly line of lands described in Document #1326295; thence N89°53'45"E, 692.27 feet on said westerly extension of the southerly line of lands described in Document #1326295, the Point of Beginning.

Said parcel contains 825,262 Square Feet (18.945 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 395 of the Village of Pleasant Prairie Land Division and Development Control Ordinance in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2016.

_____
Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01°09'12"E
C2	9°32'50"	267.00'	44.49'	S05°55'37"E	44.44'	S01°09'12"E	S10°42'02"E
C3	10°09'58"	233.00'	41.34'	S05°37'03"E	41.29'	N00°32'04"W	N10°42'02"W
C4	3°15'32"	11493.94'	653.75'	N88°53'06"W	653.66'	S87°15'20"E	N89°29'08"E
C5	1°53'13"	11483.94'	378.21'	S88°11'39.5"E	378.19'	S87°15'03"E	S89°08'16"E
C6	1°22'36"	11483.94'	275.90'	S89°49'34"E	275.90'	S89°08'16"E	N89°29'08"E
C7	24°12'32"	156.00'	65.92'	S10°57'04"W	65.42'	S23°03'20"W	S01°09'12"E
C8	48°02'42"	156.00'	130.81'	S47°04'41"W	127.01'	S71°06'02"W	S23°03'20"W
C9	0°07'02"	11409.19'	23.33'	S87°16'27"E	23.33'	S87°12'56"E	S87°19'58"E
C10	3°15'49"	11483.94'	654.11'	S88°52'57.5"E	654.02'	S87°15'03"E	S89°29'08"E

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CERTIFIED SURVEY MAP _____

OWNER'S CERTIFICATE:

As owner's, we hereby certify that we caused the land described on this plat to be surveyed, mapped, divided and dedicated as represented on the certified survey map. we also certify that this plat is required by s-236.10 or s-236.12 to be submitted to the following for approval or objection: VILLAGE OF PLEASANT PRAIRIE

_____

Fountain Ridge LLC Date
Jeffrey T. Marlow, Managing Member

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the herein described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this plat, and we do hereby consent to the owner certificate of Steinbrink Limited Partnership.

Witness the hand and seal of _____, Mortgagee, this _____ day of _____, 2016.

In the presence of:

_____

_____
(Print name and title above)

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

CERTIFIED SURVEY MAP _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Thomas W. Terwall
Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Michael J. Serpe
Village President Pro Tem

ATTEST:

_____
Jane M. Romanowski
Village Clerk

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: WWW.RELEEINC.COM FAX:(920) 662-9141

Draft 8/19/2016
Revised 9/2/2016
Revised 9/9/2016
Revised 9/12/2016
Revised 9/13/2016
Revised 9/14/2016

GRADING AND DRAINAGE DEVELOPMENT AGREEMENT

BETWEEN THE VILLAGE OF PLEASANT PRAIRIE

AND

FOUNTAIN RIDGE LLC

REGARDING THE MASS GRADING AND DRAINAGE AND OTHER REQUIRED

PUBLIC AND PRIVATE IMPROVEMENT OBLIGATIONS

FOR THE FOUNTAIN RIDGE DEVELOPMENT

AND 83RD STREET, 88TH AND 90TH AVENUES AND BAIN STATION ROAD

LISTING OF EXHIBITS
REQUIRED FOR THIS GRADING AND DRAINAGE DEVELOPMENT AGREEMENT AND SUBSEQUENT DEVELOPMENT AGREEMENT

EXHIBIT A*	**Construction Related Documents:** **1. Preliminary Engineering Construction Plans, Profiles and Specifications dated September 13, 2016;** **2. Initial Development Review Traffic Study Prepared for Fountain Ridge Development Prepared by Traffic Analysis & Design, Inc.;** **3. Draft 30% Completed Kenosha County Plan of Proposed Improvement at CTH H and Bain Station Road Intersection;** **4. Developer Proposed Phase 1, 2 and 3 Construction Sequence (Construction Plans, Sheets 29, 30 and 31);** **5. Kenosha County Gravel Driveway Access Permit; and** **6. Sanitary Sewer and Water Utility Approval Letters** (Final Documents Forthcoming with Amended (Final) Development Agreement)
EXHIBIT B*	**Certified Survey Maps** (CSM's # _____ and _____)
EXHIBIT C*	**Public and Private Landscaping Plan Provided in Construction Plan Set, Landscaping Sheet** (Final Landscaping Plan with Executed Contract for Public Street Trees and Insurance Certificate Forthcoming with Amended (Final) Development Agreement)
EXHIBIT D*	**Public Street Lighting Plan Provided in Construction Plan Set, Sheets E2, E3, E4, and E5** (Final Street Lighting Plan, Executed Contract for Public Street Lights and Electric Distribution Plan Forthcoming with Amended (Final) Development Agreement)
EXHIBIT E	**Public Street Signage Plan to be Provided in Construction Plan Sheet 19** (Final Street Signage Plan, Executed Contract for Public Street Signs Forthcoming with Amended (Final) Development Agreement)
EXHIBIT F	**Public Improvements Executed Contracts, Performance and Payment Bonds and Certificates of Insurance** (Final Documents Forthcoming with Amended (Final) Development Agreement)
EXHIBIT G*	**Cash on Deposit and Executed Contract Document for Mass Grading, Drainage, and Site Stabilization Work** (Final LOC for Public Improvements Forthcoming with Amended (Final) Development Agreement)

EXHIBIT H	**Project Cost Breakdown Analysis and Related Cash Payments** (Forthcoming with Amended (Final) Development Agreement)
EXHIBIT I*	**Village Board Ordinance #16-29 and #16-30 Planned Unit Development (PUD) Text and Map Amendments**
EXHIBIT J*	**Digital Security Imaging Agreement (DSIS) for Lots 1, 2 and 3 of East Certified Survey Map # _____ and Lots 2 and 3 of West Certified Survey Map # _____. DSIS Access Easement for Lots, 1, 2 and 3 of East Certified Survey Map # _____ and Lots 2 and 3 of West Certified Survey Map # _____** (Executed DSIS Agreements which include all buildings Forthcoming with Amended (Final) Development Agreement)
EXHIBIT K*	**Memorandum of Understanding (MOU) Agreement Regarding the Bain Station Transportation Improvement Fees**
EXHIBIT L	**Estimate of Probable Costs for Public Works and Engineering Inspection Services for Public Improvements** (Cost Estimates Forthcoming with Amended (Final) Development Agreement)
EXHIBIT M*	**Articles of Organization – Fountain Ridge LLC**
EXHIBIT N*	**Map for Wells for Retention Ponds and Lawn Irrigation System Provided in Construction Plan Set, Sheet 10**
EXHIBIT O	**Memorandum of Development Agreement** (Forthcoming with Amended (Final) Development Agreement)
EXHIBIT P*	**Village Board Staff Memorandum and Conditions of Approval for Fountain Ridge dated September 19, 2016** (Revised Village Board Staff Comments forthcoming with Amended (Final) Development Agreement)

*Exhibits marked with an * are provided with this Grading and Drainage Development Agreement. All Exhibits will be included with the Amended (Final) Development Agreement.

**GRADING AND DRAINAGE DEVELOPMENT AGREEMENT
BETWEEN THE VILLAGE OF PLEASANT PRAIRIE
AND
FOUNTAIN RIDGE LLC REGARDING THE
MASS GRADING AND DRAINAGE AND OTHER REQUIRED PUBLIC AND PRIVATE IMPROVEMENT OBLIGATIONS FOR THE FOUNTAIN RIDGE DEVELOPMENT AND PUBLIC ROADS: 83RD STREET, 88TH AND 90TH AVENUES AND BAIN STATION ROAD**

This is a Grading and Drainage Development Agreement for mass grading and drainage other required public and private improvement obligations for the Fountain Ridge Development and the impacted public roads: 83rd Street, 88th and 90th Avenues and Bain Station Road (hereinafter referred to as this "Development Agreement") entered into by and between Fountain Ridge LLC, Jeffrey T. Marlow, Managing Member with a business office address located at 1300 N. Kimps Court, Green Bay, Wisconsin 54313-8948 (hereinafter referred to as the Developer"), and the Village of Pleasant Prairie, a Wisconsin Municipal Corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the "Village"). This Development Agreement sets forth obligations regarding the public and private infrastructure and site related improvements located within and serving the proposed Fountain Ridge Development (hereinafter collectively referred to as the "Development").

Witnesseth:

WHEREAS, the Developer is the owner of approximately 22.5280 acres of land located in the Village of Pleasant Prairie, Kenosha County, Wisconsin proposed for the Fountain Ridge Apartment Development identified now as Tax Parcel Numbers 91-4-122-084_____, 91-4-122-084-_____, 91-4-122-084-_____, 91-4-122-084-_____ and 91-4-122-084-____, and which land is legally described below:

Parcels of land described as follows:

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP **#**_____ RECORDED AS DOCUMENT **#** _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 12.8990 ACRES, MORE OR LESS.

LOTS 2 and 3 OF CERTIFIED SURVEY MAP **#**_____ RECORDED AS DOCUMENT**#** _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS

PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 9.6290 ACRES, MORE OR LESS.

WHEREAS, the Developer is also the owner of approximately 9.656 acres of land located in the Village of Pleasant Prairie, Kenosha County, Wisconsin proposed for a future single family subdivision, which is zoned R-4.5, Urban Single Family Residential District and is identified as Tax Parcel Number 91-4-122-084_____. This land, which is legally described below and is included in this Development Agreement because of the Developer's public and private grading, drainage and sanitary sewer system improvement obligations associated with the development of the Apartment Development Property:

Parcel of land described as follows:

LOTS 1 OF CERTIFIED SURVEY MAP **#**_____ RECORDED AS DOCUMENT **#** _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 9.656 ACRES, MORE OR LESS.

WHEREAS, the purpose of this Grading and Drainage Development Agreement is to expressly detail the Developer's obligations for an Apartment Development as described above and known as Lots 1, 2, and 3 of CSM# ___ and Lots 2 and 3 of CSM# ___ and to identify the Developer's interim obligations after the commencement of mass grading to re-grade, restore, stabilize, remove stockpiles and maintain erosion control measures on the Property in the event that the Development does not proceed to final construction (hereinafter the Apartment Development is referred to as the "Property") for multi-family land use purposes; and

WHEREAS, the Village Plan Commission conditionally approved the Certified Survey Maps, Zoning Map and Text Amendments, Multi-Family Residential Development Plans, Preliminary Engineering Plans, Landscape Plans and Digital Security Imaging System (DSIS) Agreement, DSIS Access Easement and a Draft Grading and Drainage Agreement and Exhibits for of the referenced Property on Monday, August 8, 2016; and

WHEREAS, the Village Board of Trustees conditionally approved the Certified Survey Maps, Zoning Map and Text Amendments, Multi-Family Residential Development Plans, Preliminary Engineering Plans, Landscape Plans and this Grading and Drainage Development Agreement and related Exhibits for the referenced Property on Monday, September 19, 2016, subject to certain conditions, one of which is that the Developer shall enter into this Grading and Drainage Development Agreement with the Village; and

WHEREAS, the Apartment Development Property is zoned R-11, Multi-Family Residential District with a PUD, Planned Unit Development Overlay District. A small area of the Apartment Development Property is also zoned C-1, Lowland Resource Conservancy District, which is intended to be preserved and protected as wetland; and

WHEREAS, one of the purposes of this Grading and Drainage Development Agreement (also referred to as this "Development Agreement" in this document) is to avoid the harmful effects of premature land development, which leaves land undeveloped and unproductive while at the same time making possible the development of the land which cannot be developed under the Village ordinances unless and until the required preliminary grading and drainage improvements initiated by early mass grading and drainage improvements provided for in this Development Agreement are completed; and

WHEREAS, subsection 236.13(2)(a) of the Wisconsin Statutes provides that, as a condition of approving the Development, the Village may require the Developer to make and install or to have made and installed certain grading and drainage improvements, erosion control measures and other improvements that are reasonably necessary; and

WHEREAS, the Village's budget and public works schedule do not include the mass grading and drainage improvements or the installation of public or private improvements that are reasonably necessary and required for the proposed development of the Property and there would be a substantial delay in the construction and installation of such improvements but for this Development Agreement; and

WHEREAS, subsection 236.13(2)(b) of the Wisconsin Statutes provides that, as a condition precedent to accepting the dedication of public streets, public or private

easements or other public ways, and in the consideration of any land divisions that the Village requires, that the designated public or private improvements and facilities, constructed according to Village's specifications and under the direction of the Village's required field staking, inspection and administration shall have been previously provided, without cost to the Village; and

WHEREAS, subsection 236.45(2) of the Wisconsin Statutes empowers the Village to adopt ordinances governing the development of land that are more restrictive than the provisions of Chapter 236 of the Wisconsin Statutes, and the Village has done so such as reflected in Chapter 405, the Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance; and

WHEREAS, the proposed Development would impose substantial burdens upon the Village, but for this Development Agreement, which can appropriately be mitigated by this Development Agreement and any subsequent final Development Agreement; and

WHEREAS, the Developer agrees to comply with the provisions of the Village's Ordinances and this Development Agreement and subsequent amendments to this Agreement, in consideration for the request for commencement of early mass grading and drainage improvements and construction of apartment buildings as set forth in this Development Agreement based upon the Village approved preliminary civil and engineering construction plans as prepared by Robert E. Lee & Associates, Inc. dated September 13, 2016 and conditionally approved by the Village on September 19, 2016; and

WHEREAS, for the purposes of this Development, Lexington Homes, Inc. will act on behalf of Fountain Ridge LLC as the owners representative for administration of the construction documents as referenced herein; and

WHEREAS, as a condition of the Village Board's conditional approval of the Certified Survey Maps, this Grading and Drainage Development Agreement and any subsequent Amendments to this Agreement may be modified by consent of the parties; and

WHEREAS, this Grading and Drainage Development Agreement is intended to serve as an initial Agreement for grading and drainage purposes and to set forth the Developer's obligations to complete the Fountain Ridge Development. The Developer agrees to execute a final Development Agreement and submit the required Exhibits for the Village's review, and approval by the Village, which addresses all Developer obligations set forth herein.

NOW, THEREFORE, in consideration of the mutual provisions of this Development Agreement pertaining to the commencement of early mass grading and drainage improvements, related private building and site work, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the Village hereby agree as follows:

1. Required Public Street Improvements and Private Driveway Improvements to be Provided, Installed and Constructed by the Developer. Except as is otherwise specifically provided in this Agreement, the Developer agrees that the public improvements described below in this paragraph (hereinafter collectively referred to as the "Required Public Improvements") shall be designed, provided, installed, constructed and completed by the Developer, at the Developer's cost and to the Village's satisfaction, in accordance with the provisions of the following subparagraphs for the Development. In addition, the Developer agrees that the Required Private On-Site Grading, Drainage and Storm Water Management Improvements and Underground Utility Improvements as referenced and detailed in this Development Agreement, shall be designed, provided, installed, constructed and completed by the Developer, at the Developer's cost and to the Village's satisfaction in accordance with the provisions of this Agreement or any subsequent amendments to this Agreement, for each phase of the Development.

    a. Public Street Improvements.

        (1) The Divider agrees to design, locate, grade, surface and otherwise provide, construct and install all required public street improvements and private driveway improvements in the development, which will be depicted and described in the approved Construction Plans and Specifications prepared by the Developer's Engineer, Robert E. Lee & Associates, Inc., Engineering, Surveying, Environmental Services, 1250 Centennial Centre Boulevard, Hobart, WI 54155 (Contact: Jared

Schmidt, P.E., 920-662-9641), hereinafter collectively referred to as the "Construction Plans", preliminary copies of which are collectively attached to this Agreement as **Exhibit A** and incorporated by reference (which street improvements are hereinafter collectively referred to as the "Required Public Street Improvements and Private Driveway Improvements") to be completed, in a workmanlike manner and in accordance with such Construction Plans, the Certified Survey Maps of the Development (hereinafter referred to as the "CSM's"), copies of which are attached to this Agreement as **Exhibit B** and incorporated by reference, and made a part of this Agreement, and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

(2) The Developer agrees to complete the construction and installation of all Required Public Street Improvements in the Development in accordance with the following subparagraphs and the applicable provisions of the Village Ordinances.

(a) The Developer agrees to: 1) complete and install all on-site and off-site storm water grading and drainage system and underground utility improvements required by this Agreement in the street areas as set forth in the Construction Plans; 2) complete and install all aggregate base work, concrete pavement layer work and asphaltic pavement layer work in 83rd Street and 90th Avenue street areas as set forth in the Construction Plans; and 3) complete and install the turning lane and by-pass lane improvements in Bain Station Road at 90th Avenue and 88th Avenue (CTH H) at 83rd Street pursuant to the Construction Plans, the Draft Kenosha County Plan of Proposed Improvement at CTH H and Bain Station Road Intersection; and the requirements set forth in the Initial Development Review for Fountain Ridge Residential Development traffic study

prepared by Traffic Analysis & Design Inc. (TADI), N36 W7505 Buchanan Street, Cedarburg, WI 53012 (Contact: John Bieberitz, P.E., PTOE 800-605-3091), within 12 months after the effective date of this Preliminary Development Agreement **(EXHIBIT A)**. The Developer and the Village have agreed that the public roadways in the Development are anticipated to be installed pursuant to the Construction Plans set forth in **Exhibit A** and under the Village's road construction schedule as outlined in Chapter 405. Such work within the public roadway rights-of-ways shall be commenced, however, only after completion by the Developer, and inspection and approval by the Village Inspectors of all underground sanitary sewerage system improvements required by this Agreement, all underground water system improvements required by this Agreement, and all underground storm sewer and drainage system improvements required by the Village in this Agreement. (The public street improvements described in this subparagraph will hereinafter be collectively referred to as the "Public Street Improvements".)

(b) The Developer, subject to the Village's approval as set forth in this Agreement, shall complete the Public Street Improvements under the regulations as outlined in Village Municipal Code Chapter 405. Under the following proposed apartment building construction phasing schedule and subject to State building permit approvals, the Village will allow the issuance of the early start footing and foundation permits and building permits for Buildings 3, 8, 9, 10 and 11, subject to the following conditions: the Developer maintaining an unobstructed access to the municipal water system hydrant improvements in 88th Avenue (CTH H) and providing compacted gravel access driveways with truck turnarounds capable of supporting 70,000 pound fire vehicle apparatus as access to and around each of the referenced apartment building sites mentioned above. See

the Overall Site Plan, referenced as Sheet 4 of Construction Plans **(Exhibit A)** for the building numbering.

(c) The public improvements for the 83rd Street and 90th Avenue public roadways shall be completed, inspected and accepted by the Village within than one (1) construction year (fall 2016 - fall 2017) and prior to the Village's issuance of any verbal to occupy permissions or written occupancy permits for Buildings 3, 8, 9, 10 and 11 and prior to the issuance of building permits for any additional buildings in the Fountain Ridge Development. The Developer has indicated that he intends to have the Public Street Improvements completed, inspected and accepted by the Village on or about July 1, 2017.

(d) The Village will not formally accept the dedication of the roadways, curb and gutter and underground utility improvements until one (1) year following the completion of the asphaltic pavement layer on the referenced streets.

b. Curb and Gutter.

(1) The Developer agrees to design, locate, provide, and construct and install standard Village concrete curb and gutter urban profile in the streets which will be depicted and described on the Construction Plans which are hereby incorporated by reference to this Agreement as **Exhibit A** and are (hereinafter collectively referred to as the "Required Curb and Gutter"), to be completed in a workmanlike manner and in accordance with such Construction Plans, the CSM's **(Exhibit B**), and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

(2) The Developer agrees to complete and install the Required Public Curb and Gutter Improvements within 12-months after the execution date of this Development Agreement, and before the installation of the

concrete pavement layer, but only after completion by the Developer, and inspection and approval by the Village, of the aggregate base of the streets in and adjacent to the Development.

c. Sanitary Sewerage System Improvements.

(1) The Developer agrees to design, locate, provide, construct and install all required sanitary sewerage system improvements in the streets which are depicted and described in the Construction Plans, copies of which are attached to this Agreement as **(Exhibit A**) and are hereinafter collectively referred to as the "Required Public Sanitary Sewerage System Improvements" in a workmanlike manner and in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

(2) The Developer agrees to complete and install the Required Sanitary Sewerage System Improvements within 12-months after the execution of this Development Agreement, and before the installation of the aggregate base, but only after completion by the Developer, and inspection and approval by the Village, of the sub-base of the streets in and adjacent to the Development.

(3) The Developer agrees that upon the Village's inspecting, cleaning and televising, at the Developer's cost, and acceptance of the Required Public Sanitary Sewerage System Improvements, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable.

d. Water System Improvements.

(1) The Developer agrees to design, locate, provide, construct and install all required water supply and distribution system improvements in the streets, which are depicted and described in the Construction Plans,

copies of which are attached to this Agreement, (**Exhibit A**), (hereinafter collectively referred to as the "Required Public Water System Improvements"), in a workmanlike manner and in accordance with the Construction Plans, CSM's (**Exhibit B**), and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

(2) The Developer agrees to complete and install the Required Water System Improvements within 12-months after the execution of this Development Agreement, and before the installation of the aggregate base but only after completion by the Developer, and inspection and approval by the Village.

(3) The Developer agrees that upon the Village's inspecting, flushing, cleaning and sampling, at the Developer's cost, and acceptance of the Required Public Water System Improvements, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable.

e. Storm Sewer and Drainage System Improvements.

(1) The Developer agrees to design, locate, provide, construct and install all required storm sewer and drainage system improvements in the streets and in the Development, which are depicted and described in the Construction Plans, copies of which are attached to this Agreement as **(Exhibit A**) and are hereinafter collectively referred to as the "Required Public Storm Sewer and Drainage System Improvements" in a workmanlike manner and in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance.

(2) The Developer agrees to complete and install the Required Storm Sewer and Drainage System Improvements within 12-months after the execution of this Development Agreement, and before the installation of the aggregate base (in the streets), but only after completion by the Developer, and inspection and approval by the Village, of the sub-base of the streets in and adjacent to the Development.

(3) The Developer agrees to design, install, construct and inspect the required storm sewer which will extend from the Kenosha Grounds Care pond through the proposed single family development area to the retention pond area within the northwestern corner of Lot 1 of Certified Survey Map # _____ as shown on the Construction Plans **(Exhibit A),** as a part of the Grading and Drainage Improvements required for the Apartment Development.

(4) The Developer agrees that upon the Village's inspecting, cleaning and televising, at the Developer's cost, and acceptance of the Required Public Storm Sewer and Drainage System Improvements, the Developer shall promptly take such actions as are necessary to connect and otherwise render such improvements usable.

f. Landscaping.
All of the grading, landscaping and planting described in this subparagraph will hereinafter be collectively referred to as the "Required Public and Private Landscaping."

(1) The Developer agrees to provide and plant one Public Street Tree from the Village's list of approved species, which is at least two and on-half inches in diameter at the height of six (6) feet off the ground, for a minimum of each 50 feet of frontage for the public streets in the Development, in accordance with the proposed landscaping plans, specifications, and estimates (hereinafter collectively referred to as the "Landscaping Plan", attached to this Agreement and referred to as **Exhibit C** and incorporated by reference, upon approval, the CSM's

(**Exhibit B)** and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance. Such public plantings shall be completed within 12 months of the execution of this Development Agreement. Public Street Trees shall be planted seven (7) to nine (9) feet behind the curb line in the Village's rights-of-way. All Public Street Trees and other rights-of-way or easement plantings shall be maintained, watered, weeded or trimmed by the owner of the adjacent lot abutting the right-of-way. Any trees or plantings which may be damaged by accident, calamity or Act of God shall be promptly replaced within 60 days, weather permitting, by the adjacent lot owner.

(2) The private landscaping, berming and other on-site land vegetation stabilization including sodding or seeding and downstream drainage improvements shall be completed by the Developer no later than 12 months after the execution date of this Development Agreement.

(3) All disturbed areas shall be suitably prepared and seeded by appropriate measures by the Developer and in a workmanlike manner in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance, as soon as is physically practical after the disturbance of the ground surface and final grade is established. In the event that the initial seeding fails to produce a good cover of grass, the Developer shall promptly take such steps as are necessary such as hydro-seeding to produce a good cover of grass.

g. Utilities

(1) The Developer, at the Developer's expense, agrees to contract with the appropriate utility companies to have the private utilities and related facilities designed, located, constructed, installed and provided in the Development which are proposed to serve the Development,

including electrical power, gas, telephone and cable TV lines, (if available), in a workmanlike manner and in accordance with the easements depicted on the CSM's (**Exhibit B**) and the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance. All such improvements and facilities shall be installed underground.

(2) The Developer agrees to contract with the appropriate utility companies for the dedication of utility easements, coordination, construction and installation of all such utility improvements to be completed in the Development within six (6) months after the land disturbance. A copy of any additional proposed Utility Easements and Utility Easement provisions shall be provided to the Village within 90 days of the effective date of this agreement. Such easements shall be included as a part of the CSM documents for each phase of the Development. The Developer shall be responsible for the restoration of all areas disturbed by the utility companies which are not otherwise restored. Said restoration shall occur within reasonable time not to exceed 60 days.

h. Public Street Lights.

(1) The Developer agrees to work with We Energies to contract for the Required Public Street Lights in and adjacent to the Development. Such Street Lighting purchase and installation costs shall be included in the Letter of Credit in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition and Chapter 395, the Land Division and Development Control Ordinance. The five (5) Public Street Lights shall be installed per the Village's residential light standard requirements, which includes LED fixtures mounted on black street light poles. Said Public Street Lights shall be located in accordance with the approved Street Lighting Plan to be prepared by the Developer and approved by the Village

(hereinafter referred to as the "Public Street Lighting Plan"), a copy of which is prepared by the Developer and referenced to in this Agreement as **Exhibit D** and shall be incorporated by reference.

(2) The Developer, land owner shall have the financial obligation for We Energies facilities energy and facility maintenance costs for the Public Street Lights in the Development. Such costs will be billed on a regular basis by the Village.

i. Public Street Signs.

The Developer agrees to work with the Village Public Work's Department to prepare a public street sign plan for the required Public Street Signs in and adjacent to the Development. Such Public Street Signs purchase and installation costs shall be included in the Letter of Credit in accordance with the provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition and Chapter 395, the Land Division and Development Control Ordinance. Such amount may be subject to increase if additional signage is needed subsequent to the initial installation to provide additional warnings, direction or information. The Public Street Signs shall be located and installed in accordance with the approved public "Street Sign Plan" (hereinafter referred to as the "Public Street Signage Plan"), a copy of which is referred to in this Agreement as **Exhibit E** and incorporated by reference. The Developer shall install or shall contract to have such Public Street Signs installed generally after the completion of the street's asphaltic pavement layer at the direction of the Village's Public Work's Director.

j. Survey Monuments.

The Developer shall place and install in the Development all survey monuments required by the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition and Chapter 395, the Land Division and Development Control Ordinance of the Village Land Division Ordinance and the Wisconsin Statutes. The installation of such monuments shall be completed, to the satisfaction of the Village, no later than 12 months after the execution of this Development Agreement, or prior to obtaining any

building permits for the Development, whichever comes first. The Developer shall promptly notify the Village in writing upon completion of such installation.

2. Existing Structures.
If any existing structures are found within the Development, the Developer, at the Developer's expense, shall raze said existing structures or foundations which may be found and remove all debris and building materials during or prior to any mass grading or drainage work in the vicinity of such structures. Such debris shall be taken to an approved and licensed landfill and shall not be utilized as fill material on this or any other site in the Village.

3. Developer's Obligations not Contingent.
The Developer's agreement and obligations to design, construct, install, provide and complete, and under certain circumstances to repair or replace the Public Improvements referenced and provided for in this Agreement, in accordance with the provisions of this Agreement, is not contingent upon the Developer commencing construction of any residential apartment units or club house construction in the Development.

4. Contractors and Contracts.
a. Qualified Contractors.
The Developer shall engage, for all work on the Required Public Improvements**,** only contractors and subcontractors who are qualified to perform the work and who have been pre-qualified in accordance with Village Ordinance requirements. It is understood by the Developer that subcontractors constructing or completing public improvements are also subject to Village pre-qualification requirements.

b. Approval of Contracts.
All contracts relating to the future Required Public Improvements shall be made subject to approval of the Village Board. All such public improvement contracts and all amendments thereof shall be approved by the Village Board prior to any labor, materials or services being supplied under such contracts or amendments with respect to the Required Public Improvements provided for in this Agreement. Without limitation, all such contracts shall include

appropriate measures to protect any trees, to prevent erosion, to protect the adjacent wetlands, to keep the construction site free of litter and debris and to keep the roadways clean from mud-tracking. The Developer shall provide copies of adequate and appropriate contractor payment and performance bonds and certificates of insurance to protect the Village prior to the Village's final approval of the contractors and contracts. (A copy of the signed mass grading and drainage contracts, contractor performance and payment bonds and certificates of insurance with the Village listed as an insured party is attached as **Exhibit F**).

5. Warranty, Hold Harmless and Indemnification.

The Developer agrees to warrant and guarantee that all of the Required Public Improvements designed, constructed and installed or provided pursuant to this Development Agreement shall be free from any defects due to faulty design, materials or workmanship, or to any failure to comply with the requirements of this Development Agreement, which appear and of which the Developer is notified by the Village in writing within one (1) year after the date of the Village's acceptance of the dedication of such improvements (or within one (1) year after the completion of the work, if the work or materials are not incorporated in an improvement dedicated to the Village). The Developer shall, at its cost, promptly make any repairs or replacements necessary to correct any such defects, in a workmanlike manner, in accordance with the requirements of this Agreement, and to the satisfaction of the Village. Further, the Developer shall indemnify the Village for, and hold the Village harmless from, the cost of any repairs or replacements required by any such installation defects or defective Engineering design, any damage to Village property resulting from any such defects, the costs and expenses of any litigation resulting from any such defects (including the Village's reasonable attorneys' fees and any expert witness fees) and any liability incurred by the Village as a result of any such defects. Additionally, the Developer shall, at its cost, promptly replace any vegetative stabilization elements, which die for any reason within one (1) year after the date of planting and of which the Developer is notified by the Village in writing within such one-year period. The Developer agrees to the responsibility of maintaining, watering, weeding and taking care of all public and private trees

and vegetation planted in the street terrace areas/parkways and in the Development in perpetuity and to replace such vegetation as necessary.

6. Cash on Deposit.

a. The Developer shall deliver to the Village Treasurer, as a condition of the Village Board's approval of this Development Agreement, and as a condition precedent to certification of such approval on the construction plans, Cash on Deposit, for the estimated cost of the mass grading and drainage improvements, removal of any soil stock piles, erosion control measures and site stabilization activities associates with restoring the Development site in the event the project does not proceed to full development. The cashier's check in the amount of $25,000, shall be payable to the Village of Pleasant Prairie shall represent the costs of restoring and re-grading, seeding and stabilizing and removing soil stockpiles from the Property in the event the Development does not proceed to full construction. Said Cash on Deposit shall be refunded to the Developer within 30 days of the execution of a final Development Agreement and provision of a Letter of Credit to the Village as security for the Required Public Improvements for the Fountain Ridge Development. Such Cash on Deposit, and any supplementary Cash on Deposit Cashier's Check or Letter of Credit provided pursuant to paragraph 7, below, shall be issued by a financial institution satisfactory to the Village Board.

b. If a Letter of Credit is provided or any supplementary Letter of Credit is provided, it shall expire, by its terms, in two (2) years after the Village Board's final approval of the Development Agreement and any balance of the Letter of Credit remaining after the expiration date shall no longer be available for draft. The Letter of Credit shall also provide that partial drawings upon the Letter of Credit may be allowed.

c. A copy of the original cashier's check for Cash on Deposit is attached to this Agreement as **Exhibit G**. The cost estimates on which the Cash on Deposit amount is summarized on the executed contract attached as **Exhibit H**, which is incorporated into this Agreement.

d. The purpose of the required Cash on Deposit Payment is to secure the the Developer's agreement to design, construct, install, provide and complete, and to repair or replace under certain circumstances, all of the grading and drainage improvements for the Property Development in the event the Developer does not proceed in completing the development in accordance with the provisions of this Agreement, as well as the Developer's obligation in paragraph 4 of this Agreement to indemnify and hold the Village harmless against all costs, damages and liability resulting from defects in such improvements then the funds would be utilized to re-establish or install erosion control measures, re-grade, remove soil stockpiles, top soil and seed and otherwise vegetatively re-establish the Property.

e. Reductions in the remaining balance of the Letter of Credit, cash payment or any Supplementary Letter of Credit provided pursuant to paragraph 7, below, other than as a result of a draw by the Village, shall be permitted only in accordance with the following procedures:

(1) After the completion of a specified listing of improvements, the Developer's and Village's inspection and acceptance of such improvements by the Village Board, the Board shall promptly authorize a reduction in the remaining balance of the Letter(s) of Credit. The amount of any such reduction shall be the amount that was attributed to the identified itemized listing of improvements in determining the amount of the Cash on Deposit (Letter(s) of Credit) as is set forth on the attached **Exhibit G** and in any determination of the Village Board to require a Supplemental Cash on Deposit or Letter of Credit. (As a procedural matter, the contractor shall invoice the Developer and provide a copy of the invoice and quantities for verification to the Village Engineer. Upon verification of quantities and work completed, the Developer shall pay the contractor. The Developer shall then submit the paid invoice and lien waivers from the contractors work to the Village. The Village Board, upon

recommendation of the Village Administrator shall then authorize the reduction in the cash payment or letter of credit.)

(2) Additionally, with respect to specified work completed, the Developer may obtain interim reductions in the remaining balance of the Letter(s) of Credit by submitting to the Village, from all persons with potential lien claims regarding such completed work and materials incorporated therein, satisfactory construction lien waivers specifically referencing and detailing the work and materials to which the lien waivers relate and the dollar amounts of such waivers. The amount of any such interim reduction approved by the Village Board shall not exceed the smaller of the amount of the lien waivers submitted by the Developer, or the estimate prepared by the Village's Construction Inspector of the value of the completed work referenced in such lien waivers relative to the estimated cost of the improvements used in determining the face amount of the Letter(s) of Credit (as set forth in **Exhibit H** and in any determination of the Village Board to require a supplemental Letter of Credit under paragraph 7. of this Agreement). The Developer shall promptly reimburse the Village, upon demand, for all costs incurred by the Village in connection with processing any request for an interim reduction in the remaining balance of the Letter(s) of Credit. The Village Board shall not be required to consider requests of the Developer for interim reductions of the Letter(s) of Credit more frequently than once every 30 days. Requests for interim reductions of the Letter(s) of Credit shall be considered by the Village Board in due course at regularly scheduled meetings.

(3) Notwithstanding subparagraphs 6.c.(1) and (2), above, the Village Board shall withhold and not permit the release of 15 percent of the amount of the Letter of Credit provided pursuant to paragraph 6. of this Agreement, plus 15 percent of the amount of any supplemental Letter of Credit provided pursuant to

paragraph 7. of this Agreement, for a period of one (1) year after the completion, dedication and acceptance of the last-to-be completed, dedicated and accepted set of Required Improvements for the purpose of securing the Developer's warranty, guaranty, hold harmless and indemnification agreement under paragraph 4., above.

(4) For purposes of any reductions or withholdings under subparagraphs 6.c.(1) through (3), above, the Village Board may, in its discretion, treat the remaining balances of any Letters of Credit provided pursuant to paragraphs 6. or 7. of this Agreement as being fungible.

f. The amount of any draw by the Village upon the Letter of Credit provided pursuant to this paragraph 6. or any supplemental Letter of Credit provided pursuant to paragraph 7., below, shall be based upon the Village's estimate of the cost of the goods or services to be purchased or supplied, except as is provided in subparagraph 6.c.(2), above. For purposes of any draws on any Letters of Credit provided pursuant to paragraphs 6. or 7. of this Agreement, the Village Board may, in its discretion, treat the remaining balances of any such Letter(s) of Credit as being fungible.

g. Before any draw is made by the Village upon the Letter of Credit provided pursuant to this paragraph 6. or upon any supplemental Letter of Credit provided pursuant to paragraph 7., below, the Village Board, at a meeting duly held, shall approve the draw, and the Village shall mail or deliver to the Developer a notice of its intention to draw upon the Letter of Credit not later than five (5) days prior to making such draw; provided, however, that this notice requirement shall be relaxed as needed in situations covered by subparagraph 37.g. of this Agreement. Such notice shall state the amount of the draw and generally describe the goods and services to be purchased or supplied.

7. Supplemental Letter of Credit.
Any increase in the amount to be paid by the Developer to any contractor or vendor, or claimed or demanded by any contractor or vendor with respect to any of the Required Improvements, shall be reported by the Developer to the Village Administrator within 72 hours of the time the Developer learns of or agrees to pay any such increase. The Village Board may require the Developer to provide, and the Developer shall provide, a supplemental Letter of Credit if the Board determines that the total amount of all such increase is substantial enough not to have been anticipated by the 15 percent construction contingency factor utilized in determining the amount of the Letter of Credit provided pursuant to paragraph 6, above. Any such supplemental Letter of Credit shall have essentially the same terms, except amount, and be treated in essentially the same way as the Letter of Credit provided pursuant to paragraph 6., above. The Village Board may, at their option, also require the extension or renewal of an existing Letter of Credit on file with the Village or Supplemental Letter of Credit upon the Village's demand should the mass grading site restoration and land stabilization appear to not be completed on or before July 1, 2018. The Village may, in such event, require the Supplemental Letter of Credit on or before July 1, 2018.

8. Dedications of Land or Interests in Land.

a. The Developer agrees to make all of the required easements of land or of interests in land.

b. The Developer agrees that all of the dedications of land or interests in land provided for in this Agreement shall be made free of charge to the Village or to other specified grantees (e.g. Wisconsin Electric Power Company, Wisconsin Natural Gas Company, Ameritech a/k/a Wisconsin Bell and Time Warner Cable, Inc.), and shall be free and clear of any liens or encumbrances except as are provided for in this Agreement.

c. The form of the documents by which the Developer makes the dedications of easements provided for by this Agreement shall be subject to the approval of the Village Attorney.

d. The Developer agrees to shall promptly record a Memorandum of Development Agreement in the Office of the Kenosha County Register of Deeds after approval of the subsequent final Development Agreement by the Village Board and the certification of such approval on the Agreement by the Village President and the Village Clerk.

9. Dedications of Public Improvements.

a. The Developer agrees to promptly and unconditionally dedicate, give, grant and convey to the Village, the Required Public Street Improvements, upon installation, completion by the Developer, and inspection and approval by the Village.

b. The Developer agrees to promptly and unconditionally dedicate, give, grant and convey to the Village the Required Public Storm Sewer System Improvements and Easements for the Private Drainage System Improvements, (this includes easements on and adjacent to the Property), upon the installation and completion by the Developer, and inspection and approval by the Village.

c. The Developer has agreed to promptly and unconditionally dedicate, give, grant and convey to the Village the Required Public Sanitary Sewer and Public Water System, upon installation and completion by the Developer and inspection and approval by the Village.

d. The Developer agrees to promptly and unconditionally dedicate, give, grant and convey to the Village the Required Public Street Lights, upon the installation and completion by the Developer and inspection and approval by the Village.

e. The Developer agrees to promptly and unconditionally dedicate, give, grant and convey to the Village the Required Public Street Signs, upon the installation and completion by the Developer and inspection and approval by the Village.

f. The Developer agrees to promptly and unconditionally dedicate, give, grant and convey to the Village the Required Street Trees, upon the installation and completion by the Developer and inspection and approval by the Village.

g. Each dedication described above shall be made free of charge to the Village and all improvements shall be so dedicated free and clear of any liens or encumbrances. The Village shall accept each such of the dedications and easements only in accordance with the applicable provisions of Chapter 395 of the Village Land Division Ordinance and Chapter 405, Design Standards and Construction Specifications, 2016 Edition regarding acceptance of dedications of public improvements. After accepting any such dedication, the Village shall have the duty and right to maintain the accepted improvements, except as set forth below, and shall have the right to connect to or to integrate with such improvements other facilities or improvements with no payment or award to the Developer and without the Developer's consent.

(1) The Developer agrees to maintain by watering, weeding, mulching, staking, trimming and by replacing any diseased or dying Public Street Trees as set forth in paragraph 1.f. of this Development Agreement.

(2) The Developer agrees to pay for all ongoing electric utility facility billing and monthly maintenance charges for the Public Street Lights as set forth in paragraph 1.h. of this Development Agreement.

h. The form of the documents by which the Developer dedicates Required Public Improvements to the Village pursuant to this Agreement shall be subject to the approval of the Village Attorney.

g. The Village Board may accept the dedication of each set of the Required Public Improvements.

10. Title Insurance and Lien Waivers.

a. Dedications of Land or Interests in Land.

The Developer agrees to provide to the Village, as a condition of the Village Board's approval of the final Development Agreement, and as a condition precedent to certification the development, a Commitment of Title Insurance to the Village, in the amount of the total estimated cost of the Required Public Improvements issued by an insurer satisfactory to the Village, in a form satisfactory to the Village Attorney and updated to the date of final recorded approval, showing that any land or interests in land required to be dedicated to the Village by this Agreement have been dedicated as public right-of-way

and is free and clear of all liens and encumbrances except those provided for by this Agreement, or approved in writing by the Village. The costs of such title commitment and of the title insurance policy issued to the Village shall be paid by the Developer. This Commitment must be updated at the time of recording of the two (2) CSM's for the Property.

b. Dedications of Improvements.

The Developer agrees to provide to the Village, in connection with the dedication of each set of the Required Public Improvements, duly signed lien waivers from all contractors, subcontractors, and other persons who have provided any labor or materials with respect to such public improvements, specifically detailing the work done, the materials supplied, and the dollar amounts of such waivers.

11. Ownership Representation and Warranty.

a. Land.

The Developer represents and warrants to the Village that it is the sole fee simple absolute owner of the Property and that it is lawfully seized and possessed of the Property, at the time this Development Agreement is entered into, at the time of the Village Board's approval of the final Development Agreement, at the time the Memorandum of Development Agreement is recorded, and at the time any dedications of land or interests of land required by this Agreement, to be made, are made and recorded. The Developer also represents and warrants to the Village that there will be no liens or encumbrances on or affecting any of the land or interests in land required to be dedicated to the Village by this Agreement at any of the times specified above, other than is provided for in this Development Agreement or as approved in writing by the Village. All such representations and warranties shall survive this Agreement, the dedication by the Developer of any land or interest in land provided for by this Agreement and the acceptance of such dedications by the Village.

b. Improvements.

The Developer agrees to represent and warrant to the Village that all of the Required Public Improvements will be free and clear of any liens or encumbrances resulting from any act or omission of the Developer, at the time of any dedication of such public improvements to the Village, at the time of the Village's acceptance of any such dedications, and at the time of the recording of any instruments reflecting such dedications. All such representations and warranties shall survive this Agreement, the dedication to the Village of any public improvements and the acceptance by the Village of such dedications.

12. Pollution Representation and Warranty.

The Developer represents and warrants to the best of his knowledge to the Village, its agents and consultants, that as of the date of this Development Agreement there is no hazardous substance, pollution or contamination on or in the Property or the groundwater within or beneath the property to be dedicated. Such representation and warranty shall survive this Development Agreement, the dedication by the Developer of any land or interest in land provided for by this Agreement and the acceptance by the Village of any such dedication. The Developer, upon written demand from the Village, shall promptly indemnify the Village, its agents and consultants for and hold the Village, its agents and consultants harmless against any and all claims, liability, damages and the costs of any litigation resulting from or arising out of the presence of any such pollution or contamination as a result of activities caused by the Developer, his agents, employees representatives or Contractor's, including, without limitation, any actual attorneys' fees and expert witness fees.

13. Restrictions and Obligations Running With the Land.

a. The Developer agrees to the recording of certain restrictions running with the land as set forth in the Planned Unit Development (PUD) Overlay Zoning District Ordinance Amendment **(Exhibit I)** approved by the Village Board on September 19, 2016 for the Property and certain Restrictions and Covenants as set forth on the Certified Survey Maps **(Exhibit B)** for the Property.

b. The Developer agrees to execute a Digital Security Imaging System (DSIS) Agreement and DSIS Access Agreement pursuant to Village ordinance regulations to assist in maintaining a safer environment for their residents and for the protection of their personal property. The DSIS will afford the opportunity for public safety departments to visually examine the apartment buildings and club house, exterior parking areas and entrances and exits to the sites and will provide emergency response personnel with a live visual assessment of an emergency situation in advance of arrival without placing an undue burden on the Village taxpayers as well as greatly aid law enforcement agencies in subsequent criminal investigations and prosecutions. (DSIS documents executed and attached as **EXHIBIT J** include the DSIS contracts for Lots 1, 2 and 3 of Certified Survey Map). Additional DSIS Agreements

shall be executed for Lots 2 and 3 of Certified Survey Map # _____ prior to the issuance of building permits on the referenced lots.

14. Miscellaneous Fees.

a. The Developer shall pay to the Village Treasurer, in cash or by certified or cashier's check, as a condition to the Village Board's final approval of the Development Agreement, all fees prescribed by the Village Land Division and Development Control Ordinance.

b. Administrative Fees.
The Developer has agreed to pay administrative fees to the Finance Department equaling one-half percent (.005) of the total Letter of Credit amount for the preparation and processing payments related to the Amended (Final) Development Agreement. Following final approval of the Development Agreement, the Developer shall promptly pay to the Village, upon demand, all fees incurred under the applicable provisions of the Village Land Division and Development Control Ordinance.

15. Planning and Engineering Billable Time Review and Inspection Fees.
With respect to billable time fees for planning, engineering, engineering review, inspections and other expert or administrative services, the Village shall provide the Developer with outstanding invoices which are due and payable to the Village which specify the work done and the charge for such work.

16. Other Fees.

a. Connection Fees. The Developer shall pay municipal sanitary sewer connection fees pursuant to the Chapter 285-23, of the Village's Sewers Ordinance and water connection fees (if required by Village Ordinance), at the Village's current rates, as a condition of and prior to the issuance of any building permits for every connection made to the municipal systems.

b. Bain Station Transportation Improvement Fees. The Developer and the Village have entered into a separate Transportation Improvement Fee Memorandum of Understanding (MOU) Agreement for a portion of the costs associated with the future Bain Station Road improvements. The Bain Station Road MOU provided in **Exhibit K.**

17. Payment of Taxes and Special Assessments.

a. The Developer, in accordance with the Title report and Village tax records, shall verify that all outstanding real estate taxes on the referenced Property have been paid in full prior as a condition precedent to the recording of the CSM's.

b. The Developer, in accordance with the Title report and Village tax records, shall verify that all outstanding special assessments on the referenced Property have been paid in full prior as required by the Village and noted below as a condition precedent to the recording of the CSM's.

(1) Westwood Relief Line Special Assessment – A special assessment in the amount of $4,917.95 for the Westwood Relief Line for sanitary sewerage system facilities is not payable to the Village with this Development because there will be no connection to the sanitary sewerage system services in CTH H (88th Avenue) based upon representations made by the Developer on the Construction Plans **(Exhibit A)** as presented to and approved by the Village.

(2) CTH H (88th Avenue) Watermain and Related Appurtenances Special Assessment – A special assessment in the amount of $7,877.12 is not payable to the Village with this Development because the right-of-recovery time period as determined by the Village, for the Village to recover and funds for the water main system facilities constructed in CTH H, has expired.

(3) CTH H (88th Avenue) Sanitary Sewer Main and Related Appurtenances Special Assessment – A special assessment in the amount of $3,036.95 is not payable to the Village with this Development because there will be no connection to the sanitary sewerage system services in CTH H (88th Avenue) based upon representations made by the Developer on the Construction Plans **(Exhibit A)** as presented to and approved by the Village.

(4) Sewer D Relief Main Special Assessment – A special assessment in the amount of $95,222.00 is due and payable with the issuance of the Village's plumbing permit and is based upon the total number of residential units in the Development. A pro rata share of the total cost divided by the unit total shall be paid as a condition of the issuance of each plumbing permit. In other words, $95,222.00/227 units (227 apartment units) = cost of $419.48 per unit to be paid at the time of the issuance of each plumbing permit. For example, a 49-unit apartment building would pay $419.48 per unit or $20,554.52 at the time of issuance of the plumbing permit.

(5) Public Sanitary Sewer Main Extension Right-of-Recovery Special Assessment in Bain Station Road – A right-of-recovery amount of $183,059.47 is due and payable at such time that the Developer utilizes or connects to the sanitary sewerage system or as a pre-condition of final land division approval (Prior to recording of the Certified Survey Map) thereby creating a developable parcel that is tributary to the affected sanitary sewer main, whichever occurs first, for the public sanitary sewerage system improvements in Bain Station Road.

18. Commencement of Construction.

a. The Developer shall not commence construction or installation of any of the mass grading and erosion control improvements until after the Grading and Drainage Development Agreement has been finally approved by the Village Board, the Developer has satisfied all conditions attached to such approval, a preconstruction meeting is held on or about September 20, 2016, and the Developer has received written authorization from the Village to commence construction of such improvements.

b. Subject to subparagraph 18.a above, the Developer desires to commence construction of the mass grading, drainage and related building improvements on or about September 20, 2016 and the Developer agrees to then diligently proceed with completing the required construction plans and documents and obtaining approvals and permits associated with the construction and installation of Public and Private Improvements in accordance with this Development Agreement.

c. It is understood and agreed, that no verbal or written occupancy permit will be issued by the Village with respect to any proposed apartment building in the Development, prior to the Developer completion, Village inspection and acceptance of the Required Public Improvements.

19. Erosion Control.

a. The Developer has prepared and submitted an Erosion Control Plan, including the application and fee for the Property.

b. The Developer shall take all actions and shall utilize all techniques and mechanisms necessary to implement the Erosion Control Plan in order to prevent

sediment from being deposited on adjacent properties or on any public street and to prevent sediment from being washed into downstream drainage facilities and adjacent wetlands, during any stage of grading or construction relating to the Required Public or Private Improvements. At a minimum, the Developer shall comply with the conditions of the Village approved Erosion Control Permit and provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition, Chapter 395, the Land Division and Development Control Ordinance and the Erosion Control and Construction Site Maintenance Ordinance.

c. All soil stockpiles shall be removed from the Property within two (2) years of the execution date of this Development Agreement.

20. Cleanup/ Restricted Access.

a. The Developer shall keep the Property free from litter and debris during all phases of grading and construction with respect to the Required Public Improvements. The Developer shall promptly remove and lawfully dispose of all debris from the Property. Tree trunks or other organic matter shall not be backfilled on the Property.

b. Mud tracking caused by the Development shall be cleaned daily by the Developer's contractor, at the Developer or contractor's expense.

c. Access for all roadway, site and building construction activity vehicles, trailers and equipment shall be to/from 88th Avenue (CTH H).

21. Retention/Detention Basins.

a. The Developer shall take whatever precautions are necessary to ensure that the Retention/Detention Basins located in the Fountain Ridge Development are not silted in any way during any stage of the grading, construction or landscaping provided for in this Agreement. Downstream drainage improvements shall be maintained throughout the construction process in order to avoid drainage problems for the abutting neighbors. Erosion control silt fence surrounding or otherwise protecting the basin shall be constructed prior to any grading or construction work being conducted on the Property. The erosion control silt fence shall be maintained throughout construction and until the area disturbed is vegetatively stable.

b. The Developer shall install and maintain fountains in each of the retention basins on the site.

22. Entrance Sign.
No new temporary or permanent entrance or residential development signs shall be installed or erected in the Development until after the Village has approved such sign and its location. Sign permits shall be required by the Village prior to such signs being installed or erected.

23. Construction Related Services - Field Inspection.
The Village shall perform all construction field inspection services relating to the Required Public Improvements, as required, and the Developer shall promptly pay to the Village Treasurer, upon demand, the costs of all such services, pursuant to applicable provisions of the applicable provisions of Chapter 405, Design Standards and Construction Specifications, 2016 Edition; Chapter 395, the Land Division and Development Control Ordinance; and Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance. **Exhibit L** sets forth the Village's Estimate of Probable Costs for Public Works and Engineering Inspection Services for Public Improvements.

24. Village Maintenance.
The Village shall have no obligation to connect, maintain or repair any public improvements referred to in this Agreement until after such time as the Village Board has adopted a resolution specifically accepting the dedication of such improvements.

25. Village Snowplowing Maintenance.
a. There will be no Village snowplowing efforts on the referenced public streets within the Development until the Public Improvements are completed.

b. The Developer understands and agrees that all public sidewalks shall be installed, repaired as needed, maintained, and shoveled/deiced by the Developer as required by Village Ordinances.

26. Right of Entry.
Village officials and their designees shall have the right to enter upon the Property at all reasonable times, without notice, to inspect the status, progress and quality of

the work on the Required Public Improvements and any related materials, goods or equipment.

27. Permits.

a. No building, zoning or occupancy permits shall be issued for the construction or occupancy of a building until such time as all of the First Year Improvements are dedicated and accepted by the Village.

b. Private Utilities -- electric, natural gas, TV cable, and telephone service--shall be, at a minimum, contracted prior to the issuance of building permits.

28. Stop-Work Orders.

The Developer shall promptly comply with any stop-work orders issued pursuant to applicable provisions of Chapter 405, the Design Standards and Construction Specifications, 2016 Edition Ordinance; Chapter 395 Village Land Division and Development Control Ordinance and/or Chapter 181, the Construction Site Maintenance and Erosion Control Ordinance because the design, location, materials, workmanship or manner of performance is not in accordance with the provisions of this Agreement or of the Village Ordinances.

29. Collection of Solid Waste and Recyclable Goods.

Individual collection of solid waste and recyclable goods shall be contracted separately with a private waste hauler for the Development. Dumpsters and recycling bins shall be kept out of public view in screened and landscaped enclosures.

30. Delivery of Mail.

It shall be the Developer's responsibility to notify the Pleasant Prairie Postmaster and to establish individual postal service delivery to the Development when applicable. The Developer shall also coordinate the type and location of the mailboxes throughout the Development with the postal service.

31. Private Utilities Cost.

It shall be the responsibility of the Developer to contract separately to have installed and pay for all costs associated with the private utilities -- electric, natural gas, cable and telephone services. These utility costs are not included in the Cash on Deposit or any Letter of Credit provided to the Village. Ongoing Development utility and facility energy and maintenance costs shall be borne by the Developer.

32. Articles of Organization/Operating Documents.

The Articles of Organization and Operating Documents for Fountain Ridge LLC are attached as **Exhibit M**.

33. Well Water for Retention Basins and Irrigation.

The Village Administrator will make a final determination regarding the Developer's permission to use private well filled ponds for the purposes of on-site private irrigation systems for the Development based upon the evaluation and final determination of the Public Service Commission. (If approved, **Exhibit N** sets forth a map which identifies the location of the private wells to be used to maintain adequate water levels in the retention basins for the use of fountains and irrigation purposes).

34. County Trunk Highway H Access and Village Bain Station Road Access Permits.

The Developer shall obtain a work in the Village right-of-way permit for access and work within Bain Station Road prior to the commencement of any work. The Developer shall also submit copies of the CTH H (88th Avenue) work in the right-of-way permit to the Village that has been approved by Kenosha County Public Work's Department for the work to be completed in CTH H and the CTH H/83rd Street intersection prior to the commencement of any work.

35. Remedies of the Village.

a. In the event that the Developer fails or refuses to comply with any of its obligations under this Agreement, the Village may pursue, subject to paragraph 35. of this Agreement, any and all remedies that may be available to it at law or in equity.

b. In addition, and without waiving any rights or remedies that may be available to it, the Village, subject to paragraph 35. of this Agreement, may perform or have performed all necessary work, and supply or have supplied all necessary equipment, goods, materials or services, to complete all or any part of the Required Public Improvements in satisfactory form, and may draw down the Letter(s) of Credit provided by the Developer pursuant to paragraphs 6. or 7. of

this Agreement. (See subparagraphs 6.d and 6.e of this Agreement, above, regarding draws on such Letter(s) of Credit.)

c. Neither the amount of the Letter(s) of Credit provided by the Developer pursuant to paragraphs 6. or 7. of this Agreement, nor the amount of any draw by the Village upon any such Letter(s) of Credit, shall be deemed to be a limit on any liability of the Developer for breach of this Agreement.

d. In the event that the Village does undertake to perform or have performed any work on any of the Required Public Improvements provided for in this Agreement, it shall diligently pursue such work to completion.

36. Remedies of the Developer.

a. In the event that the Village fails or refuses to comply with any of its obligations under this Agreement, the Developer, may, subject to paragraph 36.a. of this Agreement, pursue any and all remedies that may be available to it at law or in equity.

b. Notwithstanding subparagraph 36., above, no breach of this Agreement by the Village shall be deemed to justify or excuse a failure or refusal by the Developer to provide, construct, install, complete, repair or replace the Required Public Improvements, in accordance with the requirements of this Agreement, unless such a breach renders performance by the Developer impossible.

37. Notice of Breach and Curative Activity.

a. In the event that one of the parties to this Agreement believes that the other party has breached its obligations under this Agreement, such party shall promptly notify the other party in writing of the specific nature of the perceived breach. (See paragraph 38. below, regarding notices, and particularly how notices must be mailed or delivered.) If the Village believes that a perceived breach poses an imminent threat to the public health or safety, its' notice of breach shall so state.

b. A notice of breach shall not be a condition precedent to the issuance by the Village of a stop-work order pursuant to applicable provisions of Chapter 395, Village Land Division Ordinance or Chapter 405, Design Standards and Construction Specifications, or to any legal action to enforce the Village Land Division Ordinance or any other applicable ordinance.

c. The party who has received a notice of breach shall have twenty (20) days from the effective date of the notice of breach to cure the breach; provided, however, that curative activity shall be completed as soon as practical, and further provided that if curative activity is timely commenced and thereafter continuously and diligently pursued, the curing party shall have a reasonable period of time under the circumstances to complete its curative activity.

d. Curative activity undertaken by a party to this Agreement, even if such curative activity is timely commenced and diligently and continuously pursued to completion, shall not necessarily preclude liability with respect to any breach. Such curative activity shall, however, subject to subparagraph 36.g. below, preclude the commencement of any legal action for breach of this Agreement until after the curative activity has been completed and the complaining party has had an opportunity to assess the effect of such curative activity.

e. Additionally, curative activity undertaken by the Developer, even if timely commenced and diligently and continuously pursued to completion, shall not necessarily preclude the Village from drawing upon the Developer's Letter(s) of Credit and performing work on the project itself, but, subject to subparagraph 36.h. below, such curative activity, timely commenced and diligently and continuously pursued to completion by the Developer, shall forestall any draw upon the Letter(s) of Credit or any work by the Village on the project until after such curative activity has been completed and the Village has had an opportunity to assess the effects of the curative activity.

f. Whenever a perceived breach of this Agreement is believed by either party to pose an imminent threat to public health or safety, the parties shall immediately confer in good faith as to how such threat can be most

effectively and expeditiously eliminated.

g. Notwithstanding any other language in this Agreement to the contrary, if the Village believes in good faith that commencement of a legal action, or the making of a draw upon the Developer's Letter(s) of Credit, or the performance of its own work with respect to curing a perceived breach prior to the commencement or completion of the Developer's curative action is urgently required to protect the public health or safety, the Village may proceed to do so.

h. Neither a party's willingness to undertake curative activity nor the fact that a party has undertaken curative activity shall be construed as or used as evidence of a breach of this Agreement.

38. Notices.

a. All notices given in connection with this Agreement shall be in writing, shall specifically refer to this Agreement by title and date, and shall be addressed to the receiving party and either mailed by Certified Mail-Return Receipt Requested, or delivered during normal business hours at the address stated in the introductory paragraph of this Agreement. Any notice addressed to the Village shall be addressed to the attention of the Village Administrator.

b. Either party may give notice to the other, in accordance with this paragraph, of a change-of-address or of a FAX number to which notices under this Agreement may be sent during normal business hours. (Any such faxed notice shall be treated as though it were personally delivered.) After any such change-of-address notice is given and received, all notices given in connection with this Agreement shall thereafter be mailed or delivered to the new address. Any such change-of-address notice or notice of a FAX number to which notices may be sent shall state on its face, in capital letters, "THIS LETTER AMENDS THE NOTICE PROVISION OF PARAGRAPH __ OF THE DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND FOUNTAIN RIDGE LLC. THIS LETTER SHOULD BE FILED WITH SUCH AGREEMENT."

c. Any notice given in accordance with this paragraph shall be effective upon delivery, if delivered during normal business hours or upon commencement of the next business day if delivered after normal business hours, or, if mailed, three (3) days after the date of postmark.

39. No Third-Party Beneficiaries.
This Agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer, and their respective successors and assigns, which shall not include, for purposes of this paragraph, any person who has not assumed all of the benefits and obligations of this Agreement.

40. Applicability of Land Division Ordinance.
The provisions of the Village Land Division Ordinance are applicable to the subject matter of this Agreement, whether or not such provisions are referred to expressly herein. In the event of any inconsistency between the provisions of Chapter 395 the Village Land Division Ordinance, Chapter 405 Design Standards and Construction Specifications, 2016 Edition and the provisions of this Agreement, Chapter 405 the Design Standards and Construction Specifications Ordinance shall control.

41. Amendment of Agreement.
The Village, the Developer may, by mutual agreement in writing, and after approval of the Village Board, amend this Development Agreement at any time. The Village Board shall not, however, approve an Amendment without having first considered the recommendations of the Village staff on the proposed Amendment. No Amendment shall be effective or enforceable unless it is in writing and approved by the Village Board.

42. Amendment of Village Ordinances.
In the event that Chapter 395, the Village's Land Division and Development Control Ordinance or Chapter 405, the Village's Design Standards and Construction Specifications, 2016 Edition are amended or recreated after this Development Agreement is entered into, and before the Required Public Improvements have been completed, then any such amendments shall apply to this Development Agreement; provided, however, that if such amendments impose greater burdens or more stringent restrictions upon the Developer, such amendments shall not apply if this contravenes rights otherwise vested under law.

43. Severability.
In the event that any part of this Development Agreement is determined to be invalid by a Court of Competent Jurisdiction, such part shall be severed from this Development Agreement, and the balance of this Development Agreement shall survive.

44. Binding Agreement; Assignment.
This Development Agreement shall be binding upon the parties and their successors, assigns, heirs and personal representatives. Any assignment of this Agreement by the Developer or by any successor or assign of the Developer shall be subject to prior approval of the Village Board, but such approval shall not be unreasonably withheld.

45. No Threat to Public Health or Safety.
Notwithstanding any language or this Development Agreement to the contrary, the Developer shall neither do nor permit any other person to do anything in connection with the performance of the Developer's obligations under this Agreement which poses a threat to the public health or safety.

46. Good Faith and Fair Dealing.
The parties shall deal with one another fairly and in good faith.

47. Memorandum of Development Agreement.
Simultaneously with the signing of the final Development Amendment which will serve as an amendment to this Agreement, as a condition of the Village Board's final approval of the Developer Agreement, the Developer shall sign, and deliver to the Village, an appropriate Memorandum of Development Agreement for recording in the office of the Kenosha County Register of Deeds. The form of this Memorandum of Development Agreement is attached as **Exhibit O**.

48. Village Staff Memorandum.
See the attached Village Staff Memorandum and Conditions of Approval as granted by the Village Board of Trustees at its September 19, 2016 meeting and the subsequent engineer's letters as attached. (See **Exhibit P**).

49 Entire Agreement.
This Agreement is the entire agreement of the parties. All prior agreements, commitments, promises, offers, representations and statements made by or on

behalf of the parties with respect to the subject matter of this Agreement are hereby terminated and shall have no further effect.

50. No Construction Against Drafter.
The language used in this Agreement shall be deemed to be the language chose by the parties to express their mutual intent, and no rule of construction shall be applied against either party as the drafter of this Agreement.

51. Governing Law.
The law of the State of Wisconsin shall govern all issues relating to this Agreement.

52. Effective Date.
This Agreement shall be effective from and after the last to occur of the following events: the Village Board's approval of the CSM's (**Exhibit B**); the Developer's timely satisfaction of all conditions to such approval; the certification of such final approval on the Grading and Drainage Development Agreement by the Village President and Village Clerk; the signing of this Development Agreement by the Developer parties; and the last required approval of this Development Agreement. It is understood and agreed that certification of the Village Board's final approval of the Development Agreement shall not occur until and unless all conditions to such approval are satisfied within the time specified by the Village Board. It is further understood and agreed that if all such conditions are not timely satisfied, the Village Board's final approval shall be automatically suspended pending further action by the Village Board.

IN WITNESS WHEREOF, the Developer and the Village have caused this Agreement to be signed and dated as of this _____ day of _____ __, 2016.

Signatures are on the next pages.

FOUNTAIN RIDGE LLC

By:_____
Name: Jeffrey T. Marlow
Title: Managing Member

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me in _____, WI on _____ ___ , 2016, by Jeffrey T. Marlow as the duly authorized Managing Member of Fountain Ridge LLC.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, State of _____
My Commission (expires) on: ___-_____

_____
(is permanent)

Additional signatures on the next page.

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN

By: _____
Name: Michael J. Serpe
Title: Village President Pro Tem

ATTEST:

_____
Name: Jane M. Romanowski
Title: Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____ ____, 2016 by Michael J. Serpe and Jane M. Romanowski, as duly authorized Village President Pro Tem and Village Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, Kenosha County, State of Wisconsin
My Commission expires: _____

This document drafted by:
Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
And
Timothy J. Geraghty, Attorney
Godin Geraghty Puntillo Camilli, S.C.
6301 Green Bay Road
Kenosha, WI 53142
(262) 657-3500

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

NOTE:
1. PRIOR TO CONSTRUCTION A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT VILLAGE OFFICES.
2. EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE PRIOR TO CONSTRUCTION TO LOCATE UTILITIES. (PHONE # 811 OR (800) 242-8511) ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.
3. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THESE PLANS AND THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

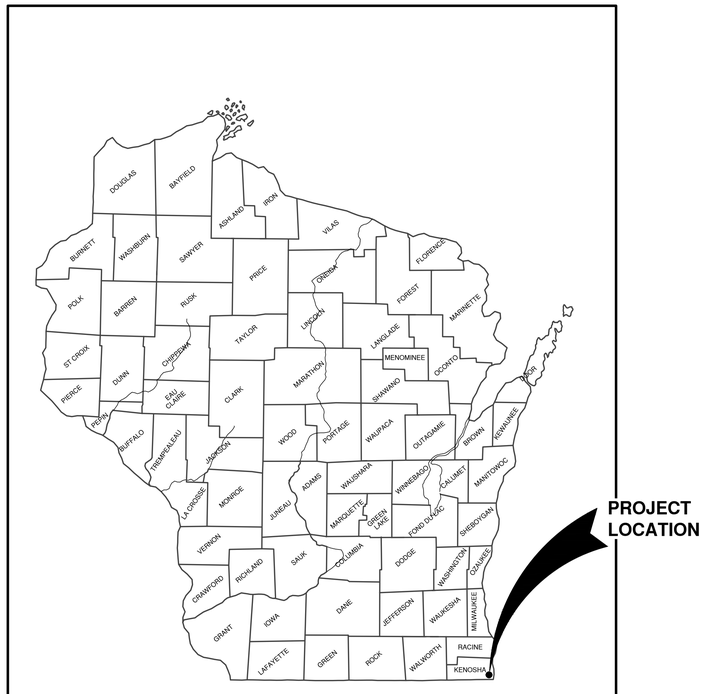
OWNER/CONTRACTOR INFORMATION:

LEXINGTON HOMES, INC.
1300 N KIMPS CT
GREEN BAY, WI 54313

(920) 655-1961

CONTACT: CARL AMBROSIUS

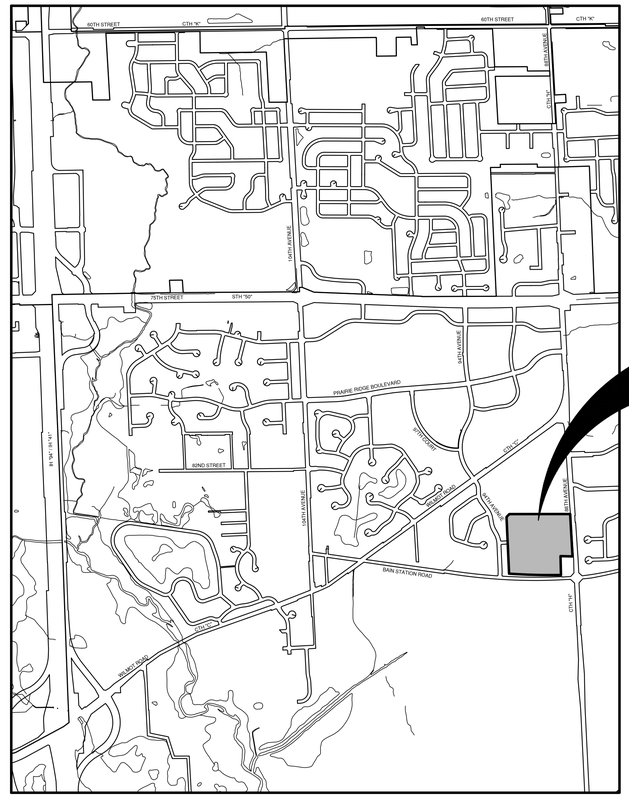
ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



VICINITY MAP

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
1	LOCATION MAPS AND INDEX TO DRAWINGS
2	UTILITY CONTACT INFORMATION
3	EXISTING SITE CONDITIONS
4	OVERALL SITE PLAN
5	DETAILED SITE PLAN - SITE 1
6	DETAILED SITE PLAN - SITE 2
7	DETAILED SITE PLAN - SITE 3
8	DETAILED SITE PLAN - SITE 4
9	DETAILED SITE PLAN - SITE 5
10	OVERALL UTILITY PLAN (SANITARY & WATER)
11	DETAILED UTILITY PLAN - SITE 1
12	DETAILED UTILITY PLAN - SITE 2
13	DETAILED UTILITY PLAN - SITE 3
14	DETAILED UTILITY PLAN - SITE 4
15	DETAILED UTILITY PLAN - SITE 5
16	DETAILED UTILITY PLAN - SITE 6 (EAST TOWARD 9TH AVENUE)
17	OVERALL GRADING PLAN (WITH STORM SEWER)
18	DETAILED GRADING - SITE 1
19	DETAILED GRADING - SITE 2
20	DETAILED GRADING - SITE 3
21	DETAILED GRADING - SITE 4
22	DETAILED GRADING - SITE 5
23	POND 1 SECTION PLAN AND PROFILE
24	POND 2 SECTION PLAN AND PROFILE
25	POND 3 SECTION PLAN AND PROFILE
26	DRY POND SECTION AND PROFILE
27	SINGLE FAMILY LOTS GRADING PLAN
28	SINGLE FAMILY LOTS GRADING PROFILE
29	EROSION CONTROL PHASING MAP - PHASE 1
30	EROSION CONTROL PHASING MAP - PHASE 2
31	EROSION CONTROL PHASING MAP - PHASE 3
32	SETBACK PLAN
33	MISCELLANEOUS DETAILS
34	MISCELLANEOUS DETAILS
35	MISCELLANEOUS DETAILS
36	MISCELLANEOUS DETAILS
37	MISCELLANEOUS DETAILS
38	MISCELLANEOUS DETAILS
39	EROSION CONTROL - INLET PROTECTION AND MISCELLANEOUS DETAILS
40	EROSION CONTROL - DITCH CHECK DETAILS
41	EROSION CONTROL - SHEET FLOW DETAILS
L1	LANDSCAPE PLAN
E1	DETAILED LIGHTING PLAN 1
E2	DETAILED LIGHTING PLAN 2
E3	DETAILED LIGHTING PLAN 3
E4	DETAILED LIGHTING PLAN 4
E5	DETAILED LIGHTING PLAN 5



LOCATION MAP

Exhibit A-1

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	9/13/16	JGS	PLAN UPDATES				

DRAWN RLR | CHECKED JGS | DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 06/2016 | FILE 4329082C | JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 1

File: R:\4300\4329\4329082\dwg\4329082C.dwg
Plot Date: Sep 13, 2016 - 4:45pm

GOVERNING AGENCY CONTACTS

PLEASANT PRAIRIE VILLAGE HALL
9915 39TH STREET PLEASANT PRAIRIE, WI 53158 OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT
JEAN WERBIE-HARRIS, DIRECTOR -PLANNER, ZONING ADMINISTRATOR
OFFICE: (262) 925-6718 EMAIL: jwerbie-harris@plprairiewi.com

PEGGY HERRICK, ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716 EMAIL: pherrick@plprairiewi.com

ENGINEERING DEPARTMENT
MATT FINEOUR, P.E., VILLAGE ENGINEER
OFFICE: (262) 925-6778 EMAIL: mfineour@plprairiewi.com

KURT DAVIDSEN, P.E., ASSISTANT VILLAGE ENGINEER
OFFICE: (262) 925-6728 EMAIL: kdavidsen@plprairiewi.com

PUBLIC WORKS DEPARTMENT
JOHN STEINBRINK, JR., SUPERINTENDENT
OFFICE: (262) 925-6768 EMAIL: jsteinbrink@plprairiewi.com

JESSE HOULE, P.E., CONSTRUCTION MANAGER
OFFICE (262) 948-8945 EMAIL: jhoule@plprairiewi.com

STEVE WLAHOVICH, ENGINEERING TECHNICIAN
OFFICE: (262) 925-6767 EMAIL: swlahovich@plprairiewi.com

BUILDING INSPECTION DEPARTMENT
SANDRO PEREZ, BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304 DIRECT: (262) 925-6722 EMAIL: sperez@plprairiewi.com

DONALD KOEHNE, BUILDING INSPECTOR
OFFICE: (262) 694-9304 EMAIL: dkoehne@plprairiewi.com

MICHAEL KAPRELIAN, BUILDING INSPECTOR
OFFICE: (262) 694-9304 EMAIL: mkaprelian@plprairiewi.com

FIRE & RESCUE DEPARTMENT
DOUG McELMURY, CHIEF OF FIRE & RESCUE
OFFICE: (262) 694-8027 EMAIL: dmcelmury@plprairiewi.com

CRAIG ROEPKE, DEPUTY CHIEF
OFFICE: (262) 694-8027 EMAIL: croepke@plprairiewi.com

THOMAS CLARK, LIEUTENANT
OFFICE: (262) 694-8027 EMAIL: tclark@plprairiewi.com

WI DEPARTMENT OF NATURAL RESOURCES
ELAINE JOHNSON, WATER RESOURCE SPECIALIST
OFFICE: 262-884-2136 EMAIL: elaine.johnson@wisconsin.gov

PETER WOOD, WATER RESOURCES ENGINEER
OFFICE: 262-884-2360 EMAIL: peter.wood@wisconsin.gov

PUBLIC UTILITY CONTACTS

AMERICAN TRANSMISSION COMPANY
BRIAN MCGEE
OFFICE: 262-506-68955 EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

WISCONSIN D.O.T.
KEVIN KOEHNKE, PERMITS COORDINATOR SOUTHEAST REGION
OFFICE: (262) 548-5891 EMAIL: kevin.koehnke@dot.wi.goV

AT&T
MIKE TOYEK
OFFICE: 262-636-0549 EMAIL: mt1734@att.com

TDS TELECOM
SOUTHEAST WISCONSIN OFFICE: 877-483-7142

TIME WARNER CABLE
STEVE CRAMER, UTILITY COORDINATOR
OFFICE: 414-277-4045 EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WE-ENERGIES
LINDA SCHREIER KENOSHA SOUTH
OFFICE: 262-552-3228 EMAIL: linda.schreier@we-energies.com

NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

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Plot Date: Aug 23, 2016 - 4:38pm
LAYOUT: 24X36

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: RLR
CHECKED: JGS
DESIGNED: AJB

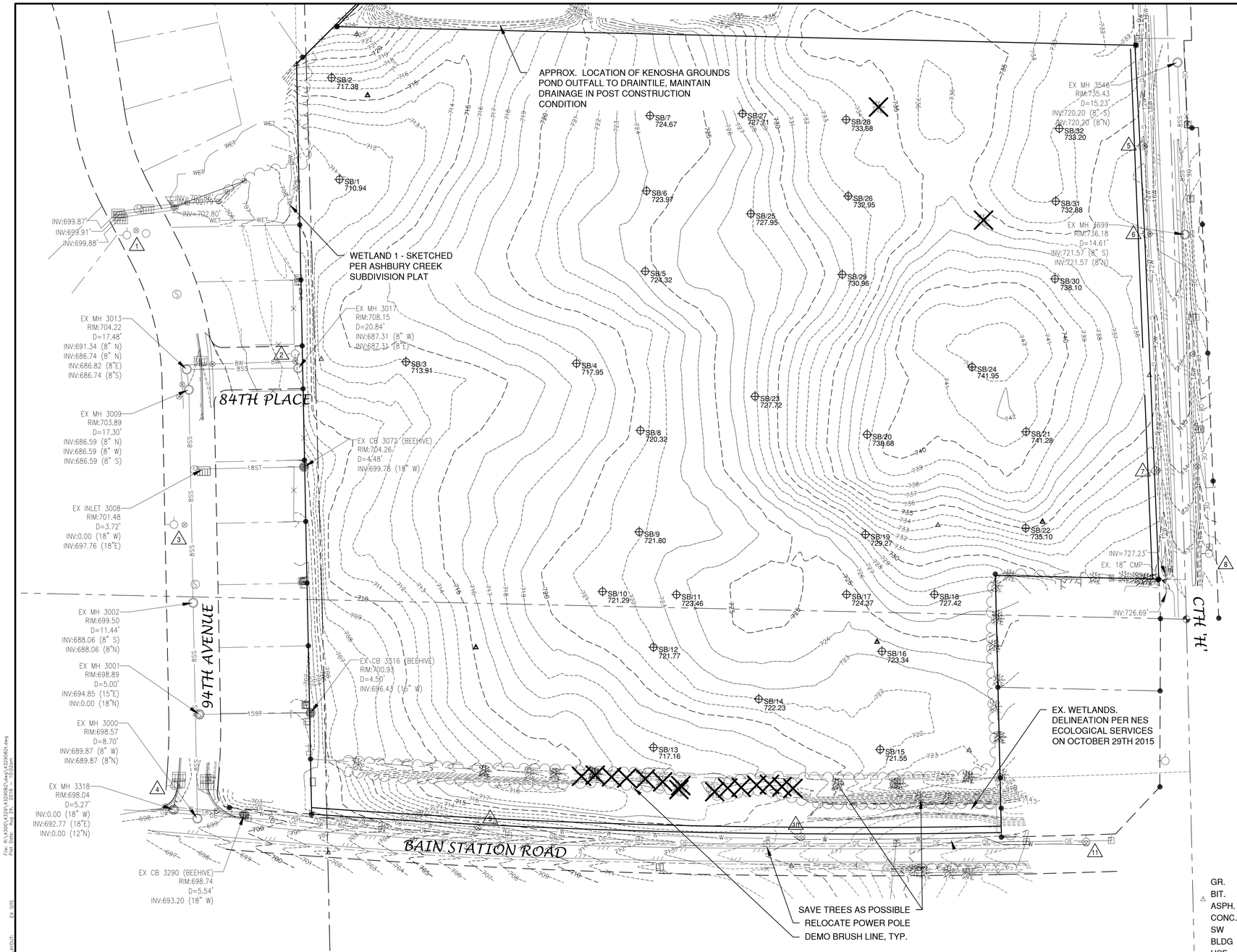
FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

UTILITY CONTACT INFORMATION

DATE: 06/2016
FILE: UTILITY CONTACT INFORMATION
JOB NO.: 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 2



BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

OWNER/CONTRACTOR INFORMATION:

LEXINGTON HOMES, INC.
1300 N KIMPS CT
GREEN BAY, WI 54313

(920) 655-1961

CONTACT: CARL AMBROSIUS

SURVEY DATUM:

HORIZONTAL: WISCONSIN COUNTY COORDINATE SYSTEM, KENOSHA COUNTY NAD83(91)

VERTICAL: NAVD88

LEGEND

TREE/SHRUB TO BE REMOVED

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

NORTH

0' 80' 160'

SCALE IN FEET

UTILITY INFORMATION:

UTILITIES PRESENT:
PLEASANT PRAIRIE UTILITY DEPARTMENT, WE ENERGIES, AT & T, TIME WARNER CABLE AND MIDWEST FIBER NETWORKS.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20154312422, DATED 10/27/15, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM
PLEASANT PRAIRIE UTILITY DEPT
9915 39TH AV
PLEASANT PRAIRIE, WI 53158

(262) 694-1400

GAS & ELECTRIC:
WE ENERGIES
231 W MICHIGAN ST
MILWAUKEE, WI 53203

(414) 221-2345

TELECOMMUNICATIONS:
AT & T / SBC
9800 76TH ST SUITE 104
PLEASANT PRAIRIE, WI 53158

(262) 697-7100

TELECOMMUNICATIONS:
TIME WARNER CABLE
1320 NORTH MARTIN LUTHER KING JR DR
MILWAUKEE, WI 53212

(414) 277-4111

TELECOMMUNICATIONS:
MIDWEST FIBER NETWORKS, LLC
6070 N FLINT RD
MILWAUKEE, WI 53209

(414) 672-5612

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

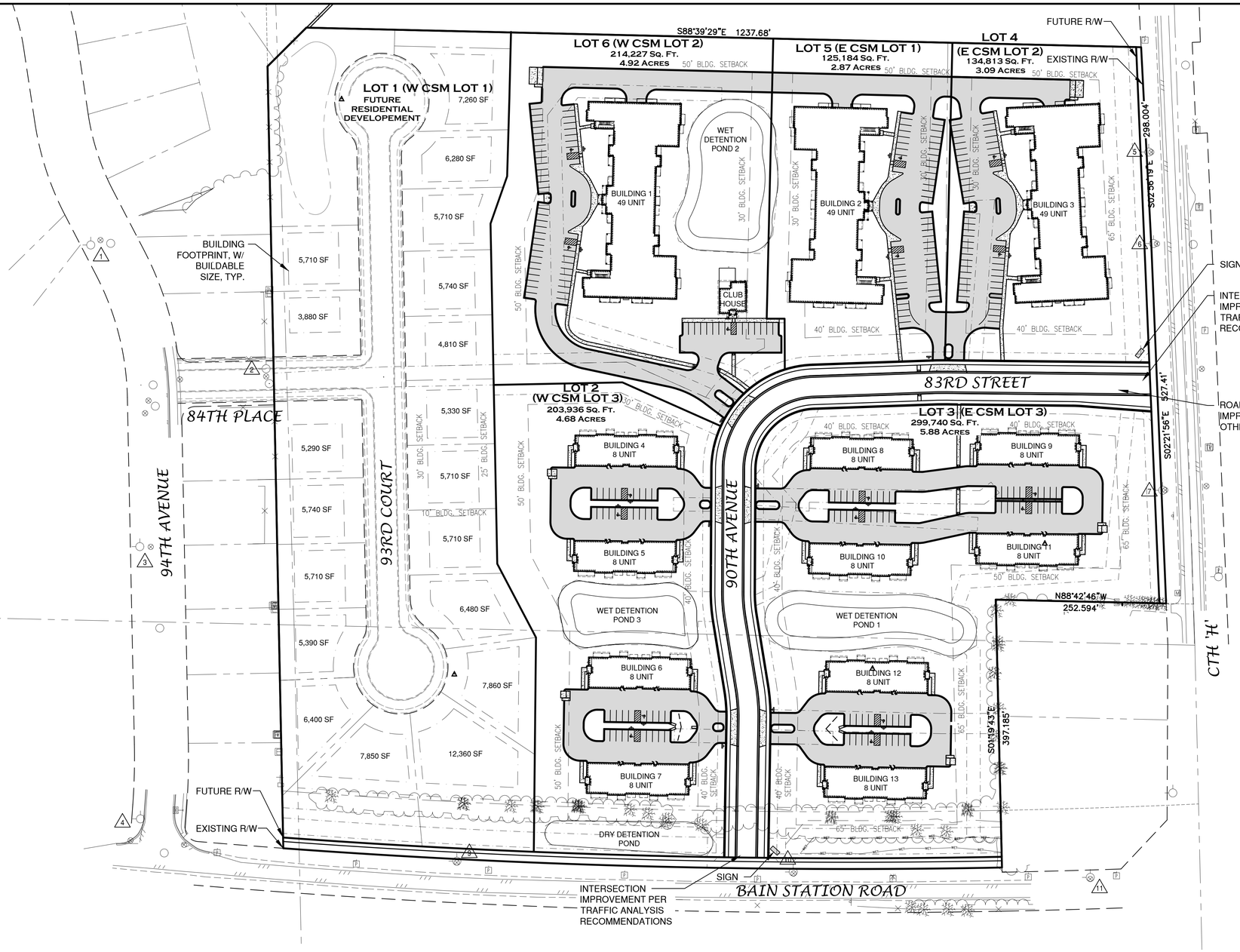
EXISTING SITE CONDITIONS

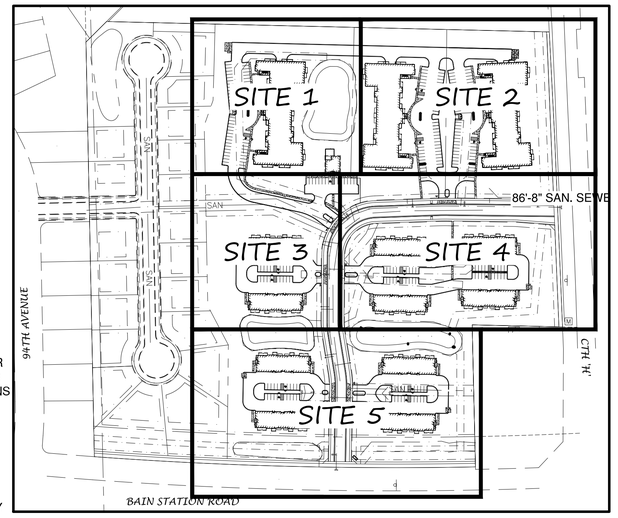
DATE 05/2016
FILE 4329082T
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

SHEET NO. 3

File: R:\4300\4329\4329082\dwg\4329082L.dwg
Print Date: Aug 24, 2016 - 10:52am
LAYOUT: EX SITE





KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.72 ACRES, 205,599 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.6%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (32.8%)
GREEN SPACE = 2.49 ACRES, 110,323 S.F. (53.7%)
32 UNITS = 6.78 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.48 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
49 UNITS = 15.65 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
49 UNITS = 17.25 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.91 ACRES, 213,851 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.7%)
GREEN SPACE = 3.09 ACRES, 134,068 S.F. (62.7%)
49 UNITS = 9.98 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 22.53 ACRES, 981,363 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.08

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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Celebrating 60 Years of Excellence

SHEET NO. 4

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 2:43pm
LAYOUT: OVERALL

TRASH ENCLOSURE
(SEE DETAIL)

28.7'
12.0'
8.0'
25.0'
4.0'
116.8'
29.2'
100.0'
95.2'
50' BLDG. SETBACK
30.0'
R20.0'
R15.0'
R15.0'
30.0'
30.0'
100.0'
92.8'
166.8'
133.8'
33.0'
R2.0'
R2.0'
15
9
30.0'
18.0' (TYP.)
7.0' (TYP.)
5.0' (TYP.)
1
19.0' (TYP.)
R1.5'
R45.0'
R3.0'
R40.0'
23.8'
31.0'
4.0'
16
R3.0'
R40.0'
R45.0'
R1.5'
11
1
30.0'
4.0'
46.7'
R3.0'
R3.0'
50' BLDG. SETBACK
R60.0'
R20.0'
30.0'
R90.0'
5.0'
5.0'
96'
88'
30' BLDG. SETBACK
30' BLDG. SETBACK
50' BLDG. SETBACK

BUILDING 1
49 UNIT
FF EL 728.33

WET DETENTION
POND 2

30' BLDG. SETBACK
30' BLDG. SETBACK

BUILDING 2
49 UNIT
FF EL 737.33

CLUBHOUSE
FF EL 731.50

31.2'
27.4'
32.7'
30.1'
6.0'
31.4'
96.7'
1
15
30' BLDG. SETBACK

TYPE 1 CURB RAMP
PER DETAIL SHEET
(TYP. 1 OF 3)

R2.5'
R10.0'
R15.0'
30.4'
5.0'
PROVIDE CURB RAMP
PER GRADING PLAN
R15.0'
R15.0'
R135.0'
18.0'
10.0'
18.0'
2
66.0'
33.0'
56.0'

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1*

2

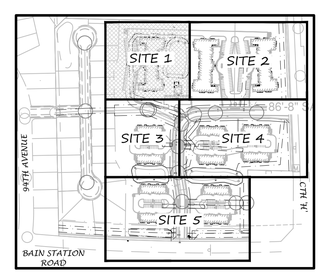
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

File: R:\4300\4320\4329082\dwg\4329082L.dwg
Plot Date: Aug 24, 2016 - 1:19pm
User: LAWSON

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 1 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 5

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**

NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* — * SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

2 — STOP

FOR CONTINUATION SEE SHEET 5

WET DETENTION POND 2

BUILDING 2
49 UNIT
FF EL 737.33

BUILDING 3
49 UNIT
FF EL 740.33

CLUBHOUSE
FF EL 731.50

50' BLDG. SETBACK

30' BLDG. SETBACK

40' BLDG. SETBACK

65' BLDG. SETBACK

TRASH ENCLOSURE (SEE DETAIL)

FUTURE R/W

EXISTING R/W

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

88TH AVENUE - CTH 'H'

SIGN

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

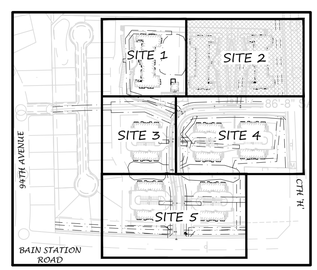
VISION TRIANGLE, TYP.

FOR CONTINUATION SEE SHEET 7

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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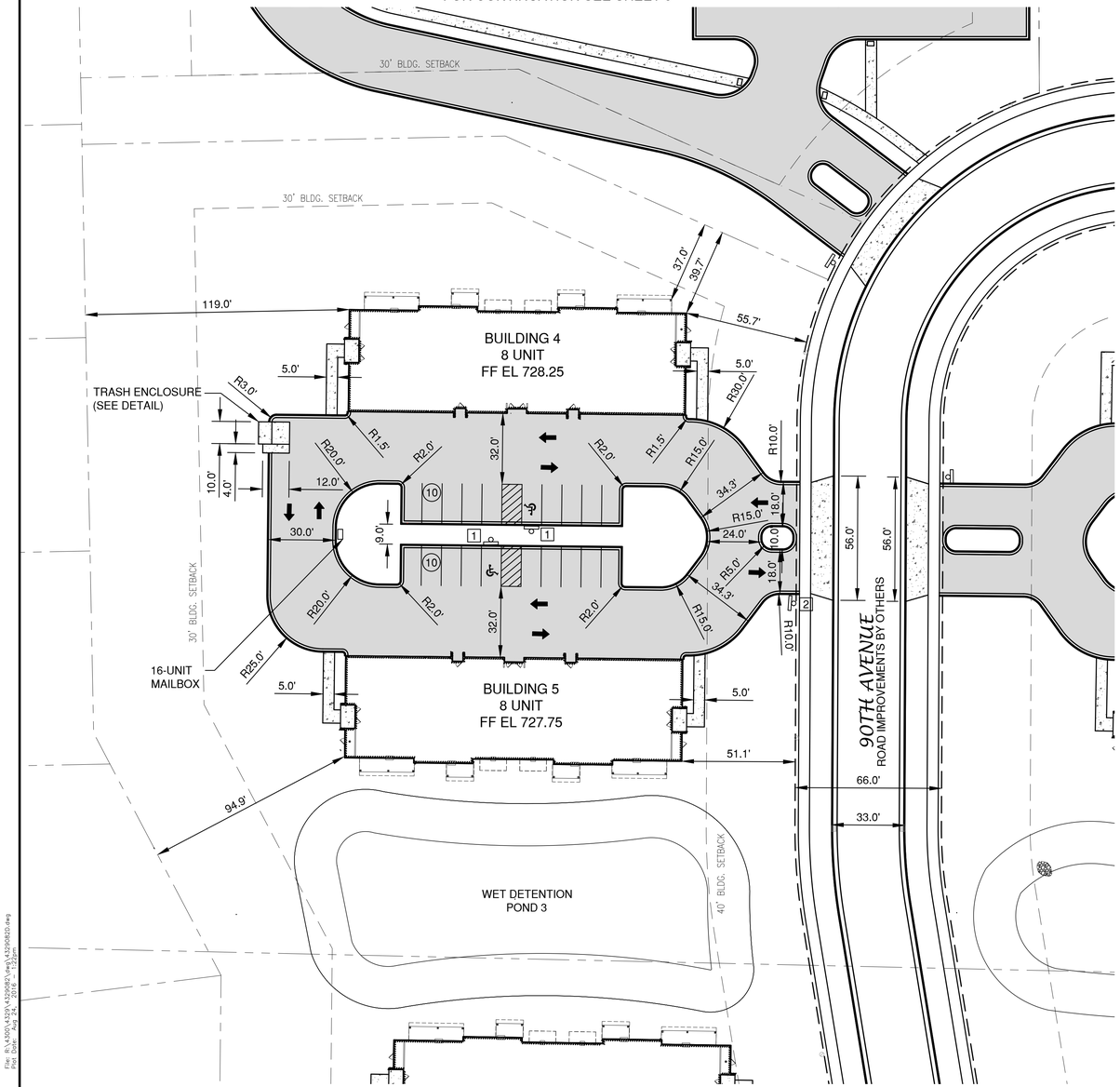
SHEET NO. 6

File: R:\4300\4329\4329082\Land\4329082D.dwg
Plot Date: Aug 24, 2016 - 11:59am

FOR CONTINUATION SEE SHEET 5

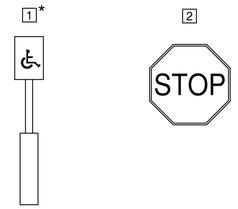


FOR CONTINUATION SEE SHEET 8

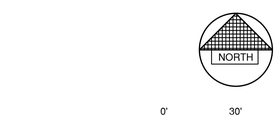
FOR CONTINUATION SEE SHEET 9

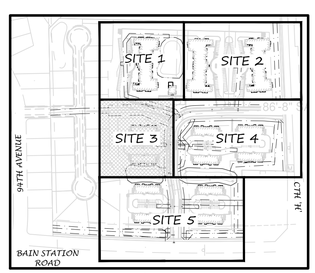
LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.





KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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SHEET NO. 7

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 1:23pm
Layout: Site 3

FOR CONTINUATION SEE SHEET 6

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

33.0'
66.0'

VISION TRIANGLE, TYP.

TYPE 1 CURB RAMP PER DETAIL SHEET (TYP. 1 OF 3)

40' BLDG. SETBACK

BUILDING 8
8 UNIT
FF EL 735.00
GARAGE EL 734.79

BUILDING 9
8 UNIT
FF EL 738.50
GARAGE EL 738.29

BUILDING 10
8 UNIT
FF EL 732.75
GARAGE EL 732.54

BUILDING 11
8 UNIT
FF EL 737.00
GARAGE EL 736.79

16-UNIT MAILBOX

TRASH ENCLOSURE (SEE DETAIL)

LANDSCAPING STONE

FUTURE R/W

EXISTING R/W

65' BLDG. SETBACK

50' BLDG. SETBACK

107.9'
72.5'
117.8'
78.9'

41.7'
41.8'
36.3'
40.7'
34.5'
50.6'
44.5'

5.0'
(TYP.)
9.0'
(TYP.)
18.0'
(TYP.)
10.0'
14.0'
4.0'

R10.0'
R15.0'
R5.0'
R45.0'
R2.0'

FOR CONTINUATION SEE SHEET 7

90TH AVENUE

88TH AVENUE - CTH 'H'

EX. BIT.

EX. GRAVEL

WET DETENTION 1
POND

FOR CONTINUATION SEE SHEET 9

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* 2

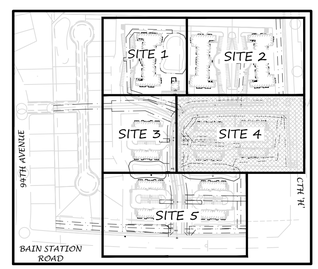
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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SHEET NO. 8

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:22pm
SITE 4
Layout:

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

WET DETENTION POND 3

WET DETENTION POND 1

90TH AVENUE
ROAD IMPROVEMENTS BY OTHERS

BUILDING 6
8 UNIT
FF EL 723.50
GARAGE EL 723.29

BUILDING 7
8 UNIT
FF EL 722.50
GARAGE EL 722.29

BUILDING 12
8 UNIT
FF EL 725.50
GARAGE EL 725.29

BUILDING 13
8 UNIT
FF EL 723.50
GARAGE EL 723.29

TRASH ENCLOSURE (SEE DETAIL) (TYP.)

16-UNIT MAILBOX

CONCRETE FLUME (TYP.)

EAST BIO-RETENTION POND
SEE DETAIL SHEET 38

WEST BIO-RETENTION POND
SEE DETAIL SHEET 38

TRASH ENCLOSURE (SEE DETAIL)

65' BLDG. SETBACK

40' BLDG. SETBACK

25' WETLAND SETBACK

DRY DETENTION POND

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

FUTURE R/W

EXISTING R/W

75' LANDSCAPING SETBACK

PR. SIGN

VISION TRIANGLE, TYP.

EX. BIT.

BAIN STATION ROAD

LEGEND

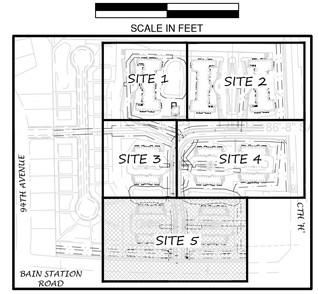
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'
SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 5 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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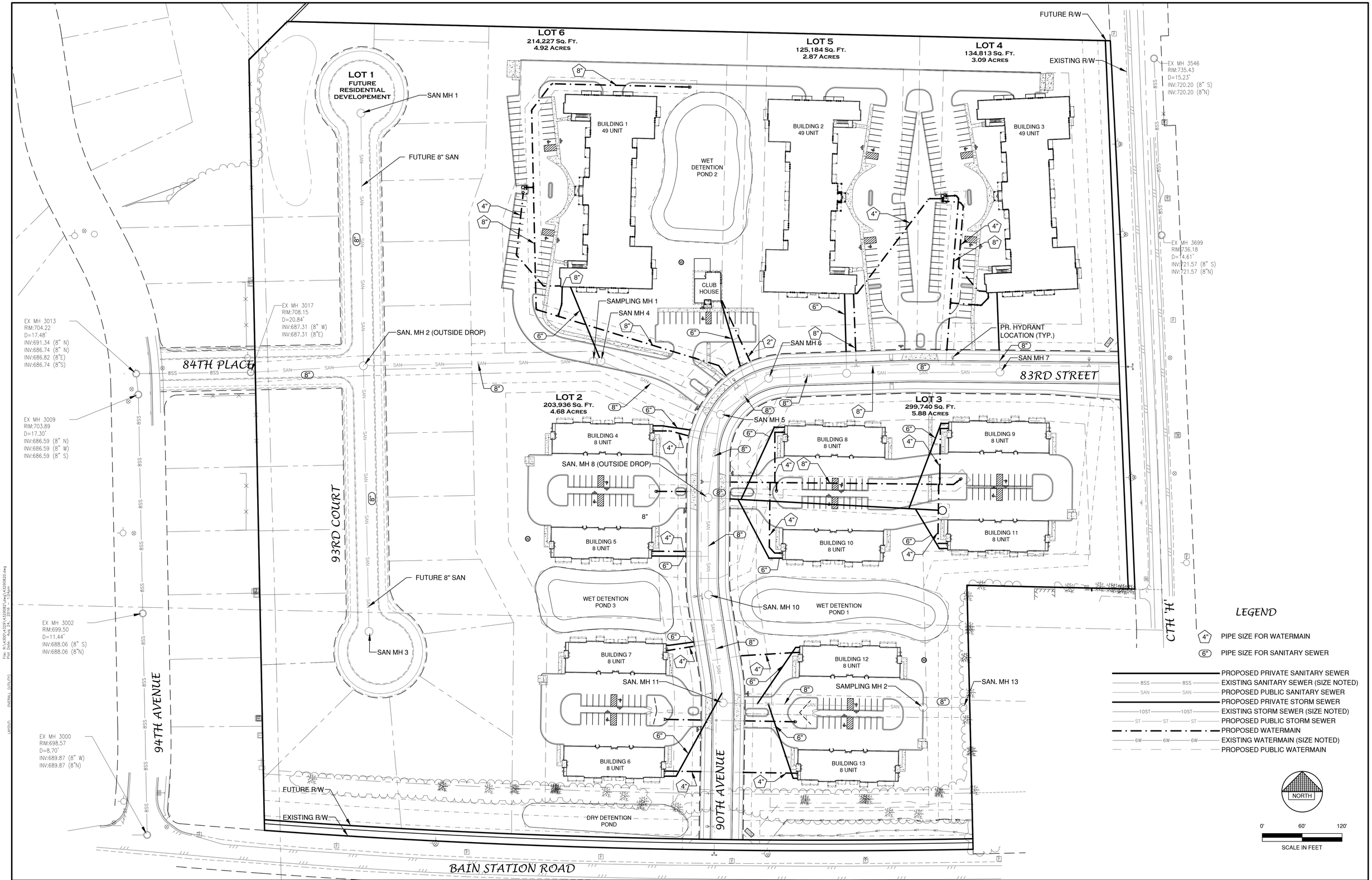
SHEET NO. 9

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 3:15pm
SITE 5
LAYOUT



File: R:\4300\4329\4329082\wrp\4329082D.dwg
Plot Date: Aug 24, 2016 - 1:34pm
Layout: OVERALL (UTILITY)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SANITARY AND WATERMAIN PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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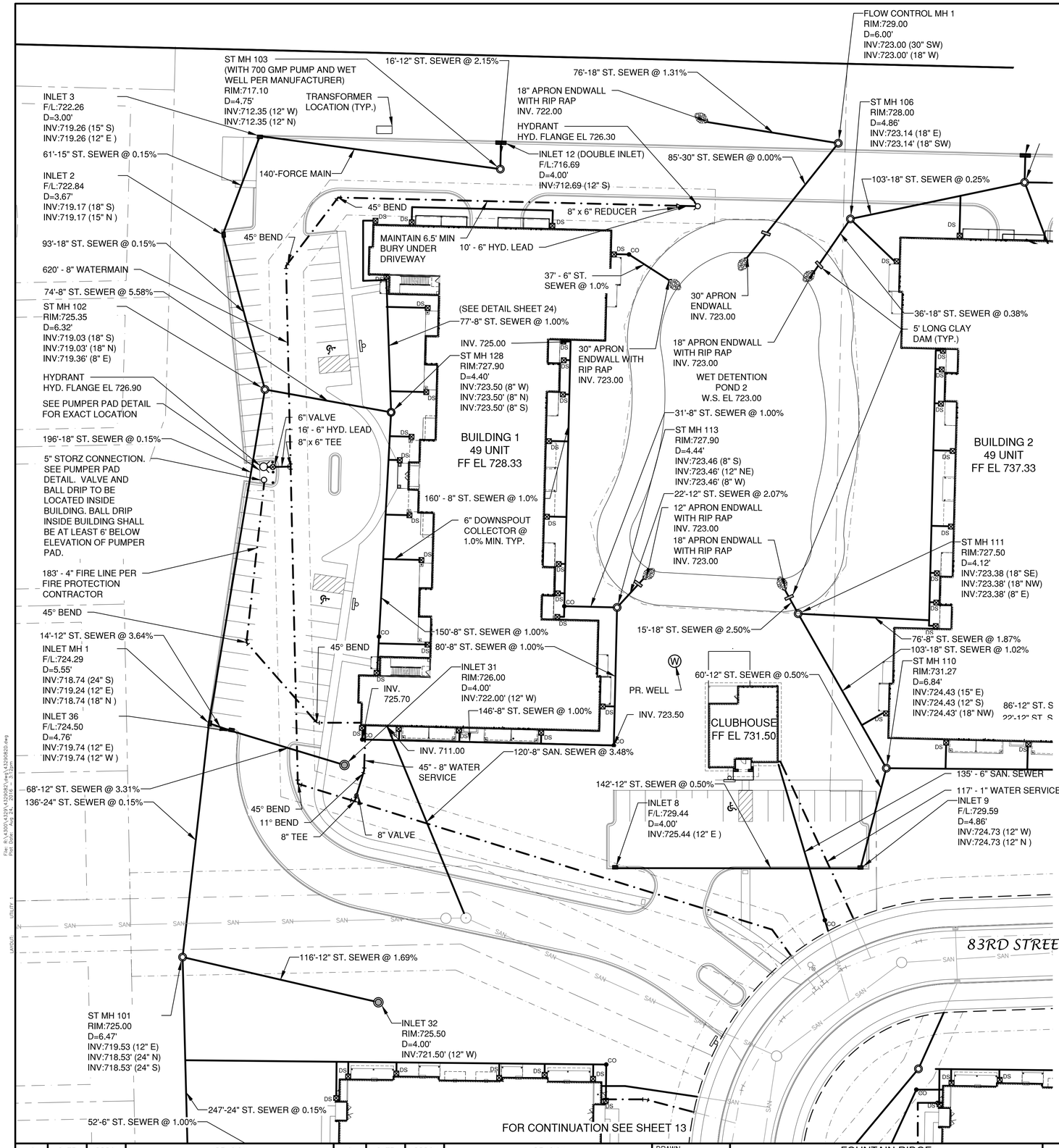
SHEET NO. 10



LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- SAN — PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST — EXISTING STORM SEWER (SIZE NOTED)
- ST — PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W — EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
		FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT

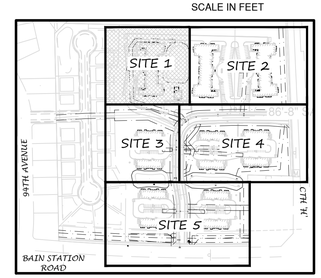
NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN. A HYDRANT OR AIR RELEASE ASSEMBLY SHALL BE PLACED AT ALL HIGH POINTS IN THE WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE PER VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.
5. ALL EXISTING WATER VALVES SHALL ONLY BE OPERATED BY THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 1 UTILITY PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 11

File: R:\4300\4329\4329082\Land\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:52pm
Layout: Utility 1

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

INLET 30 (DOUBLE INLET)
F/L:726.95
D=3.39'
INV:723.56 (12" S)

TRANSFORMER LOCATION (TYP.)

ST MH 105
RIM:727.35
D=3.95'
INV:723.40 (15" E)
INV:723.40 (12" N)
INV:723.40' (18" W)

INLET 7
F/L:734.49
D=4.00'
INV:730.49 (12" E)
INV:730.49 (12" N)
INV:730.49 (12" S)

ST MH 104
RIM:732.58
D=8.30'
INV:724.28 (12" E)
INV:726.49 (12" S)
INV:724.28' (15" W)

TRANSFORMER LOCATION (TYP.)

INLET 4 (DOUBLE INLET)
RIM:729.24
D=4.00'
INV:725.24' (12" W)

ST MH 106
RIM:728.00
D=4.86'
INV:723.14 (18" E)
INV:723.14' (18" SW)

30' 8" ST. SEWER @ 1.00%

148' 8" ST. SEWER @ 1.00%

103'-18" ST. SEWER @ 0.25%

93'-15" ST. SEWER @ 0.94%

192'-12" ST. SEWER @ 0.50%

42'-12" ST. SEWER @ 9.55%

73'-12" ST. SEWER @ 2.45%

42' FORCEMAIN

TRENCH DRAIN
RIM: 726.85
21' - 6" ST. SEWER
@ 1.00%

ST MH WITH 50 GPM SUMP PUMP

36'-18" ST. SEWER @ 0.38%

120' - 8" ST. SEWER @ 1.00%

HYDRANT
HYD. FLANGE
EL 739.60

SEE PUMPER PAD DETAIL FOR EXACT LOCATION

INLET 6
F/L:736.29
D=4.00'
INV:732.29 (12" W)

INV. 737.00

77'-8" ST. SEWER @ 1.50%

85'-12" ST. SEWER @ 1.19%
162'-8" ST. SEWER @ 0.93%

INLET 29
F/L:735.50
D=4.00'
INV:731.50 (12" N)

(2) 5" STORZ CONNECTION. SEE PUMPER PAD DETAIL. VALVE AND BALL DRIPS TO BE LOCATED INSIDE BUILDING. BALL DROP INSIDE BUILDING SHALL BE AT LEAST 6' BELOW ELEVATION OF PUMPER PAD.

ST MH 107
RIM:739.85
D=4.00'
INV:735.85' (8" S)
INV:735.85' (8" N)

INV. 737.00

WET DETENTION POND 2
(SEE SHEET 11 FOR INVERT INFORMATION)

BUILDING 2
49 UNIT
FF EL 737.33

6" VALVE
16' - 6" HYD. LEAD
8" x 6" REDUCER

BUILDING 3
49 UNIT
FF EL 740.33

159' - 8" ST. SEWER @ 1.0%

ST MH 112
F/L:736.50
D=4.00'
INV:732.50 (8" N)
INV:732.50 (12" E)

202' - 4" FIRE LINE PER FIRE PROTECTION CONTRACTOR

INLET 10
F/L:735.34
D=4.00'
INV:731.67 (12" W)
INV:731.34 (12" S)

231' - 8" WATER SERVICE

191'-8" ST. SEWER @ 0.97%

INV. 735.10
30' - 8" ST. SEWER @ 1.00%
INV. 735.10

ST MH 111
RIM:727.50
D=4.12'
INV:723.38 (18" SE)
INV:723.38' (18" NW)
INV:723.38' (8" E)

184' - 4" FIRE LINE PER FIRE PROTECTION CONTRACTOR

6" DOWNSPOUT COLLECTOR @ 1.0% MIN. (TYP.)

23'-12" ST. SEWER @ 3.58%

65' - 8" ST. SEWER @ 1.00%

15'-18" ST. SEWER @ 2.50%

76'-8" ST. SEWER @ 1.87%

103'-18" ST. SEWER @ 1.02%

ST MH 110
RIM:731.27
D=6.84'
INV:724.43 (15" E)
INV:724.43 (12" S)
INV:724.43' (18" NW)

60'-12" ST. SEWER @ 0.50%

CLUBHOUSE
FF EL 731.50

INLET 11
F/L:736.04
D=5.12'
INV:730.92 (12" N)
INV:730.92 (12" S)

ST MH 108
RIM:740.10
D=8.18'
INV:734.00 (8" N)
INV:731.92 (12" SE)
INV:731.92' (12" W)

80' - 8" ST. SEWER @ 1.00%

(2) 45° BENDS

INV. 723.00

64'-12" ST. SEWER @ 0.61%

INV. 734.30

86'-12" ST. SEWER @ 0.49%

22'-12" ST. SEWER @ 2.83%

INV. 720.00

167'-15" ST. SEWER @ 3.52%

86' - 8" SAN. SEWER @ 1.81%

INLET 9
F/L:729.59
D=4.86'
INV:724.73 (12" W)
INV:724.73 (12" N)

99' - 8" WATER SERVICE

85'-15" ST. SEWER @ 1.00%

ST MH 109
RIM:736.99
D=6.69'
INV:730.30 (15" E)
INV:730.30 (12" N)
INV:730.30' (15" W)

INLET 5
F/L:737.34
D=6.19'
INV:731.15 (12" E)
INV:731.15 (15" W)

70' - 8" WATER SERVICE

8" TEE

8" VALVE

104'-8" ST. SEWER @ 1.00%

INLET 33
F/L:736.00
D=3.69'
INV:732.31 (12" NW)
INV:732.31 (8" E)

ST MH 132
RIM:737.36
D=4.00'
INV:733.36 (8" W)

77'-12" ST. SEWER @ 1.00%

86'-8" SAN. SEWER @ 3.35%

83RD STREET

88TH AVENUE - CTH 'H'

EX MH 3546
RIM:735.43
D=15.23'
INV:720.20 (8" S)
INV:720.20 (8"N)

EX. GRAVEL

EX. BIT.

EX MH 3699
RIM:736.18
D=14.61'
INV:721.57 (8" S)
INV:721.57 (8"N)

FOR CONTINUATION SEE SHEET 11

FOR CONTINUATION SEE SHEET 14

LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- SAN SAN PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- ST ST ST PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
⊕	○	FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
◯	◯	SANITARY MANHOLE
▭	▭	LIFT STATION
▣	▣	TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
◎	◎	STORM MANHOLE
◎	◎	STORM CATCH BASIN
▤	▤	STORM INLET
▣	▣	STORM INLET MANHOLE
▨	▨	YARD DRAIN
◐	◐	STANDPIPE
⊠ DS	⊠ DS	ROOF DOWNSPOUT

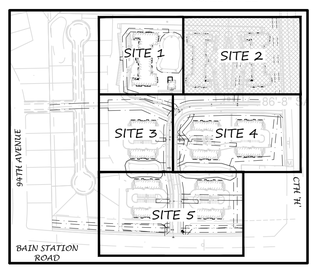
NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN. A HYDRANT OR AIR RELEASE ASSEMBLY SHALL BE PLACED AT ALL HIGH POINTS IN THE WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE PER VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS.
5. ALL EXISTING WATER VALVES SHALL ONLY BE OPERATED BY THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2 UTILITY PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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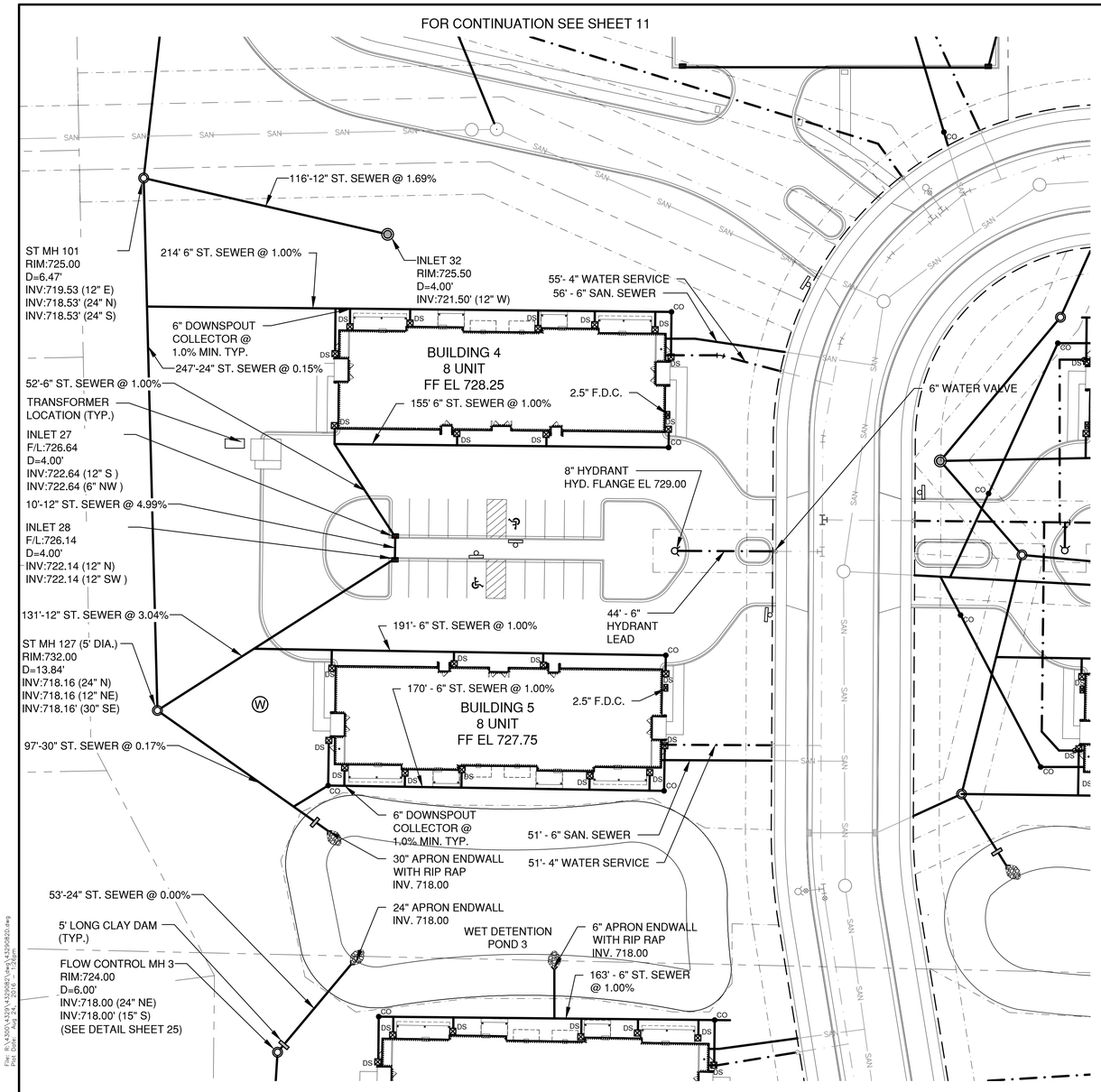
SHEET NO. 12

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 3:25pm
Layout: Utility 2



File: R:\4300\4329\4329082\dwg\4329082S.dwg
Plot Date: Aug 24, 2016 - 1:36pm
Layout: UTILITY 3

LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- SAN SAN PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- ST ST ST PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
		FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT

NOTE

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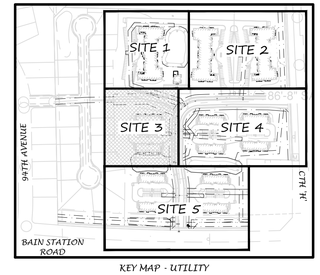
NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3 UTILITY PLAN

DATE 06/2016
FILE 4329082D
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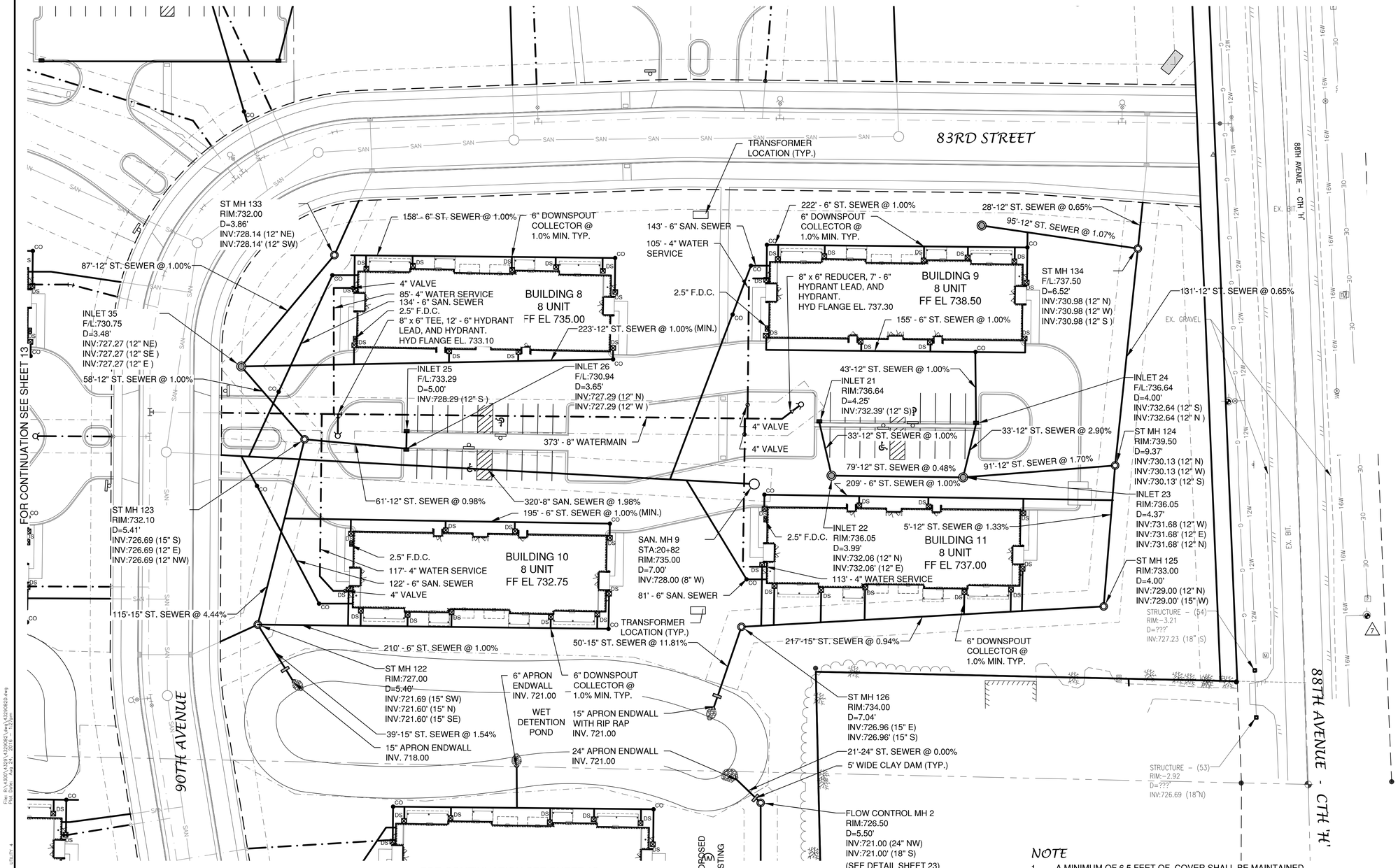
SHEET NO. 13

FOR CONTINUATION SEE SHEET 12

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95



FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 15

LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- SAN SAN PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- ST ST ST PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
		FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT

NOTE

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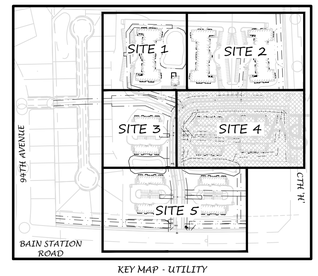
NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
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FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4 UTILITY PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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SHEET NO. 14

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:27pm
Layout: Utility 4

FOR CONTINUATION SEE SHEET 13

FOR CONTINUATION SEE SHEET 14

97'-30" ST. SEWER @ 0.17%

WET DETENTION POND 2

18" APRON ENDWALL WITH RIP RAP INV. 718.00

6" APRON ENDWALL WITH RIP RAP INV. 718.00

53'-24" ST. SEWER @ 0.00%

24" APRON ENDWALL INV. 718.00

5' LONG CLAY DAM (TYP.)

163' - 6" ST. SEWER @ 1.00%

FLOW CONTROL MH 3
RIM:724.00
D=6.00'
INV:718.00 (24" NE)
INV:718.00' (15" S)
(SEE DETAIL SHEET 24)

6" DOWNSPOUT COLLECTOR @ 1.0% MIN. TYP.

272'-15" ST. SEWER @ 3.31%

41' - 6" SAN. SEWER

41' - 4" WATER SERVICE

TRANSFORMER LOCATION (TYP.)

BUILDING 6
8 UNIT
FF EL 723.50

155' - 6" ST. SEWER @ 1.00%

2.5" F.D.C.

53'-12" ST. SEWER @ 2.00%

ST MH 117
RIM:721.78
D=5.88'
INV:715.90 (12" N)
INV:715.90' (12" S)
INV:715.90' (12" W)

WEST BIO-RETENTION POND

35'-12" ST. SEWER @ 1.71%

12_INCH STAND PIPE
RIM:721.00
D=4.50'
INV:716.50 (12" E)

6" DRAIN TILE (TYP.)
INV. 716.90

272'-15" ST. SEWER @ 3.31%

97' - 6" HYDRANT LEAD, 6" VALVE, HYDRANT HYD FLANGE EL 720.80

181' - 6" ST. SEWER @ 1.00%

DISCHARGE STRUCTURE 4
WITH RIP RAP
INV. 709.50
(SEE DETAIL SHEET 26)

BUILDING 7
8 UNIT
FF EL 722.50

2.5" F.D.C.

149'-12" ST. SEWER @ 3.53%

160' - 6" SAN. SEWER

97' - 4" WATER SERVICE

188' - 6" ST. SEWER @ 1.00%

26'-12" ST. SEWER @ 1.91%

ST MH 129
RIM:715.25
D=6.25'
INV:709.00 (15" N)
INV:709.00' (12" NE)
INV:709.00' (15" W)

27'-18" ST. SEWER @ 0.56%

DRY DETENTION POND

15" APRON ENDWALL WITH RIP RAP INV. 710.50

ST MH 118
RIM:716.00
D=5.35'
INV:710.65 (12" N)
INV:710.65' (15" E)
INV:710.65' (18" SW)

15'-15" ST. SEWER @ 0.58%

EX. BIT.

90TH AVENUE

BAIN STATION ROAD

15" APRON ENDWALL INV. 721.00

WET DETENTION POND 1

15" APRON ENDWALL WITH RIP RAP INV. 721.00

6" APRON ENDWALL INV. 721.00

24" APRON ENDWALL WITH RIP RAP INV. 718.00

6" DOWNSPOUT COLLECTOR @ 1.0% MIN. TYP.

164' - 6" ST. SEWER @ 1.00%

113' - 4" WATER SERVICE

103' - 6" SAN. SEWER

2.5" F.D.C.

BUILDING 12
8 UNIT
FF EL 725.50

58'-12" ST. SEWER @ 1.00%

ST MH 120
RIM:723.16
D=6.26'
INV:716.90 (12" S)
INV:716.90' (12" NE)
INV:716.90' (12" E)

12 INCH STAND PIPE
RIM:722.00
D=4.50'
INV:717.50 (12" W)

6" DRAIN TILE (TYP.)
INV. 717.50

EAST BIO-RETENTION POND

35'-12" ST. SEWER @ 1.71%

197' - 6" ST. SEWER @ 1.00%

95' - 6" HYDRANT LEAD, 6" VALVE, HYDRANT HYD FLANGE EL 723.25

127' - 6" SAN. SEWER

2.5" F.D.C.

98' - 4" WATER SERVICE

211' - 6" ST. SEWER @ 1.00%

BUILDING 13
8 UNIT
FF EL 723.50

264'-18" ST. SEWER @ 1.13%

151'-12" ST. SEWER @ 3.75%

ST MH 119
RIM:715.30
D=4.07'
INV:711.23 (12" W)
INV:711.23' (12" N)

6" DOWNSPOUT COLLECTOR @ 1.0% MIN. TYP.

16'-12" ST. SEWER @ 0.58%

18" APRON ENDWALL WITH RIP RAP INV. 714.00

5' LONG CLAY DAM (TYP.)

FLOW CONTROL MH 2
RIM:726.50
D=5.50'
INV:721.00 (24" NW)
INV:721.00' (18" S)
(SEE DETAIL SHEET 23)

TRANSFORMER LOCATION (TYP.)

LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- SAN — SAN — PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- ST — ST — ST — PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
○	○	FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
◎	◎	STORM MANHOLE
◎	◎	STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
◐	◐	STANDPIPE
DS	DS	ROOF DOWNSPOUT

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN. A HYDRANT OR AIR RELEASE ASSEMBLY SHALL BE PLACED AT ALL HIGH POINTS IN THE WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
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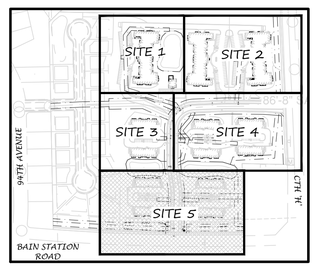
5. ALL EXISTING WATER VALVES SHALL ONLY BE OPERATED BY THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

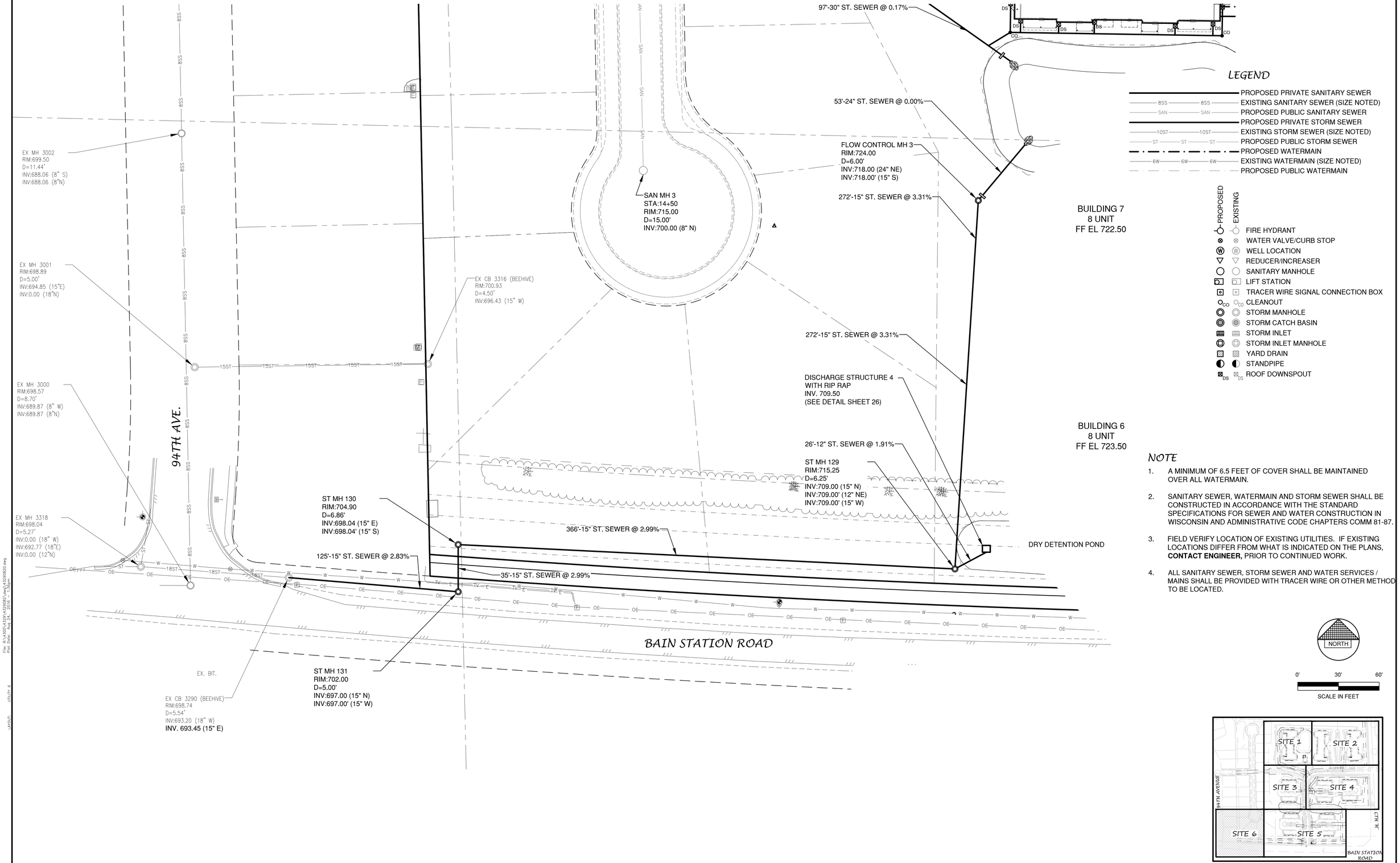
SITE 5 UTILITY PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 15

File: R:\4300\4329\4329082\dwg\4329082D.dwg 5:10pm Plot Date: Aug 24, 2016
UTILITY 5
LAYOUT



LEGEND

- PROPOSED PRIVATE SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- SAN SAN PROPOSED PUBLIC SANITARY SEWER
- PROPOSED PRIVATE STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- ST ST ST PROPOSED PUBLIC STORM SEWER
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)
- PROPOSED PUBLIC WATERMAIN

PROPOSED	EXISTING	
○	○	FIRE HYDRANT
⊗	⊗	WATER VALVE/CURB STOP
Ⓦ	Ⓦ	WELL LOCATION
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
▣	▣	LIFT STATION
⊡	⊡	TRACER WIRE SIGNAL CONNECTION BOX
○CO	○CO	CLEANOUT
◎	◎	STORM MANHOLE
◉	◉	STORM CATCH BASIN
▬	▬	STORM INLET
⊟	⊟	STORM INLET MANHOLE
▨	▨	YARD DRAIN
◐	◐	STANDPIPE
⊠DS	⊠DS	ROOF DOWNSPOUT

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.

NORTH

0' 30' 60'

SCALE IN FEET

KEY MAP - UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 6 UTILITY PLAN (WEST TOWARD 9TH AVENUE)

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 16

File: R:\4300\4329082\Civil\4329082UTL.dwg Plot Date: Aug 24, 2016 - 1:39pm
LAYOUT: UTILITY 6

BUILDING 1
49 UNIT
F.F. ELEV.= 728.33

BUILDING 2
49 UNIT
F.F. ELEV.= 737.33

BUILDING 3
49 UNIT
F.F. ELEV.= 740.33

WET DETENTION POND 2

CLUB HOUSE
F.F. ELEV.=731.50

BUILDING 4
8 UNIT
F.F. ELEV.= 728.25

BUILDING 8
8 UNIT
F.F. ELEV.= 735.00

BUILDING 9
8 UNIT
F.F. ELEV.=738.50

BUILDING 5
8 UNIT
F.F. ELEV.= 727.75

BUILDING 10
8 UNIT
F.F. ELEV.= 732.75

BUILDING 11
8 UNIT
F.F. ELEV.= 737.00

WET DETENTION POND 3

WET DETENTION POND 1

BUILDING 7
8 UNIT
F.F. ELEV.= 723.50

BUILDING 12
8 UNIT
F.F. ELEV.= 725.50

BUILDING 6
8 UNIT
F.F. ELEV.= 722.50

BUILDING 13
8 UNIT
F.F. ELEV.= 723.50

DRY DETENTION POND

18ST

15ST

NORTH

0' 60' 120'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL GRADING PLAN (WITH STORM SEWER)

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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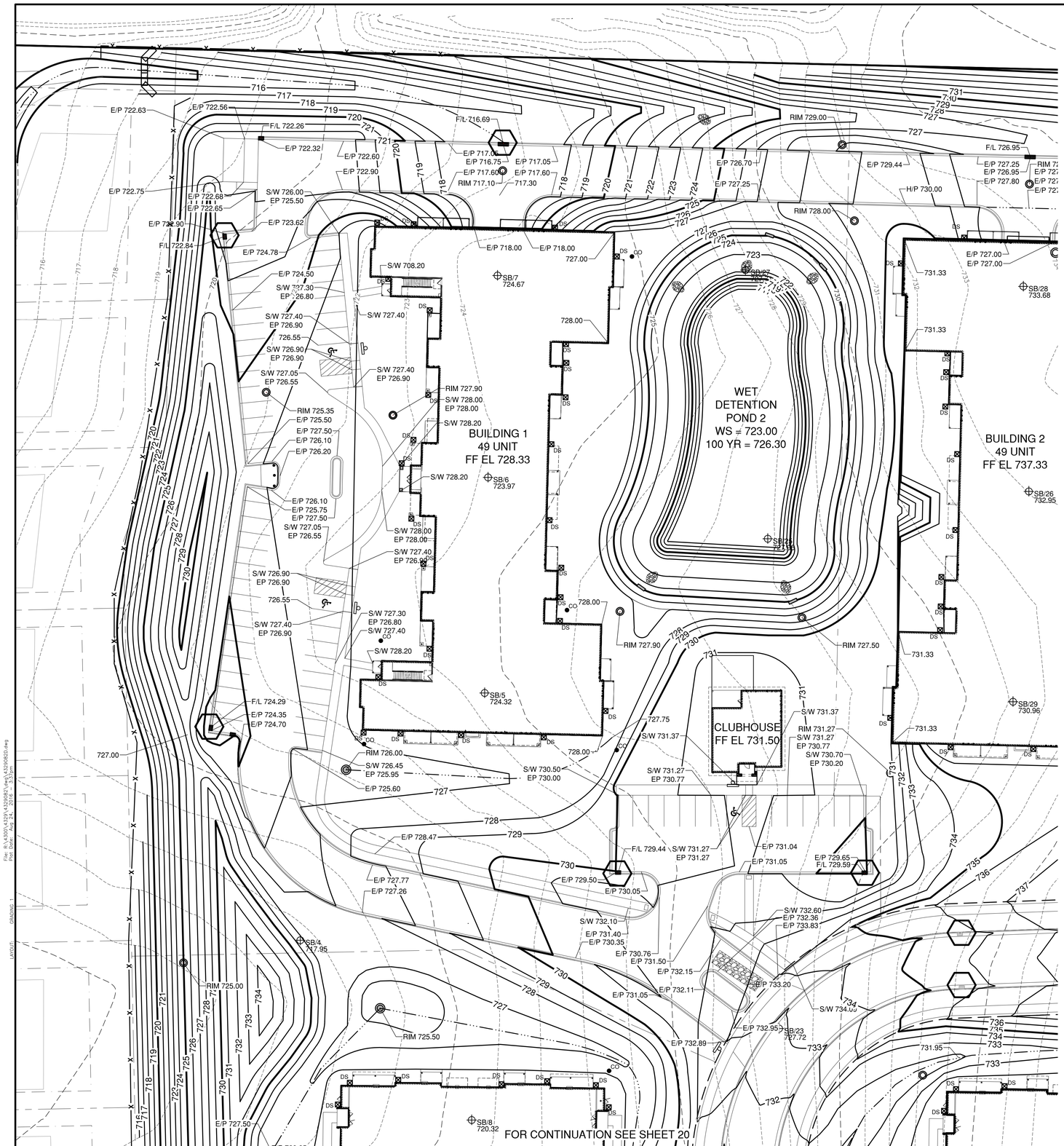
SHEET NO. 17

File: R:\4300's\4320's\4329082\Dwg's\4329082D.dwg
Plot Date: Aug 24, 2016 - 2:58pm
LAYOUT: OVERALL GRADING



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

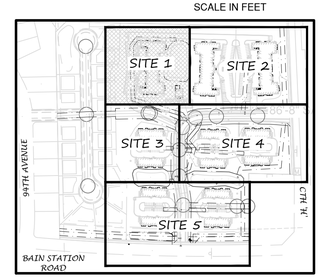
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE. WISDOT TYPE R GEOTEXTILE FABRIC REQUIRED BENEATH STONE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 1
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 18

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 - 3:37pm
LAYOUT: GRADING 1

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

88TH AVENUE - CTH 'H'

WET DETENTION POND 2
WS = 723.00
100 YR = 726.50

BUILDING 2
49 UNIT
FF EL 737.33

BUILDING 3
49 UNIT
FF EL 740.33

CLUBHOUSE
FF EL 731.50

FOR CONTINUATION SEE SHEET 18

FOR CONTINUATION SEE SHEET 21

EX. GRAVEL

EX. BIT.

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

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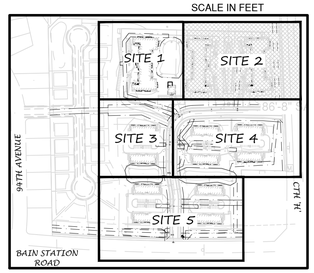
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
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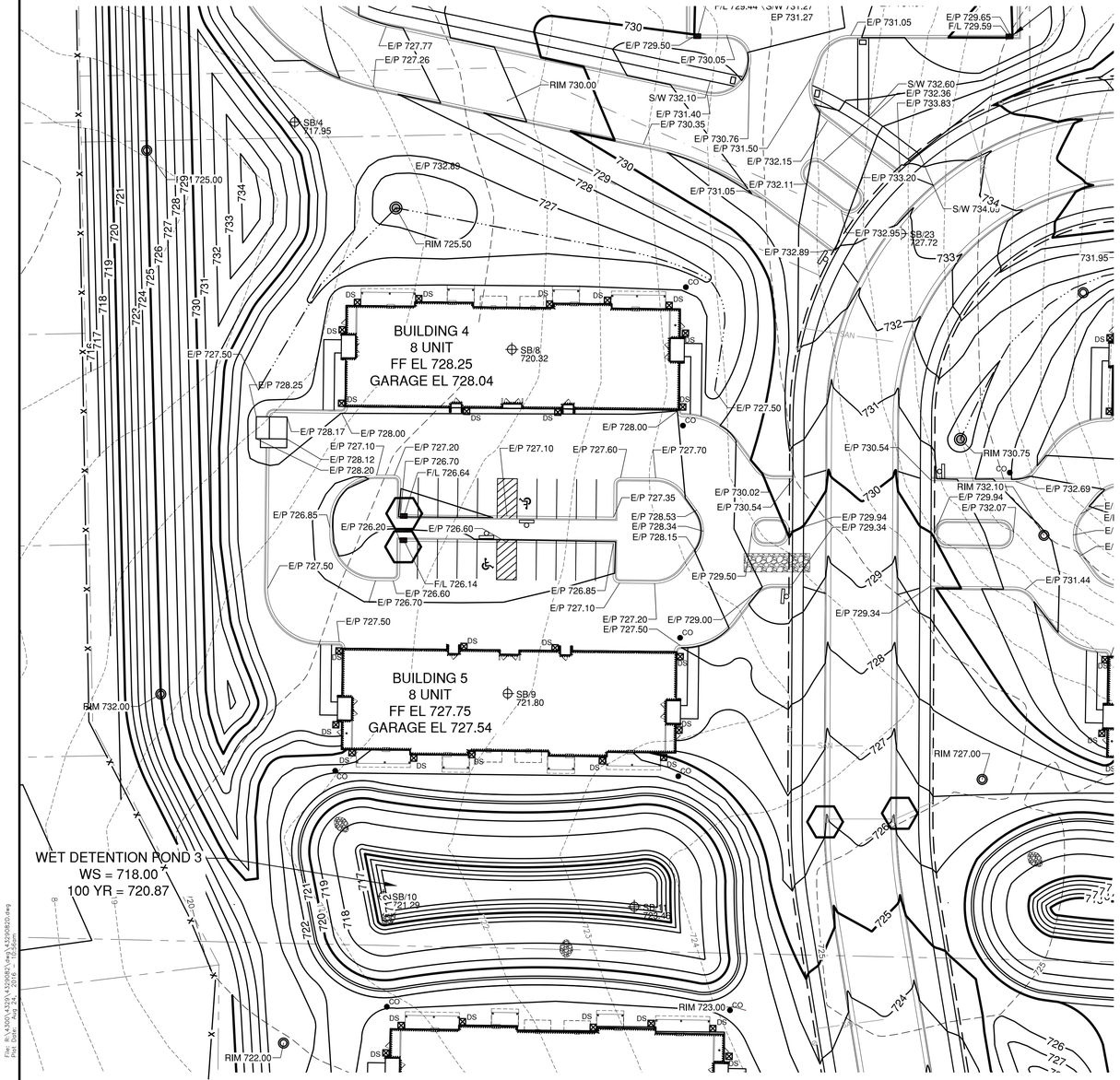
SHEET NO. 19

FOR CONTINUATION SEE SHEET 18



FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 22

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

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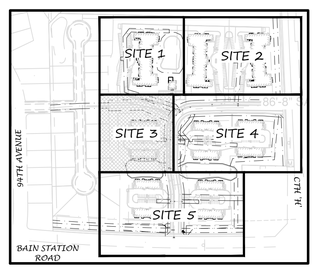
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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Celebrating 60 Years of Excellence

SHEET NO. 20

File: R:\4300\4329\4329082\Arch\4329082D.dwg
Plot Date: Aug 24, 2016 - 10:43am
LAYOUT: GRADING 3

FOR CONTINUATION SEE SHEET 19

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 22

BUILDING 8
8 UNIT
FF EL 735.00
GARAGE EL 734.79

BUILDING 9
8 UNIT
FF EL 738.50
GARAGE EL 738.29

BUILDING 10
8 UNIT
FF EL 732.75
GARAGE EL 732.54

BUILDING 11
8 UNIT
FF EL 737.00
GARAGE EL 736.79

WET DETENTION POND 1
WS = 721.00
100 YR = 724.05

88TH AVENUE - CTH 'H'

EX. BIT.

EX. GRAVEL

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
x	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

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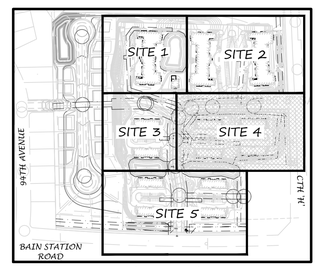
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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SHEET NO. 21

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 - 3:43pm
LAYOUT: GRADING 4

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 21

RIM 732.00

RIM 727.00

RIM 734.00

WET DETENTION POND

WET DETENTION POND

BUILDING 6
8 UNIT
FF EL 723.50
GARAGE EL 723.29

BUILDING 12
8 UNIT
FF EL 725.50
GARAGE EL 725.29

RIM 722.00

RIM 726.50

RIM 724.98

RIM 721.78

RIM 723.16

DRY DETENTION POND 4
BOTTOM EL. = 710.00
100 YEAR = 714.74

BUILDING 7
8 UNIT
FF EL 722.50
GARAGE EL 722.29

BUILDING 13
8 UNIT
FF EL 723.50
GARAGE EL 723.29

EAST BIO-RETENTION POND
SEE DETAIL SHEET 38

WEST BIO-RETENTION POND
SEE DETAIL SHEET 38

SIGN

EX. - BIT.

BAIN STATION ROAD

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

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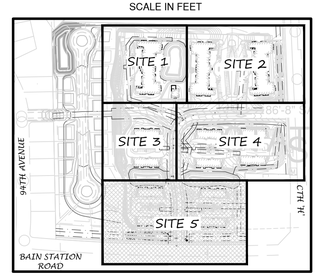
NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 5
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 22

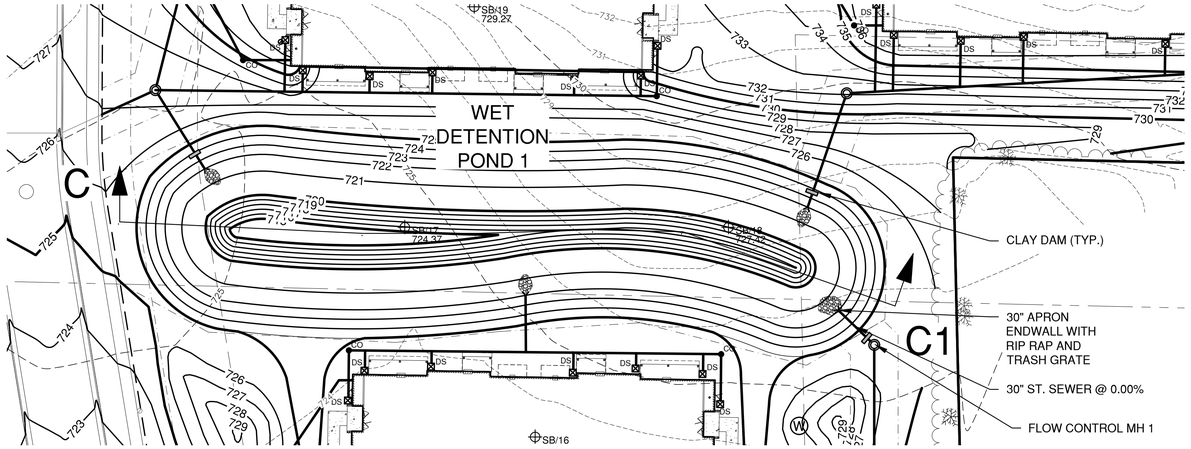
File: R:\4300\4329\4329082\survey\4329082D.dwg
Plot Date: Aug 24, 2016 - 3:42pm
Plotting: 5
LAYOUT:

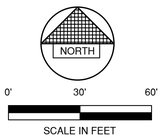
POND CONSTRUCTION NOTE

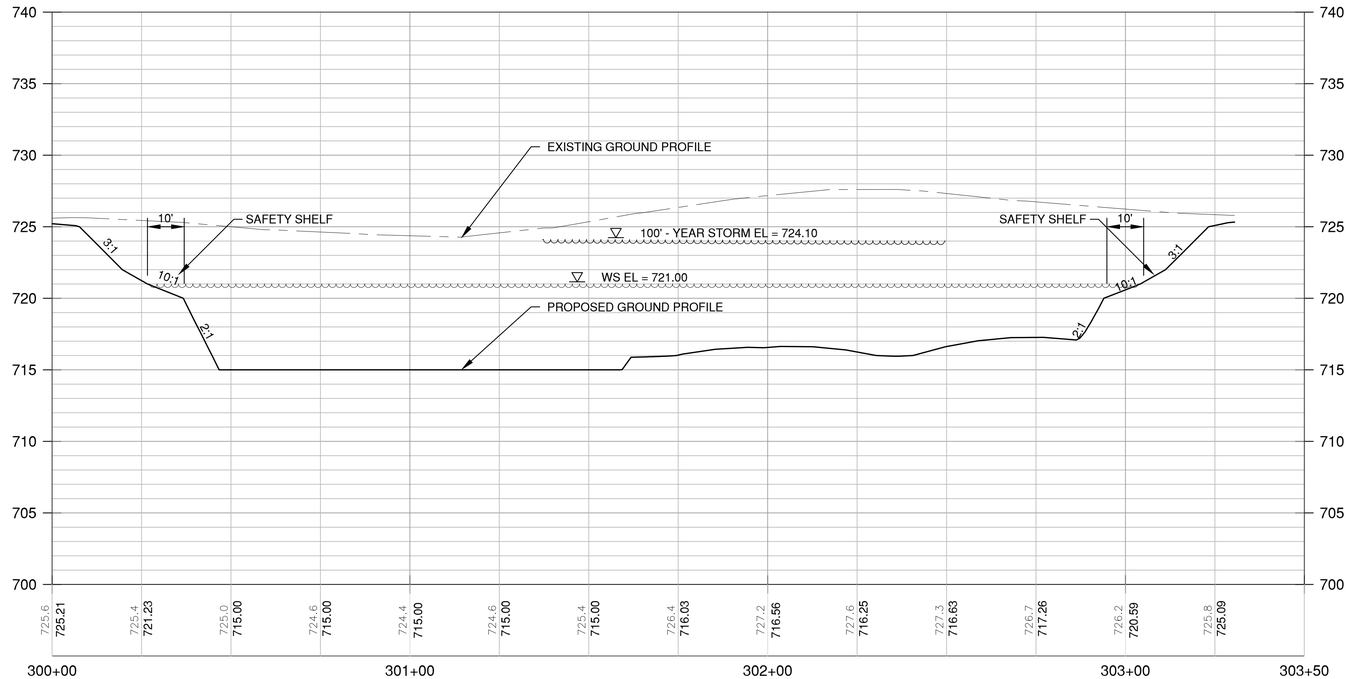
CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

POND 1 FLOOD ELEVATION SUMMARY

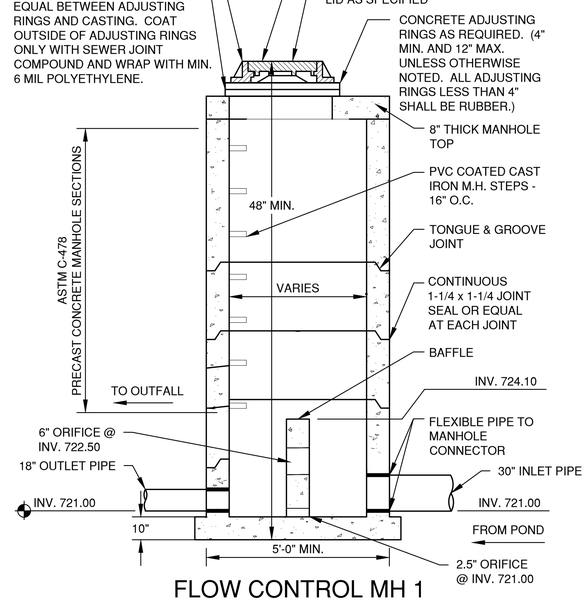
YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	722.31
2-YEAR	722.46
100-YEAR	724.10







POND 1 SECTION C-C1



FLOW CONTROL MH 1

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: RLR
CHECKED: JGS
DESIGNED: AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

POND 1 SECTION PLAN AND PROFILE

DATE: 06/2016
FILE: 4329082D
JOB NO.: 4329082

Robert E. Lee & Associates, Inc.
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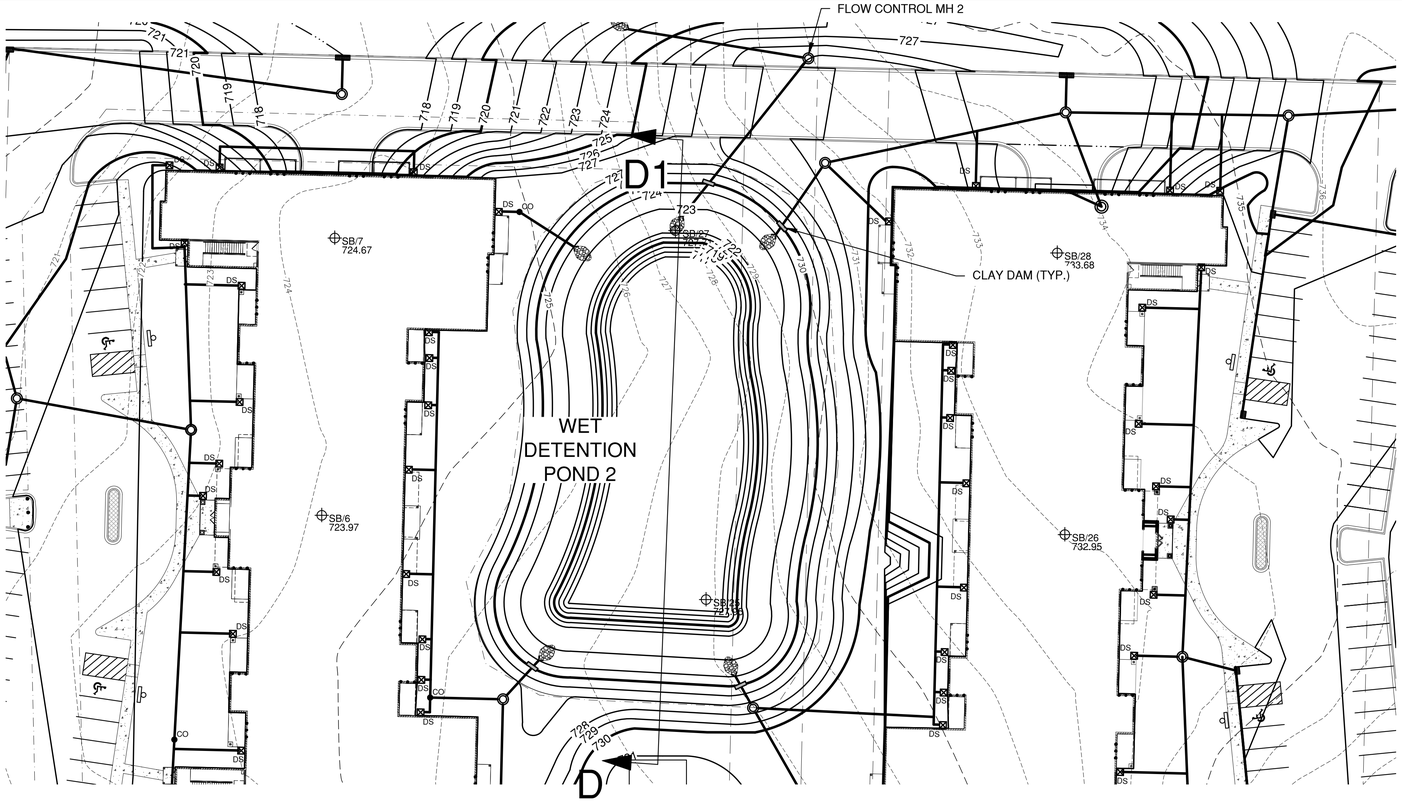
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 23

File: R:\4300\4329\4329082\Land\4329082D.dwg
Date: Aug 24, 2016 - 3:43pm
Layout: POND 1 PLAN AND PROFILE



POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

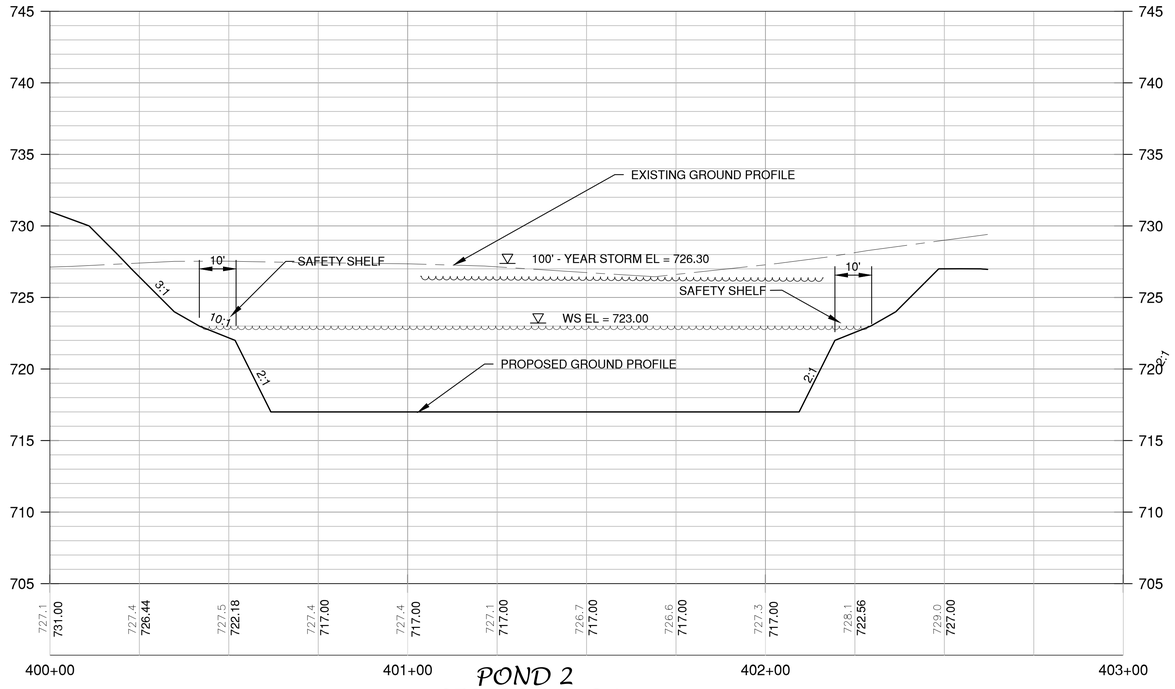
POND 2 FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	724.38
2-YEAR	724.54
100-YEAR	726.30

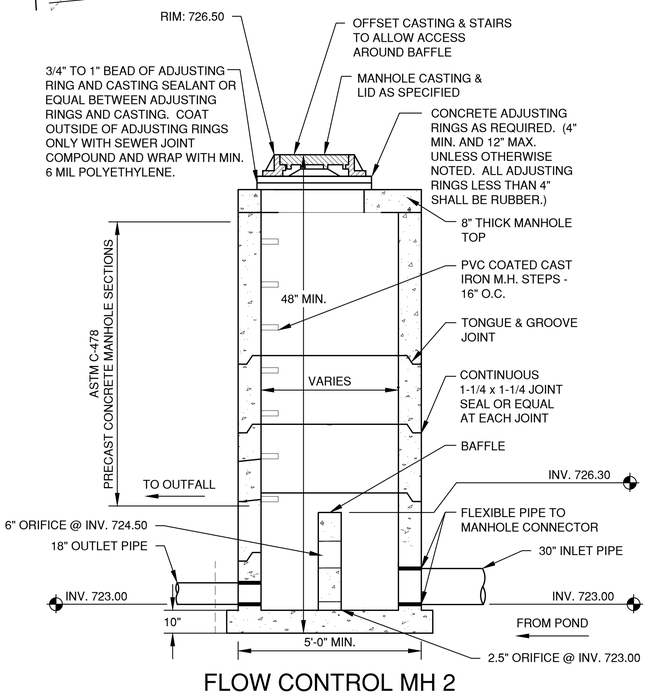
NORTH

0' 30' 60'

SCALE IN FEET



POND 2 SECTION D-D1



FLOW CONTROL MH 2

0' 20' 40'

SCALE IN FEET

Layout: POND 2 PLAN AND PROFILE Date: Aug 24, 2016 - 2:57pm File: R:\4300\4329\4329082\dwg\4329082D.dwg

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

POND 2 SECTION PLAN AND PROFILE

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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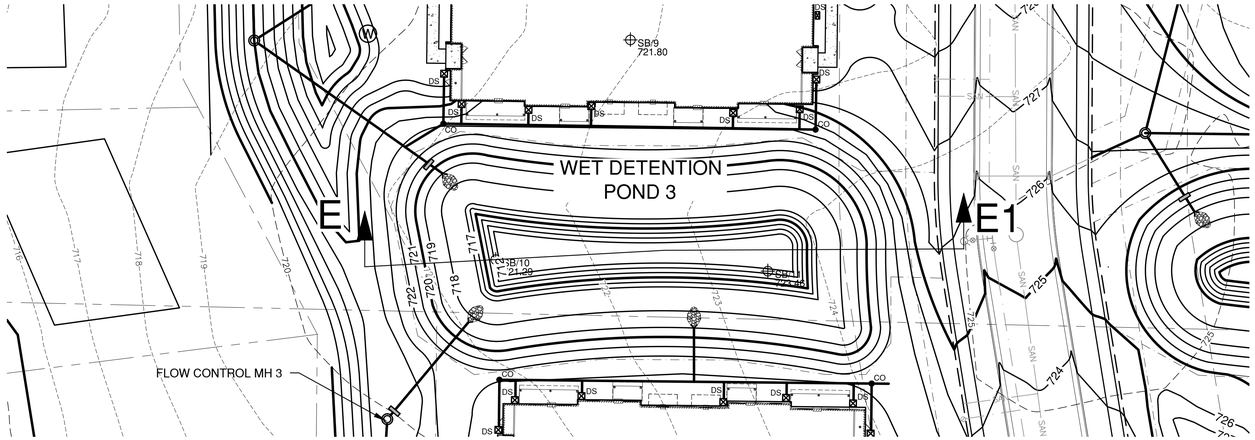
SHEET NO. 24

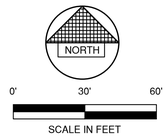
POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

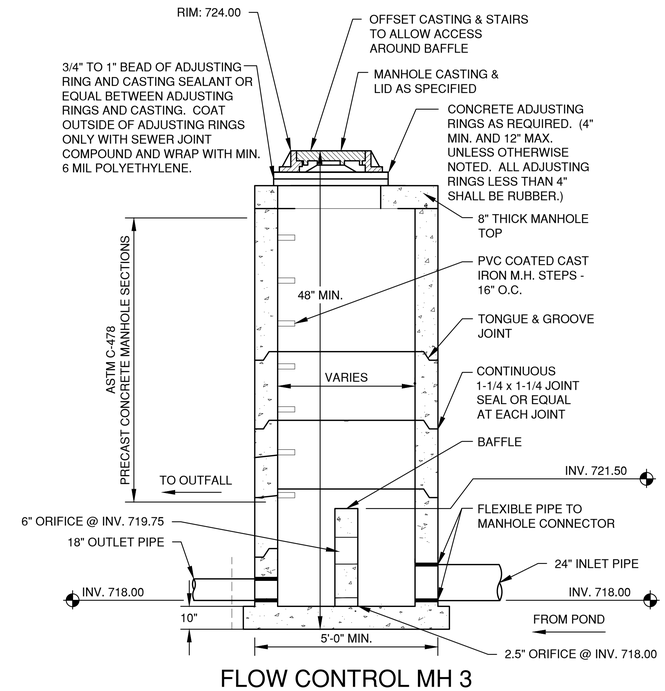
POND 3 FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	719.36
2-YEAR	719.53
100-YEAR	721.31





POND 3
SECTION E-E1



FLOW CONTROL MH 3

File: R:\4300\4329\4329082\Land\4329082D.dwg
Date: Aug 24, 2016 - 2:50pm
Layout: POND 3 PLAN AND PROFILE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
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POND 3 SECTION PLAN AND PROFILE

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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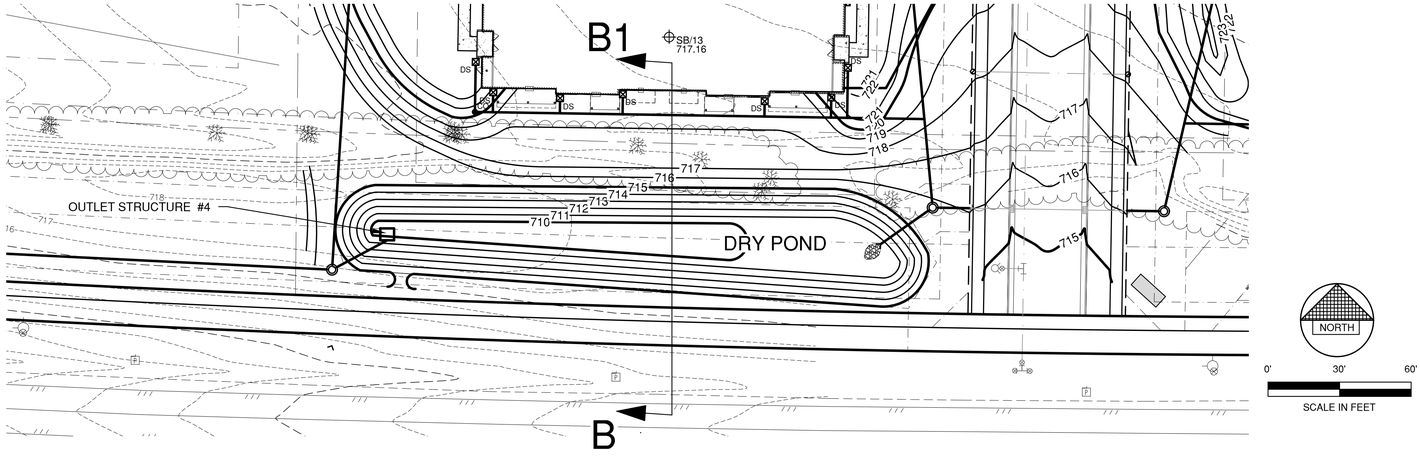
SHEET NO. 25

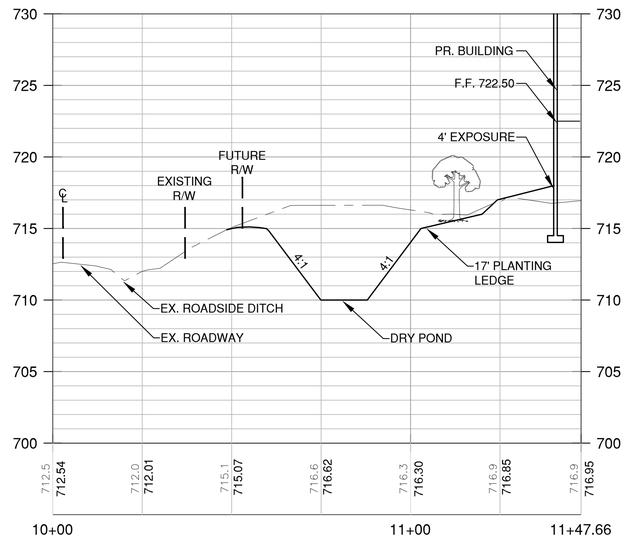
POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

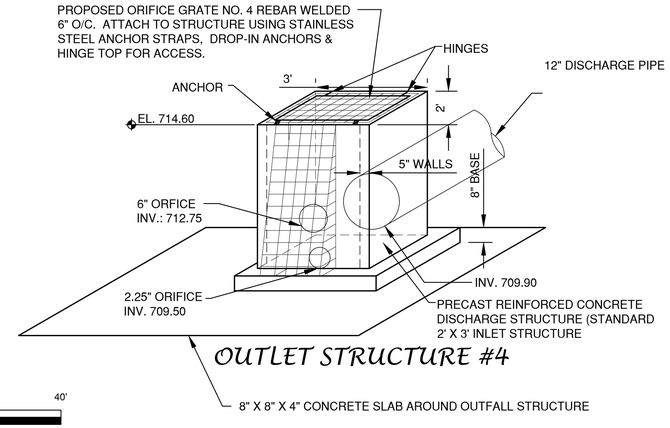


DRY POND FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	712.50
2-YEAR	712.74
100-YEAR	714.71



DRY POND SECTION B-B1



OUTLET STRUCTURE #4

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plotted: Aug 24, 2016 - 3:14pm
Layout: DRY POND SECTION AND PROFILE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DRY POND SECTION AND PROFILE

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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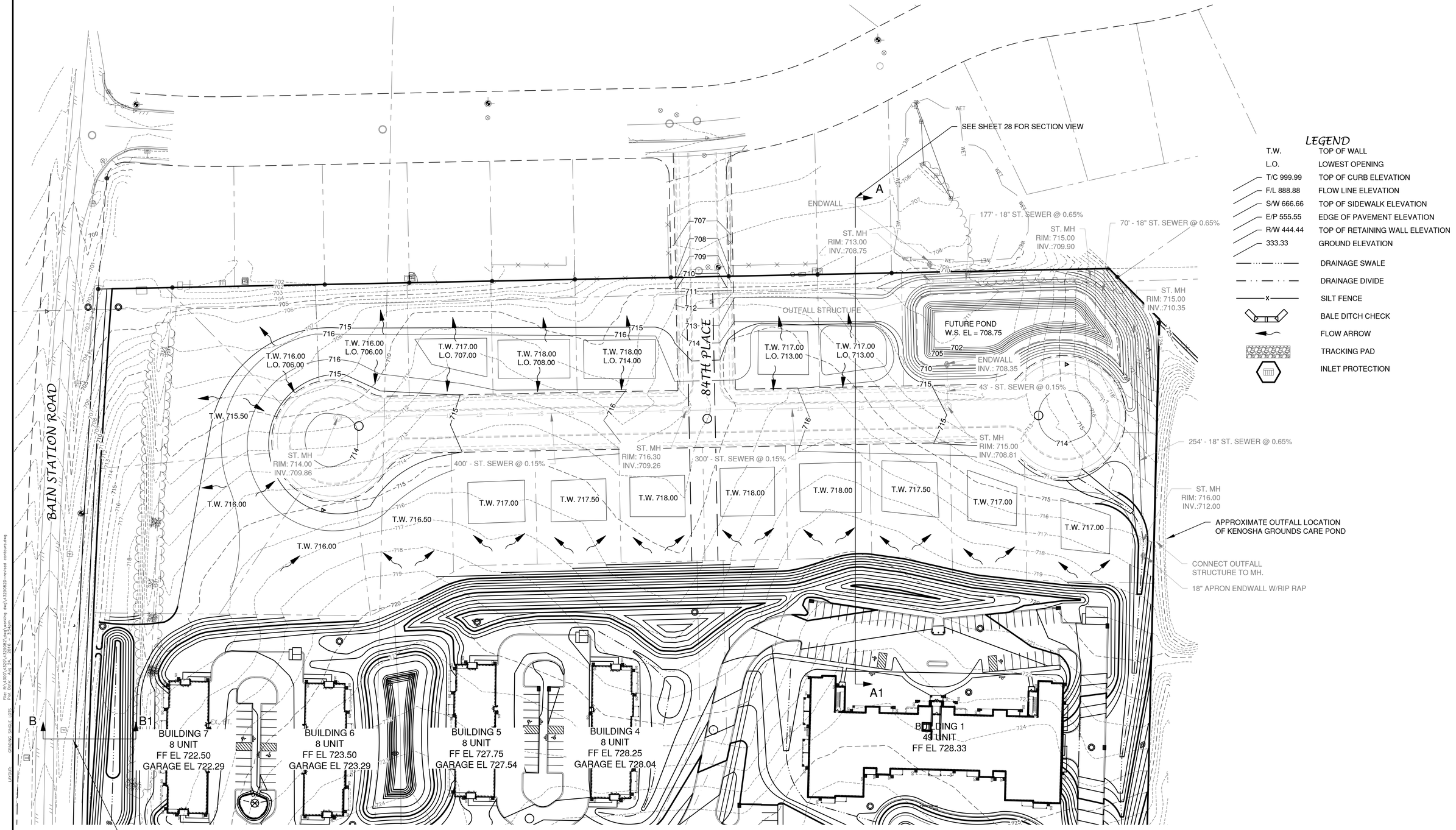
SHEET NO. 26



LEGEND

T.W.	TOP OF WALL
L.O.	LOWEST OPENING
T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
x	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

NORTH

0' 50' 100'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SINGLE FAMILY LOTS
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D-REVISED CONTOURS
JOB NO. 4329082

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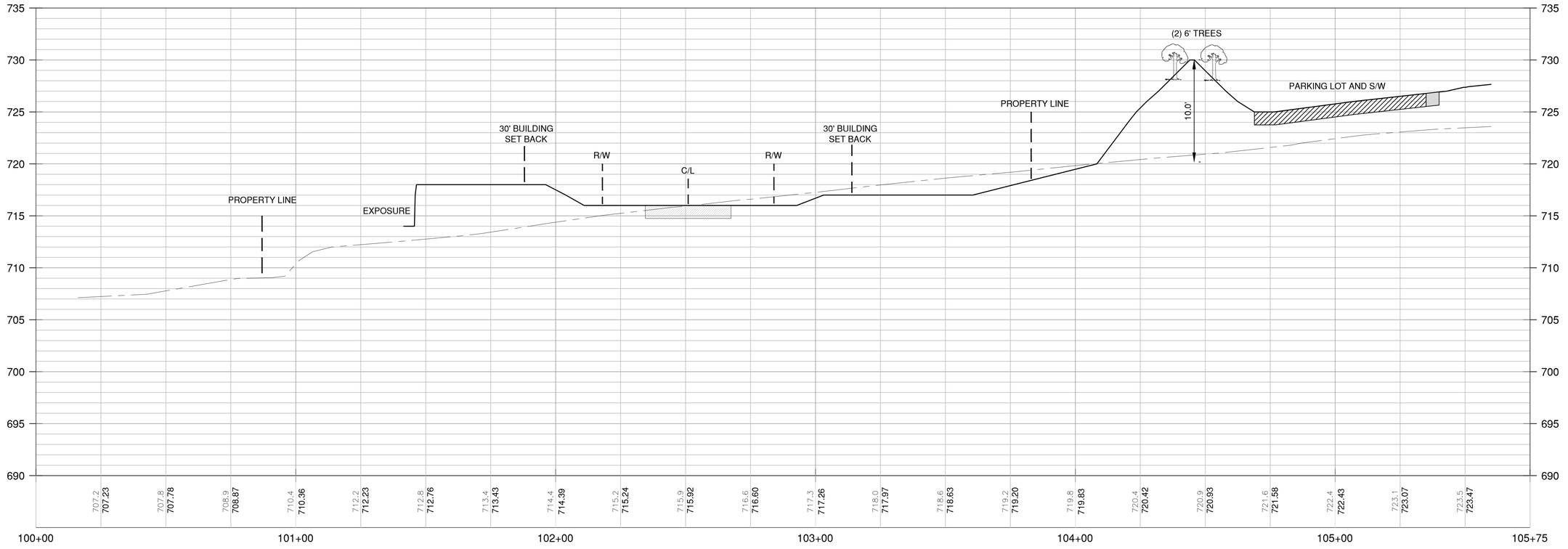
SHEET NO. 27

File: R:\4300\4320\4329082\dwg\working dwg\4329082D--revised contours.dwg
Print Date: Aug 24, 2016 - 3:53pm
LAYOUT: GRADING - SINGLE LOTS



SECTION A-A1

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SINGLE FAMILY LOTS
PROFILE

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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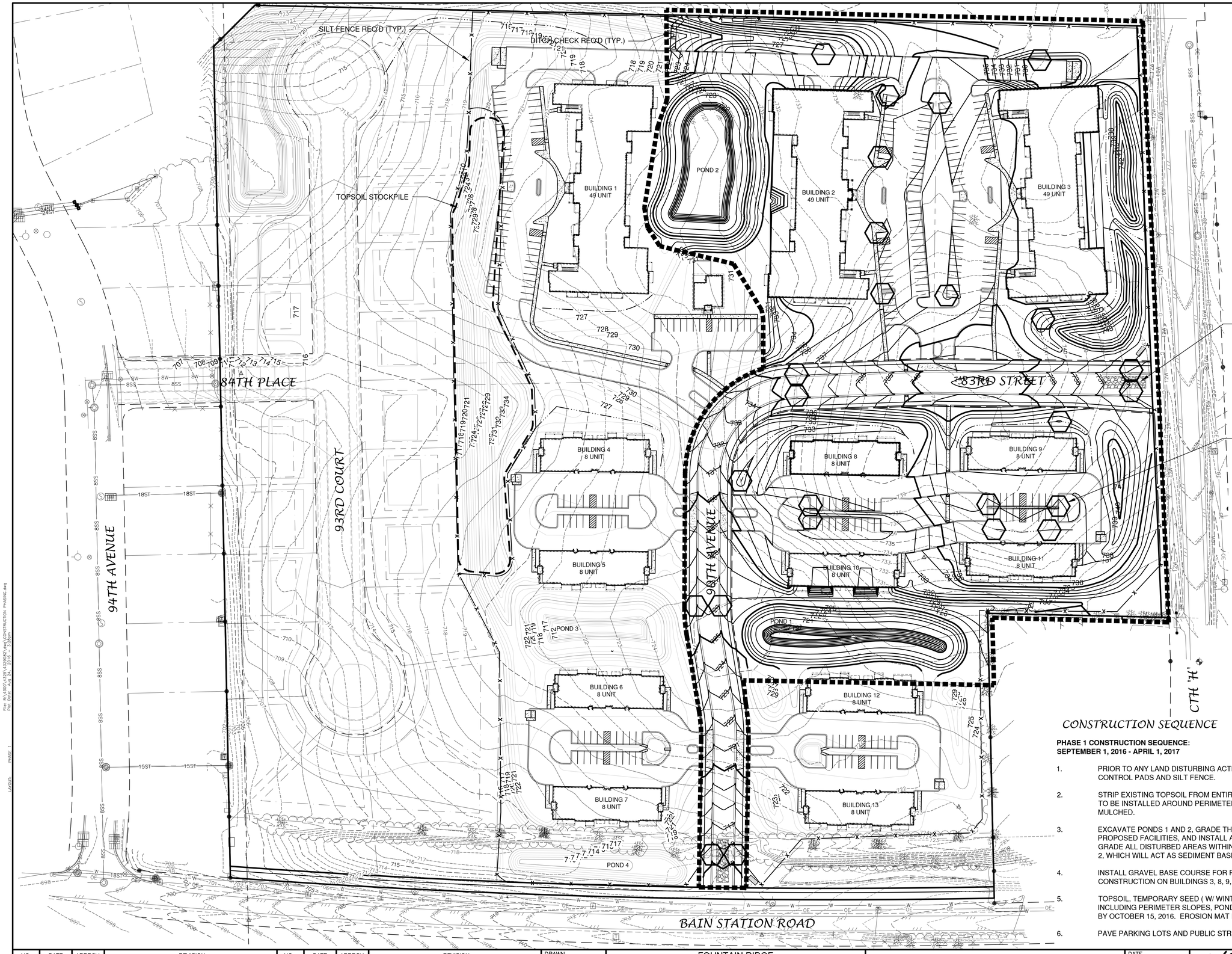
SHEET NO. 28

File: R:\4300\4329\4329082\survey\4329082D.dwg
Layout: GRADING SINGLE LOTS Plotted: Aug 23, 2016 - 4:16pm



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 1 CONSTRUCTION SEQUENCE:
SEPTEMBER 1, 2016 - APRIL 1, 2017

1. PRIOR TO ANY LAND DISTURBING ACTIVITY, INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE.
2. STRIP EXISTING TOPSOIL FROM ENTIRE SITE AND STOCKPILE ON WEST SIDE OF SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. EXCAVATE PONDS 1 AND 2, GRADE THE PHASE 1 PORTION OF THE SITE TO ACCOMMODATE PROPOSED FACILITIES, AND INSTALL ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. GRADE ALL DISTURBED AREAS WITHIN THE INTERNAL AREA OF THE SITE TO DRAIN TO PONDS 1 AND 2, WHICH WILL ACT AS SEDIMENT BASINS TO REMOVE SEDIMENT THROUGHOUT CONSTRUCTION.
4. INSTALL GRAVEL BASE COURSE FOR PARKING LOTS AND THE PUBLIC STREET AND BEGIN CONSTRUCTION ON BUILDINGS 3, 8, 9, 10, AND 11.
5. TOPSOIL, TEMPORARY SEED (W/ WINTER WHEAT/OATS), AND MULCH ALL DISTURBED AREAS, INCLUDING PERIMETER SLOPES, POND SLOPES, AND BOTH TEMPORARY AND PERMANENT SWALES BY OCTOBER 15, 2016. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.
6. PAVE PARKING LOTS AND PUBLIC STREET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 1

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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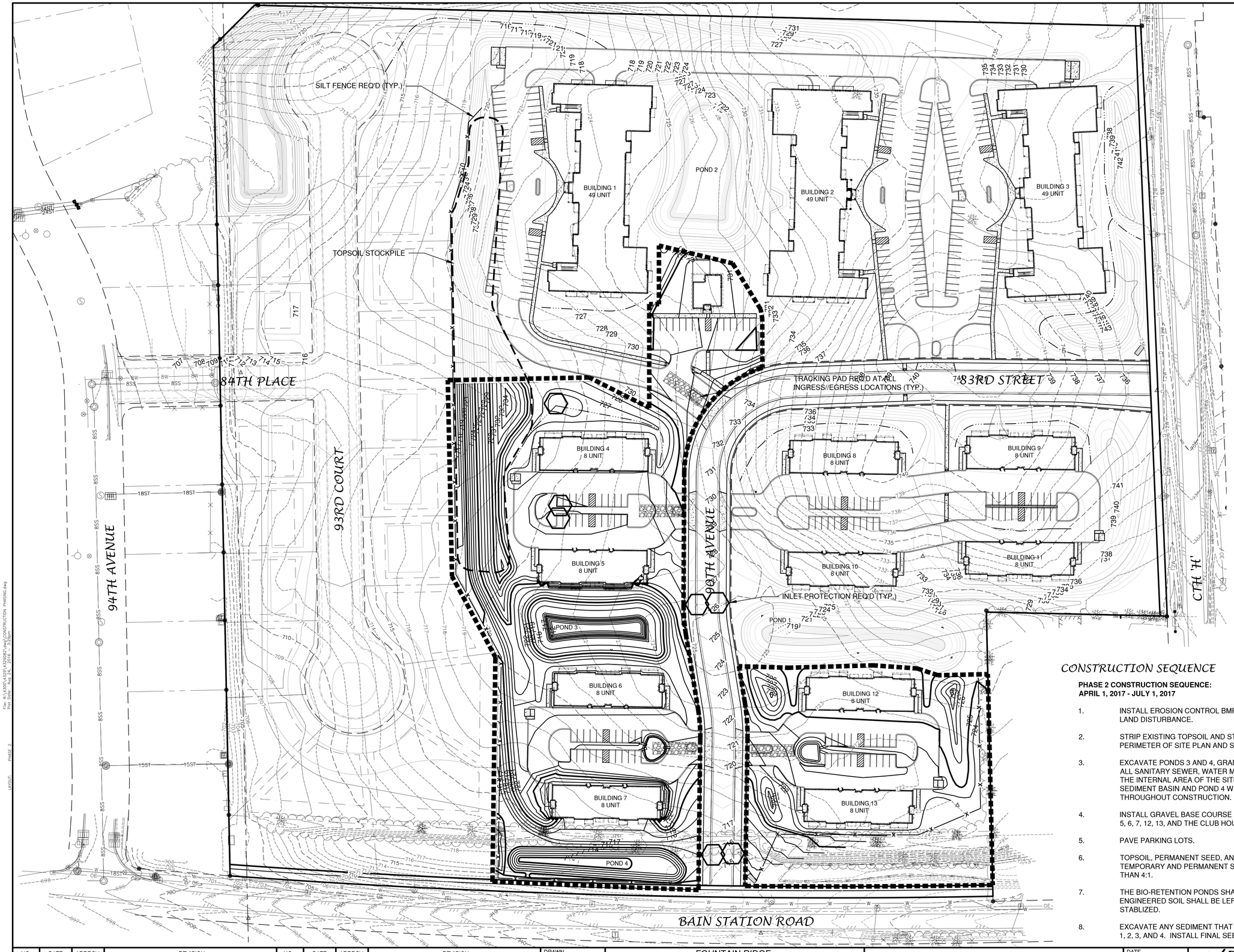
SHEET NO. 29

File: R:\4300\4329\4329R87.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:35pm
Layout: PHASE 1



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 2 CONSTRUCTION SEQUENCE:
APRIL 1, 2017 - JULY 1, 2017

1. INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE PRIOR TO LAND DISTURBANCE.
2. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. EXCAVATE PONDS 3 AND 4, GRADE SITE TO ACCOMMODATE PROPOSED FACILITIES, AND INSTALL ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. GRADE ALL DISTURBED AREAS WITHIN THE INTERNAL AREA OF THE SITE TO DRAIN TO PONDS 3 AND 4. POND 3 WILL SERVE AS A SEDIMENT BASIN AND POND 4 WILL SERVE AS A SEDIMENT TRAP TO REMOVE SEDIMENT THROUGHOUT CONSTRUCTION.
4. INSTALL GRAVEL BASE COURSE FOR PARKING LOTS AND BEGIN CONSTRUCTION ON BUILDINGS 2, 4, 5, 6, 7, 12, 13, AND THE CLUB HOUSE BUILDING.
5. PAVE PARKING LOTS.
6. TOPSOIL, PERMANENT SEED, AND MULCH ALL PERIMETER SLOPES, POND SLOPES, AND BOTH TEMPORARY AND PERMANENT SWALES. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.
7. THE BIO-RETENTION PONDS SHALL BE EXCAVATED AND DRAIN TILE INSTALLED BUT THE ENGINEERED SOIL SHALL BE LEFT OUT UNTIL THE CONTRIBUTING DRAINAGE BASINS ARE STABLIZED.
8. EXCAVATE ANY SEDIMENT THAT HAS ACCUMULATED THROUGHOUT CONSTRUCTION FROM PONDS 1, 2, 3, AND 4. INSTALL FINAL SEEDING IN POND 4 AND IN BOTH BIO-RETENTION PONDS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 2

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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SHEET NO. 30

File: R:\4300\4329\4329R07.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:35pm
Layout: PHASE 2

DITCH CHECK REQ'D (TYP.)

SILT FENCE REQ'D (TYP.)

INLET PROTECTION REQ'D (TYP.)

TRACKING PAD REQ'D AT ALL INGRESS/EGRESS LOCATIONS (TYP.)

BUILDING 1
49 UNIT

BUILDING 2
49 UNIT

BUILDING 3
49 UNIT

BUILDING 4
8 UNIT

BUILDING 5
8 UNIT

BUILDING 6
8 UNIT

BUILDING 7
8 UNIT

BUILDING 8
8 UNIT

BUILDING 9
8 UNIT

BUILDING 10
8 UNIT

BUILDING 11
8 UNIT

BUILDING 12
8 UNIT

BUILDING 13
8 UNIT

POND 1

POND 2

POND 3

POND 4

84TH PLACE

83RD STREET

93RD COURT

94TH AVENUE

90TH AVENUE

CTH 'H'

BAIN STATION ROAD

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 3 CONSTRUCTION SEQUENCE:
JULY 1, 2017 - AUGUST 1, 2018

1. INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE PRIOR TO LAND DISTURBANCE
2. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. INSTALL GRAVEL BASE COURSE AND CONSTRUCT BUILDING 1.
4. PAVE THE PARKING LOT
5. TOPSOIL, PERMANENT SEED, AND MULCH ALL PERIMETER SLOPES AND INTERIOR GREEN SPACES PRIOR TO SEPTEMBER 15, 2017. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.

File: R:\4300\4329\4329SRA1.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:30pm
Layout: PHASE 3

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 3

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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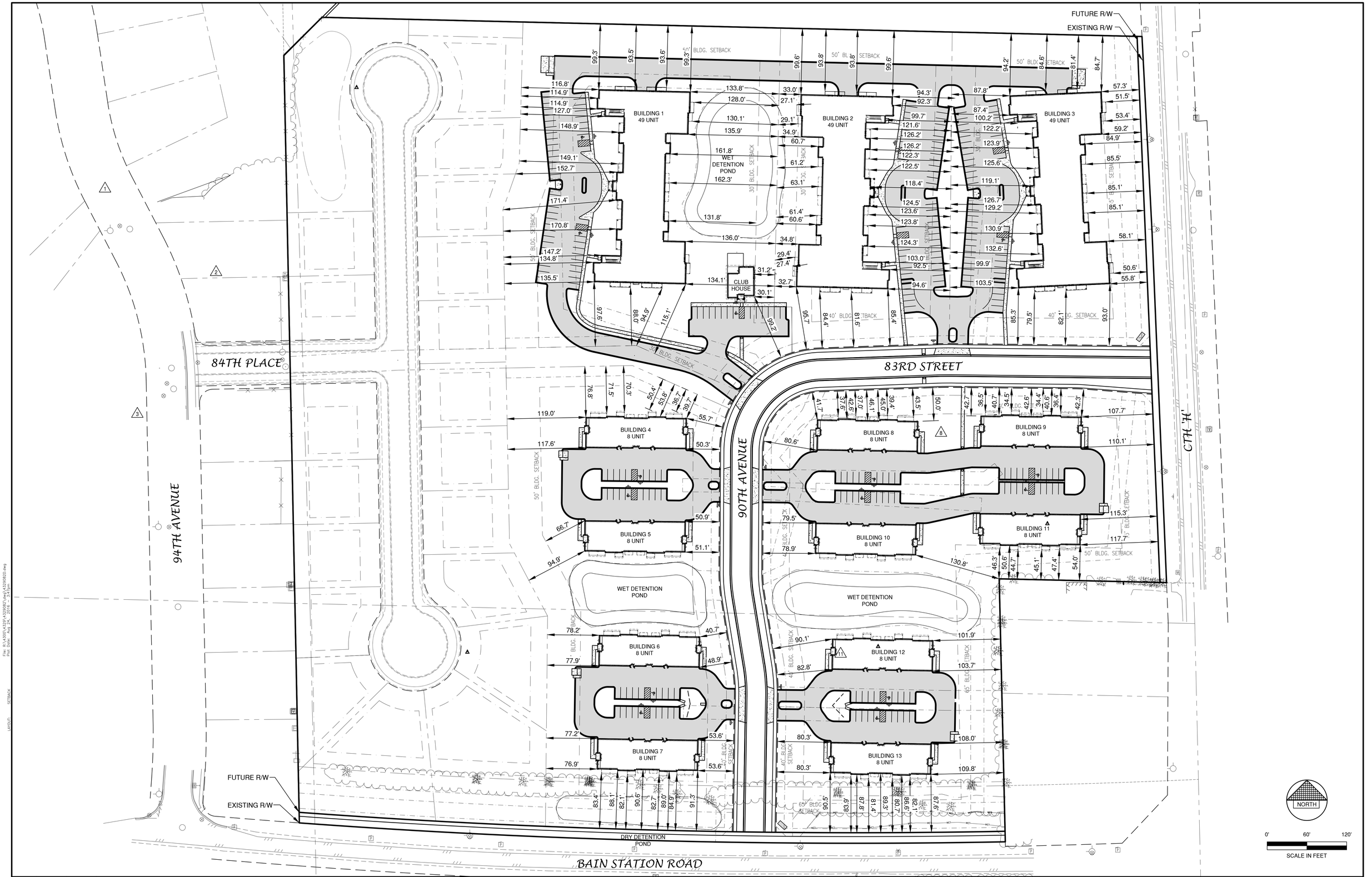
SHEET NO. 31



File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 - 3:47pm
Layout: SETBACK

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
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FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SETBACK PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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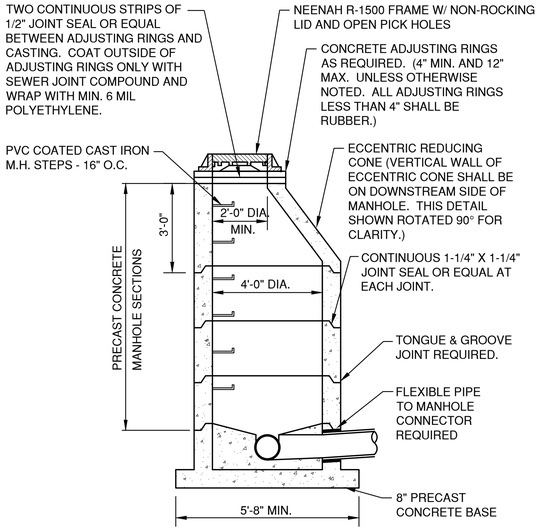
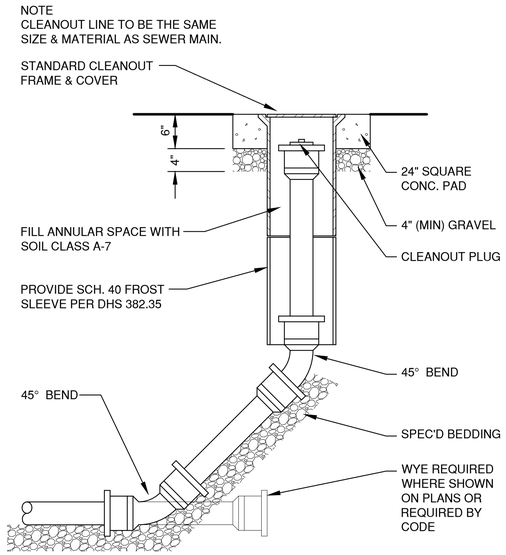
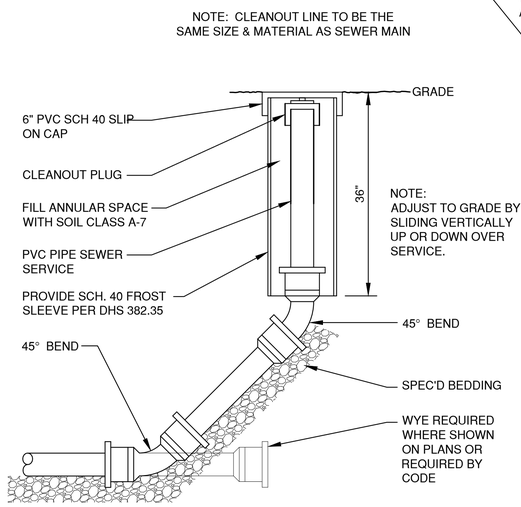
SHEET NO. 32



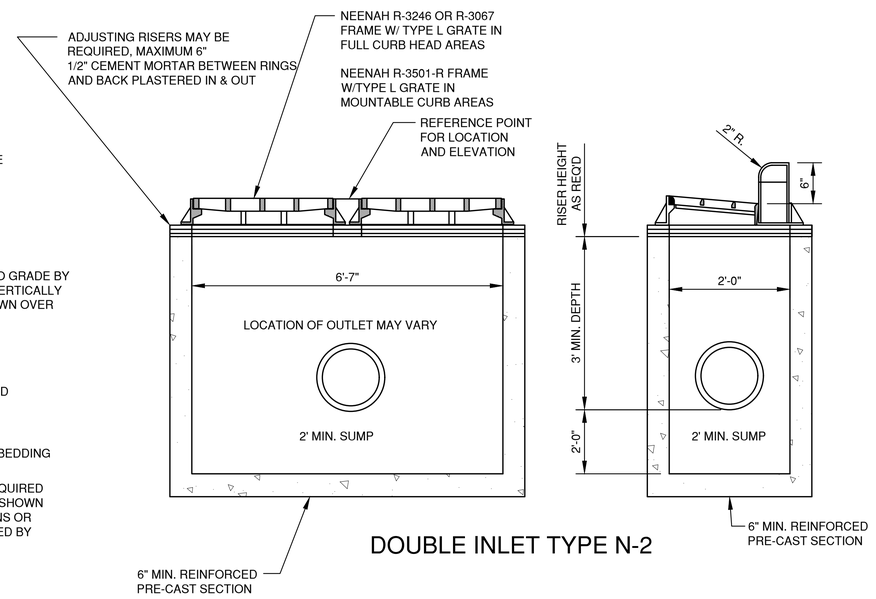
PRIVATE STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



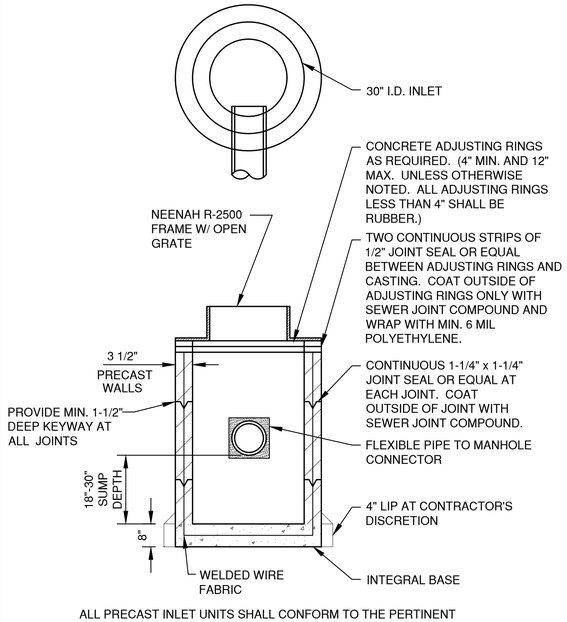
CLEAN-OUT DETAIL (TRAVELED AREAS)



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)

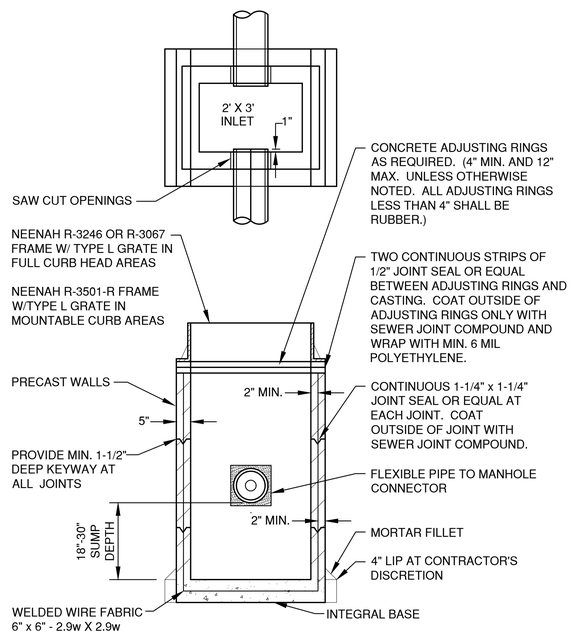


DOUBLE INLET TYPE N-2



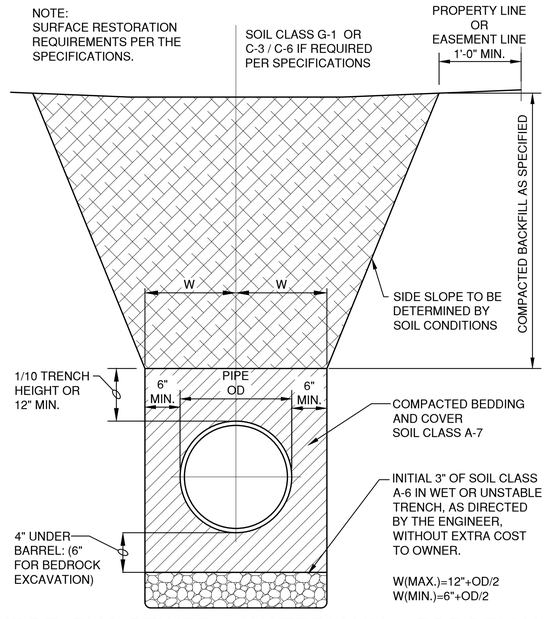
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET (INLETS IN GRASS AREAS)

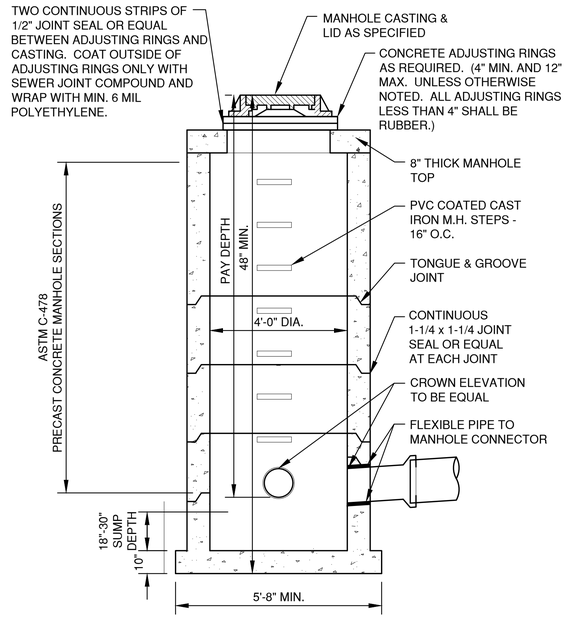


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET (INLETS IN CURB AND GUTTER AREAS)



HDPE /PVC SEWER & WATERMAIN & FORCEMAIN BEDDING & TRENCH SECTION



STORM MANHOLE INLET TYPE "A"

File: R:\4300\4329\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 10:06am
LAYOUT: DETAILS (1)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

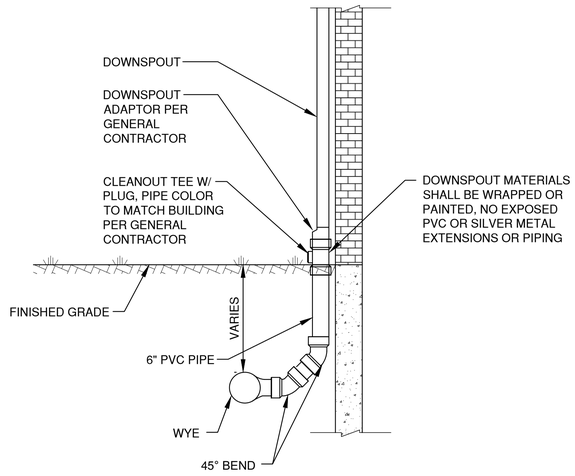
FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

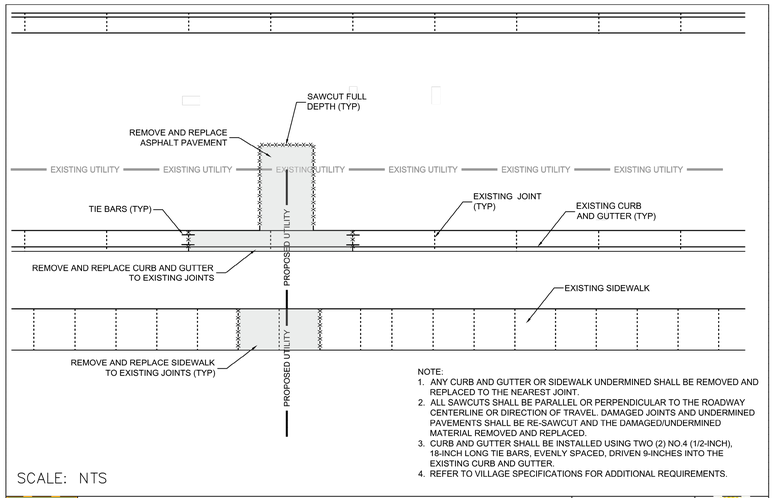
DATE 06/2016
FILE DETAILS-SITE PLAN
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 33



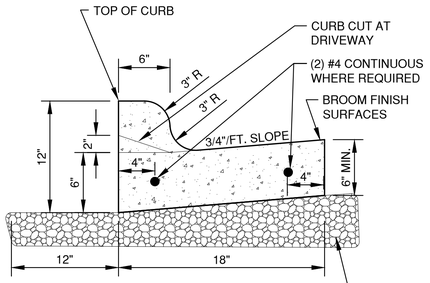
DOWN SPOUT COLLECTOR DETAIL



NOTE:
1. ANY CURB AND GUTTER OR SIDEWALK UNDERMINED SHALL BE REMOVED AND REPLACED TO THE NEAREST JOINT.
2. ALL SAWCUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE ROADWAY CENTERLINE OR DIRECTION OF TRAVEL. DAMAGED JOINTS AND UNDERMINED PAVEMENTS SHALL BE RE-SAWCUT AND THE DAMAGED/UNDERMINED MATERIAL REMOVED AND REPLACED.
3. CURB AND GUTTER SHALL BE INSTALLED USING TWO (2) NO.4 (1/2-INCH), 18-INCH LONG TIE BARS, EVENLY SPACED, DRIVEN 9-INCHES INTO THE EXISTING CURB AND GUTTER.
4. REFER TO VILLAGE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SCALE: NTS

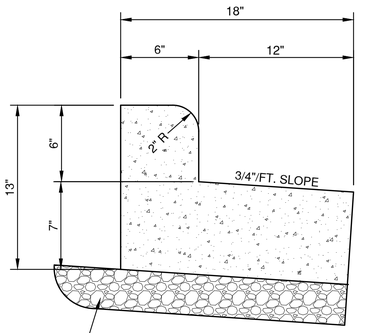
PLEASANT PRAIRIE	UTILITY PATCH DETAIL (ASPHALT ROADWAYS)	DETAIL: RD - 16
	CREATED: 2-10-16	APPROVED BY: MATT FINEOUR
	REVISED: 2-10-16	



3" MINIMUM COMPACTED CRUSHED AGGREGATE BASE COURSE MATERIAL, GRADATION NO. 2

NOTE:
PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTINGS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

STANDARD CURB & GUTTER

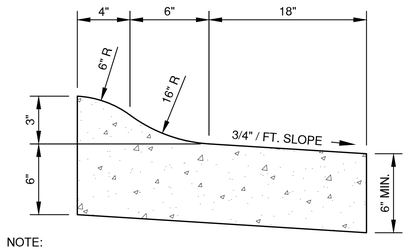


3" MINIMUM COMPACTED GRAVEL CUSHION

NOTES
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.

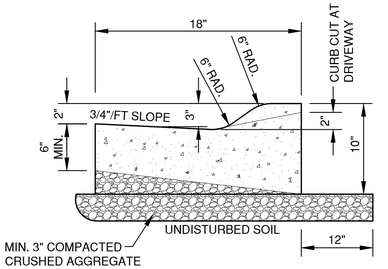
2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIES TO EXISTING CURB & GUTTER PROVIDE 2-#5 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9 INCHES.

SHEDDING CURB DETAIL



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

MOUNTABLE SHEDDING CURB



MIN. 3" COMPACTED CRUSHED AGGREGATE BASE COURSE MATERIAL, GRADATION NO. 2

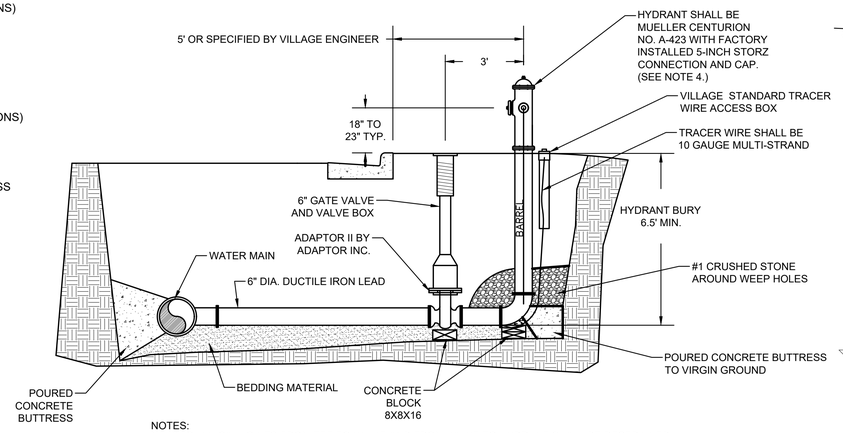
NOTE:
PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS AND 3 FEET EACH SIDE OF INLET CASTING OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 10' OR AS DIRECTED.

MOUNTABLE CURB AND GUTTER

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.

PUMPER PAD FDC DETAIL

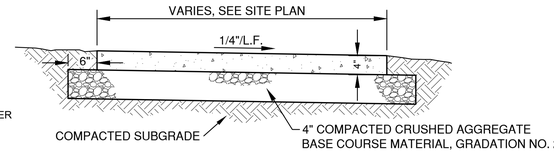
(REV. 03-02-2016)



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.
6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

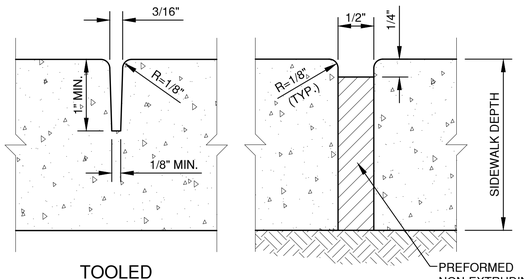
STANDARD HYDRANT ASSEMBLY

(REV. 11-16-2015)



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

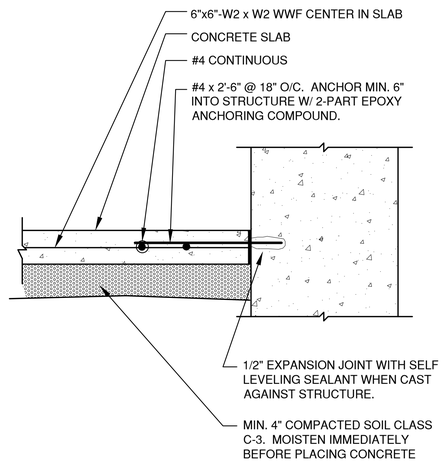


TOOLED CONTRACTION JOINT

EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

PRIVATE SIDEWALK DETAIL



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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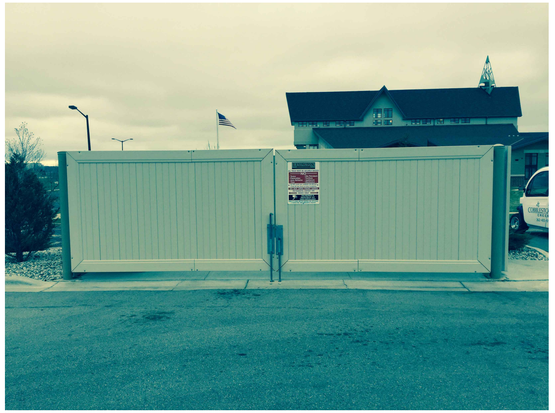
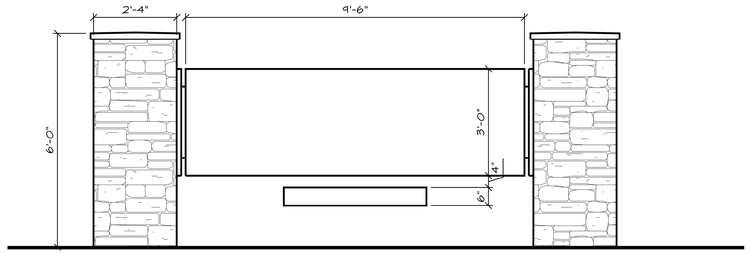
SHEET NO. 34

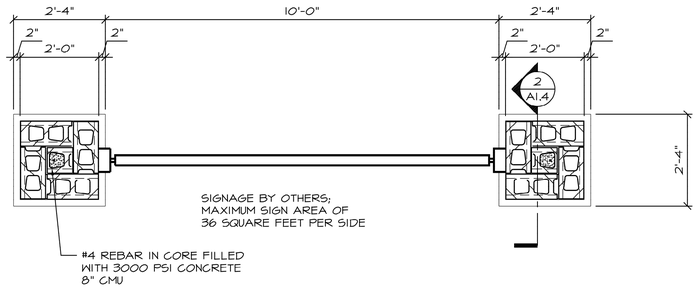
File: R:\4300\4329\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 10:58am
Layout: DETAILS (2)

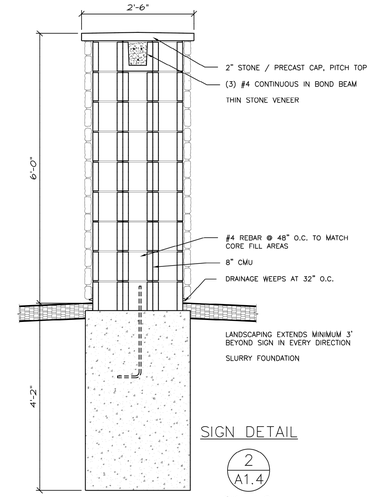




SIGN ELEVATION

SCALE: 1/2" = 1'-0"





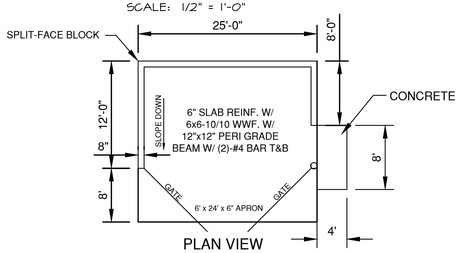
SIGN DETAIL

2 / A1.4

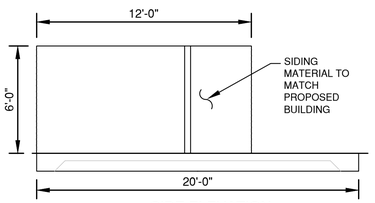
3/4" = 1'-0"

SIGN PLAN

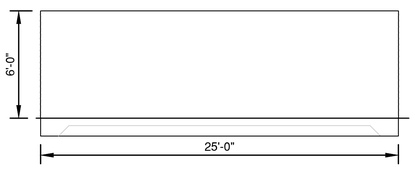
SCALE: 1/2" = 1'-0"



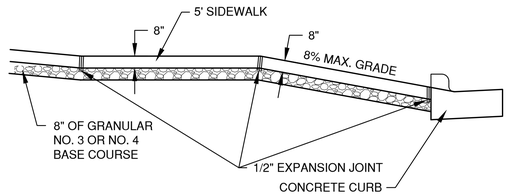
PLAN VIEW



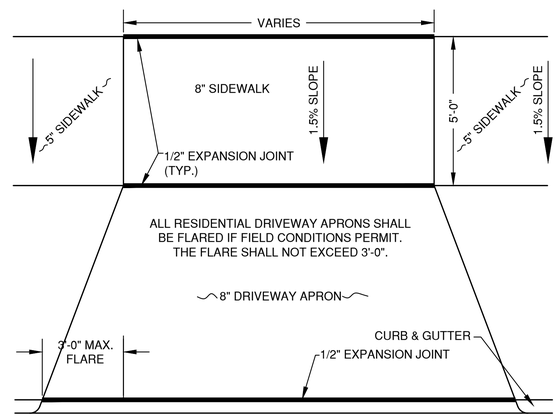
SIDE ELEVATION



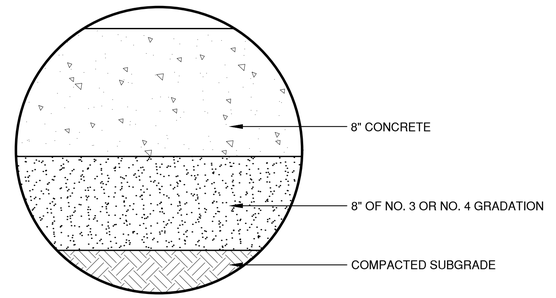
DUMPSTER DETAIL



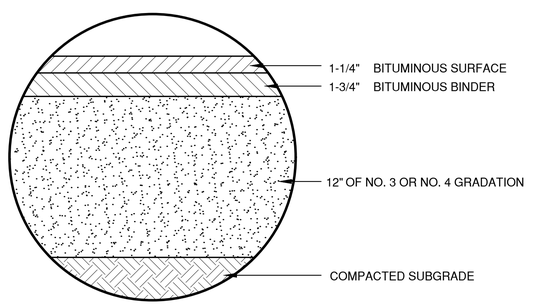
1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



DRIVEWAY APRON DETAIL



CONCRETE PAVEMENT DETAIL



ASPHALT PAVEMENT DETAIL

File: R:\4300\4329\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 10:18am
LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
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DATE 06/2016
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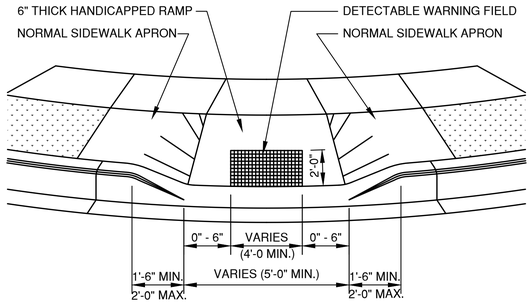
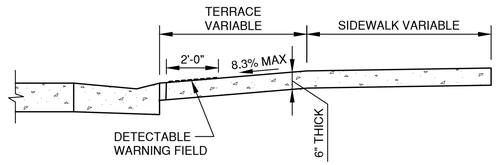
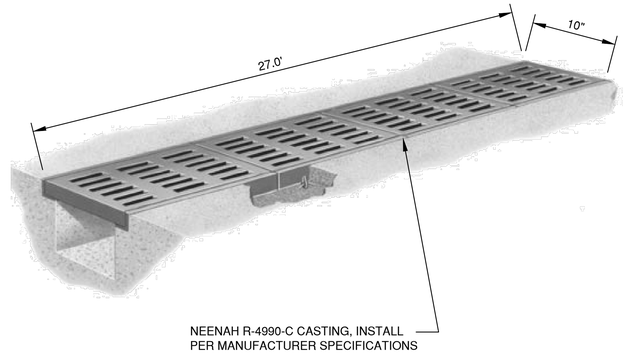
SHEET NO. 35



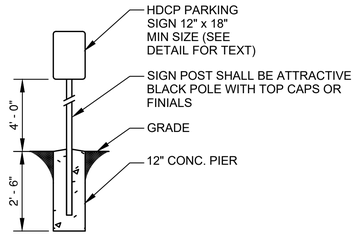


SECTION PARALLEL TO
CENTERLINE OF RAMP

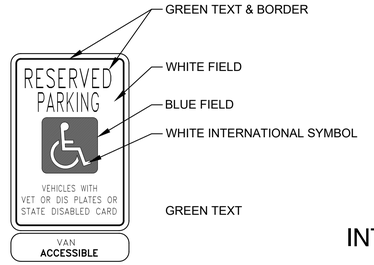
TYPE I HANDICAPPED CURB RAMP



TRENCH DRAIN DETAIL



SIGN POST DETAIL

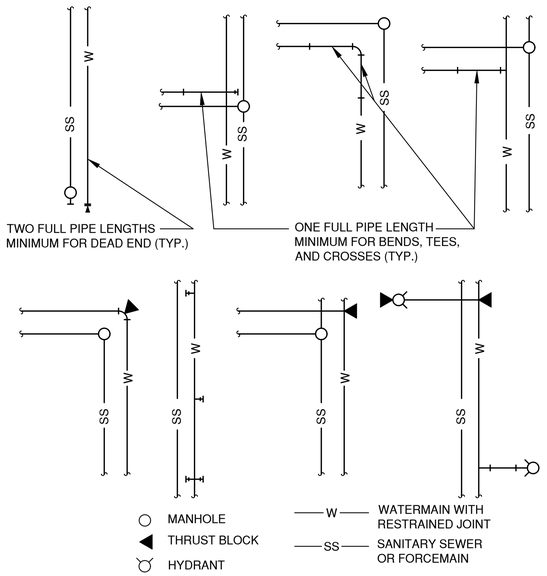


PARKING SIGN DETAIL

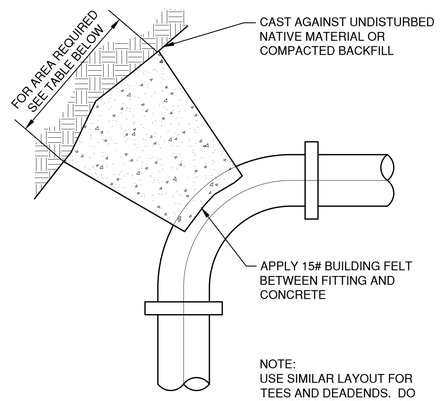
INTERNATIONAL SYMBOL OF ACCESSIBILITY

IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO INSTALL (WHERE SHOWN HEREON), BARRIER FREE PARKING SIGNS IN CONFORMITY TO WISCONSIN ADMINISTRATIVE CODE: TRANS #200.07

ACCESSIBLE PARKING SIGN DETAIL



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

File: R:\4300\4329\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 3:38pm
LAYOUT: DETAILS (4)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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SHEET NO. 36

COMPOST FILTER SOCK – PLAN SHEET DETAILS

GENERAL

- Compost Filter Sock (CFS) can be delivered to the jobsite "pre-filled" and coiled onto 40x48 wood pallets. CFS can also be filled on-site. It can be installed with a skid steer, backhoe, or other machinery. The contractor should determine which method is best, based on site conditions.
- Proper jobsite **diameter sizing** for CFS should be done by a Certified Professional Engineer according to the Maximum Slope Length Chart and/or applicable Local or State E&S Manual. CFS diameters are 8-inch, 12-inch, 18-inch, 24-inch, and 32-inch. Commonly used **pyramids** include: three 12s, two 18s with one 12, and three 18s (equates to single 32-inch diameter). When pyramiding with different diameters, always place the smaller CFS on top.
- CFS **Effective Heights** in the field are as follows: 8-inch (effective height 6.5 inches), 12-inch (9.5 inches), 18-inch (14.5 inches), 24-inch (19.5 inches), and 32-inch (25 inches). When determining settled Sediment Storage Capacity, the effective height should be used – not the CFS diameter.
- **Filler Material** (HQ or EV) should be specified by a Certified Professional Engineer. Contractor - select the appropriate Filler Material when ordering. HQ Filler Material is a 100% all natural blend of ***well-aged shredded, chipped, and ground hardwood*** (PA DEP 2012 E&S Manual Specs for High Quality watershed ABACT Applications). EV Filler Material is 50% HQ Filler Material plus 50% Certified Compost (PA DEP 2012 E&S Manual Specs for Exception Value watershed ABACT Applications). For sediment removal or installation in a **High Quality** watershed, choose HQ Filler Material. For additional pollutant removal (heavy metals, nitrates, phosphates, etc.), diversion berms, or installation in an **Exception Value** watershed, choose EV Filler Material. EV Filler Material pallets are typically 15% heavier than HQ CFS Filler Material pallets. If not specified at time of order, **default Filler Material is HQ**. **Contractor** – Allow two extra days lead-time when ordering EV Filler Material. Certificates for Compost used in EV Filler Material are available upon request.
- Under normal conditions, **stake CFS at 10-ft intervals** and at CFS Joints (*continuous* palletized CFS includes stakes in kit - under coiled CFS). For 8-inch and 12-inch diameter, use a 28-inch stake ≥ 1¾ by 1¾-inch. For 18-inch and 24-inch, use a 42-inch stake ≥ 1⅞ by 1⅞-inch. For 32-in CFS use a 48-inch stake ≥ 1⅞ by 1⅞-inch. When staking pyramids, for three 12s, use 42-inch stake; for two 18s plus one 12, and three 18s, use 48-inch stake.

INSTALLATION

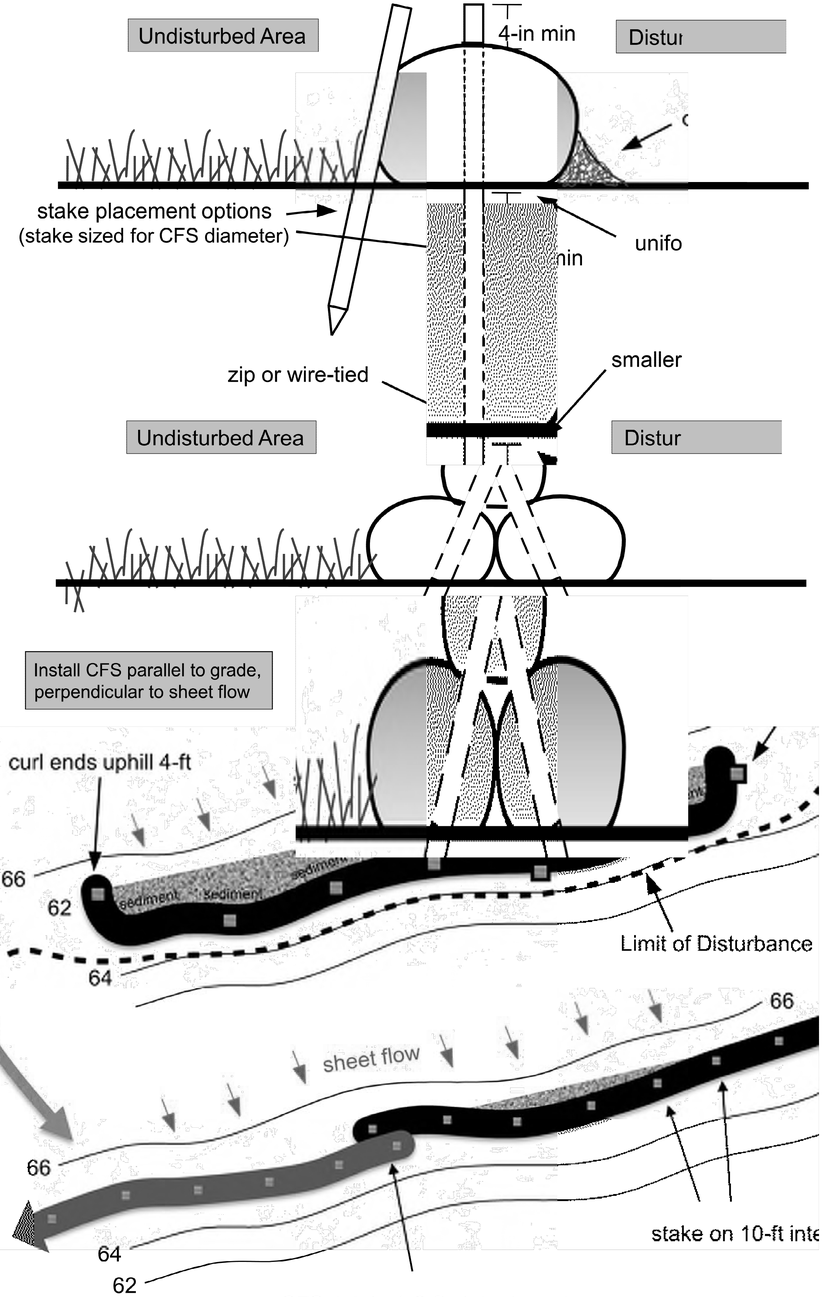
- CFS should be laid on a flat level area, in sections running perpendicular to the runoff flow direction from the Area of Disturbance. Loose material (soil, mulch, sand, or fill) may **optionally** be placed along the up slope side, filling the seam between the soil surface and the sock, improving sediment retention.
- Hardwood stakes shall be installed through the middle of *continuous* CFS on 10-ft intervals. CFS may also be staked on the down slope side with stakes tilted downward wedging the CFS in place. Staking depth for sand clay, and silt loam soils shall be 12-inches. In the event staking is not possible (when CFS is used on concrete or paved hard surface) heavy concrete blocks shall be used behind CFS to help stabilize during rainfall/runoff events. Where two sections meet, j-hook higher elevation end, or side overlap ends 1-2-ft and tightly side-butt. Stake through each end and add loose material as needed.
- Palletized pre-cut CFS can be used in areas where machine access is difficult, CFS needs to be occasionally moved, or CFS needs to run diagonal to grade. CFS sectional installation allows periodic "j-hooks" at section ends. This prevents parallel unchecked water flow that can undermine the CFS.
- **CFS Joint**: Where two CFS sections meet on **level** grade, overlap the adjoining ends, tightly butt together, and stake through each end (see detail). Where Two sections meet on **un-level** grade, j-hook higher elevation end, stake, and begin new section just below. Use loose mulch to fill any voids in joint.

MAINTENANCE

- CFS should be inspected after each runoff event. Sediment to be removed once it has accumulated to one-half the original height of the CFS. Repair with handwork if a given section of CFS shows signs of undercutting. Reinforce with handwork if a given section of CFS shows signs of pushing.
- A given section of CFS shall be replaced whenever it has deteriorated to such an extent that the effectiveness is reduced or diminished. Deterioration could occur because of natural mesh fabric breakdown over time or abusive field activities such as dragging/moving on the jobsite or driving over CFS.
- Some ripping and tearing of the CFS fabric is acceptable as long as the overall structural integrity of the CFS is not compromised. The fabric must continue to hold the Filler Material securely in place in an oval form.
- A given section of CFS shall be replaced whenever sediment has built up and been removed three times. This section of CFS is likely full of fine powdery sediment - this is normal.

REMOVAL

- CFS shall remain in place until disturbed areas have been stabilized. All sediment accumulation at CFS shall be removed and properly disposed of before de-installing CFS. When de-installing, cut CFS open and spread the Filler Material around the site. The netting shall be removed from jobsite.



CFS Joint: 1-2-ft staked overlap

Diamond Sock™
Advanced Compost Filter Sock Products and Services

MKB Company – 3450 E College Ave, State College, PA 16801
888-578-0777 www.DiamondSock.com

The selection and use of this detail, while designed in accordance with generally accepted engineering principles and practices, is the sole responsibility of the user and should not be used without consulting a Registered Professional Engineer.

Available From:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 06/2016
FILE DETAILS-SITE PLAN
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920–662–9641 www.releeinc.com
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SHEET NO. 37

File: R:\4300\4320\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 12:02pm
LAYOUT: DETAILS (5)

NOTE:

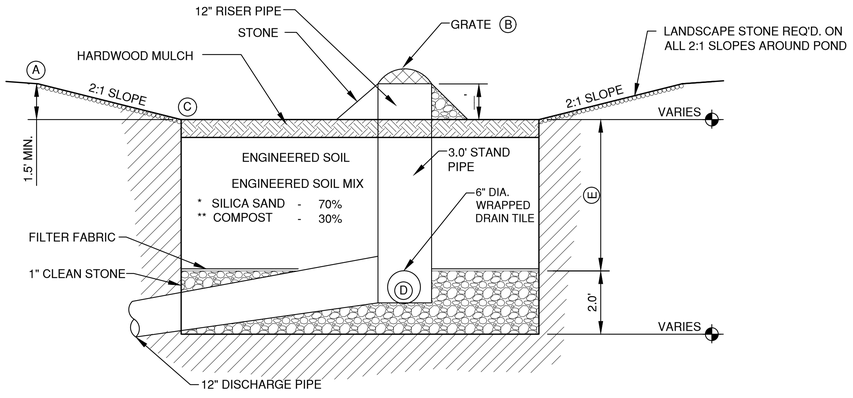
* SILICA SAND SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004, BIORETENTION FOR INFILTRATION.

** COMPOST SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION S100.

*** THE BIO-RETENTION AREA SHALL BE EXCAVATED TO THE ENGINEERED SOIL DEPTH AND THE STAND PIPE INSTALLED ALONG WITH THE REMAINDER OF THE STORM SEWER ON SITE. AFTER THE SITE HAS BEEN CONSTRUCTED AND VEGETATION ESTABLISHED, THE BIO-RETENTION AREA SHALL THEN BE EXCAVATED TO FINAL DEPTH AND THE CLEAN STONE, DRAIN TILE, ENGINEERED SOIL, AND HARDWOOD MULCH INSTALLED.

****ALL STORM WATER BMP'S MUST MEET WDNR STANDARDS

(A) TOP ELEVATION	(B) STAND PIPE RIM	(C) BOTTOM AREA (S.F.), ELEV.	(D) DISCHARGE PIPE INV.	(E) ENGINEERED SOIL DEPTH
721.00	720.50	610 S.F., 719.50	716.00	3.0'



WEST BIORETENTION POND DETAIL

NOTE:

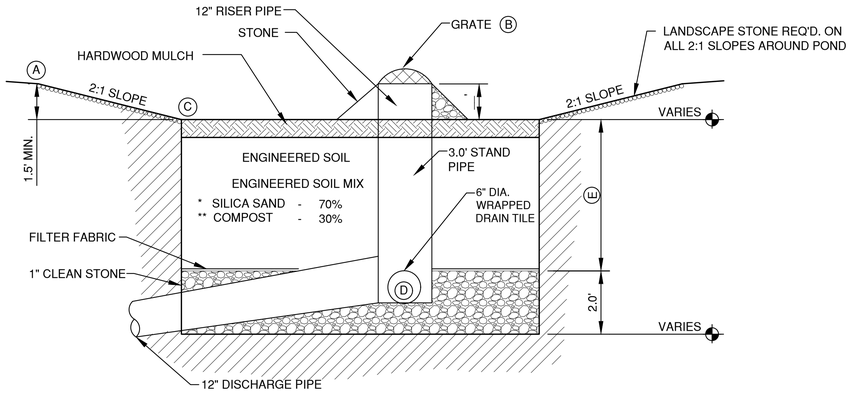
* SILICA SAND SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004, BIORETENTION FOR INFILTRATION.

** COMPOST SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION S100.

*** THE BIO-RETENTION AREA SHALL BE EXCAVATED TO THE ENGINEERED SOIL DEPTH AND THE STAND PIPE INSTALLED ALONG WITH THE REMAINDER OF THE STORM SEWER ON SITE. AFTER THE SITE HAS BEEN CONSTRUCTED AND VEGETATION ESTABLISHED, THE BIO-RETENTION AREA SHALL THEN BE EXCAVATED TO FINAL DEPTH AND THE CLEAN STONE, DRAIN TILE, ENGINEERED SOIL, AND HARDWOOD MULCH INSTALLED.

****ALL STORM WATER BMP'S MUST MEET WDNR STANDARDS

(A) TOP ELEVATION	(B) STAND PIPE RIM	(C) BOTTOM AREA (S.F.), ELEV.	(D) DISCHARGE PIPE INV.	(E) ENGINEERED SOIL DEPTH
722.50	722.00	470 S.F., 721.00	717.50	3.0'



EAST BIORETENTION POND DETAIL

File: R:\4300\4329\4329082\dwg\DETAILS-SITE PLAN.dwg
Plot Date: Aug 24, 2016 - 10:23am
Layout: DETAILS (6)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
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MISCELLANEOUS DETAILS

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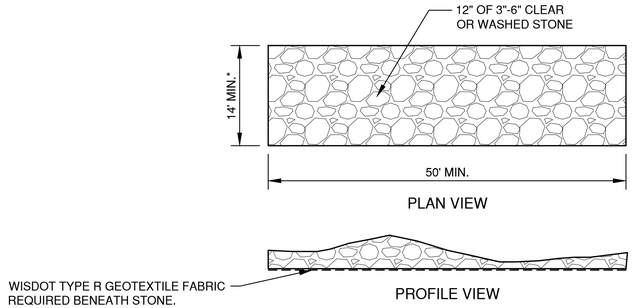
SHEET NO. 38



*14' MIN. OR FULL WIDTH OF THE EGRESS POINT.
REFERENCE WDNR TECHNICAL STANDARD 1057.

TRACKING PAD DETAIL

(IF APPLICABLE)

INLET PROTECTION NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"X4".

INSTALLATION NOTES:
TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

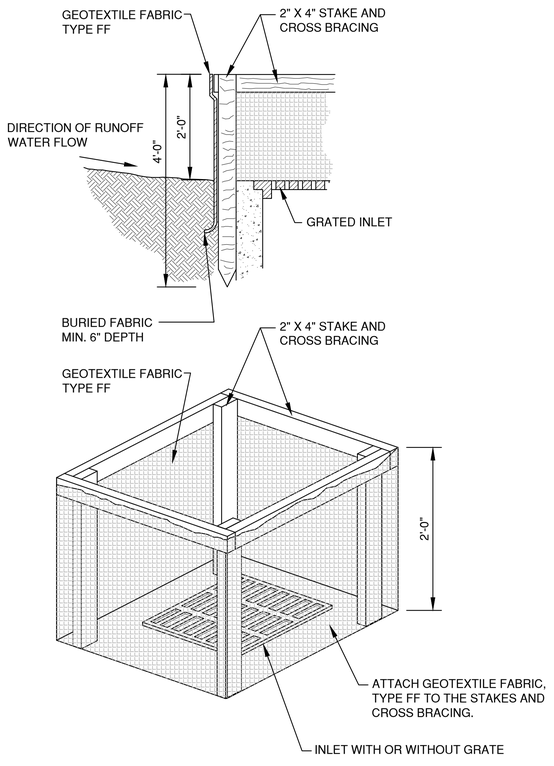
DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

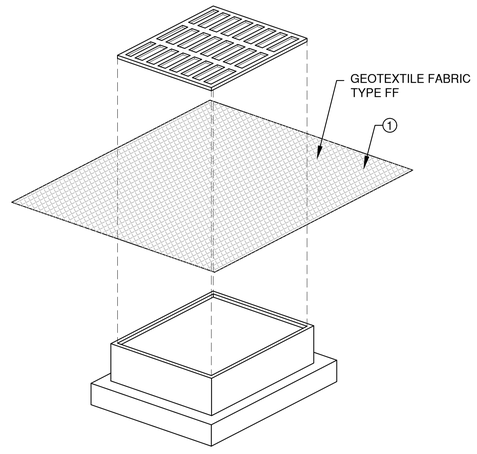
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

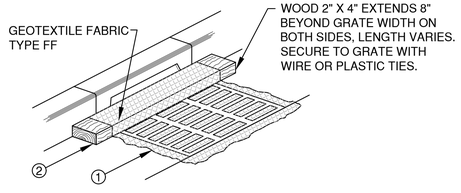


INLET PROTECTION, TYPE A

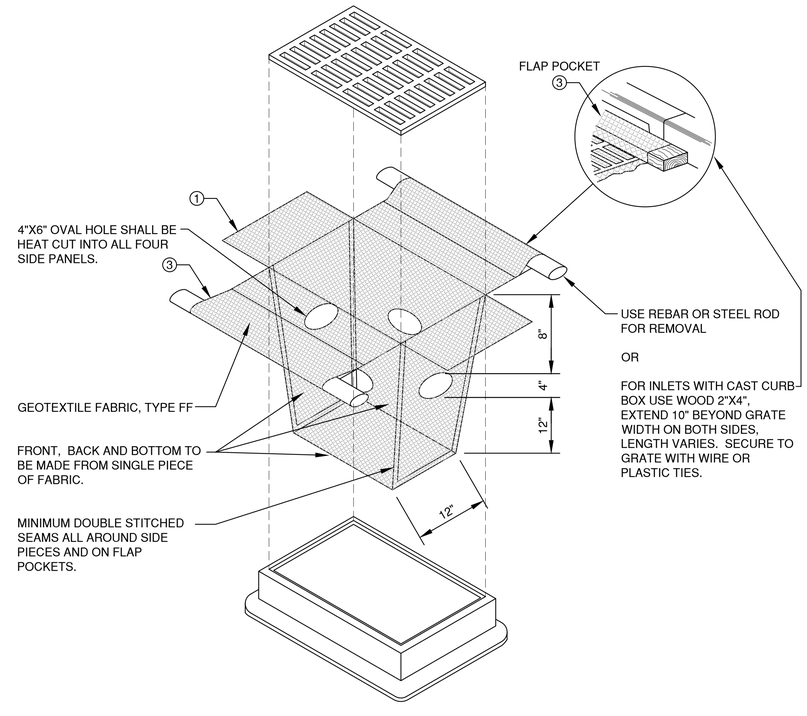


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D

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

File: R:\4300\4329\4329082\dwg\EROSION CONTROL - SITE.dwg
Plot Date: Aug 23, 2016 - 4:36pm
Layout: INLET PROTECTION
INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLB
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION AND
MISCELLANEOUS DETAILS

DATE 06/2016
FILE EROSION CONTROL - SITE
JOB NO. 4329082

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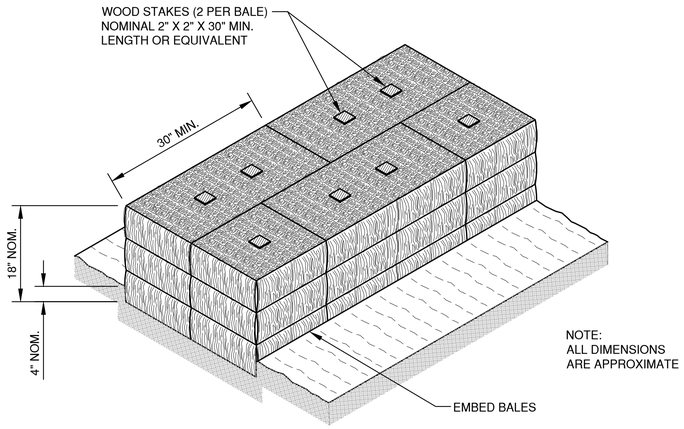
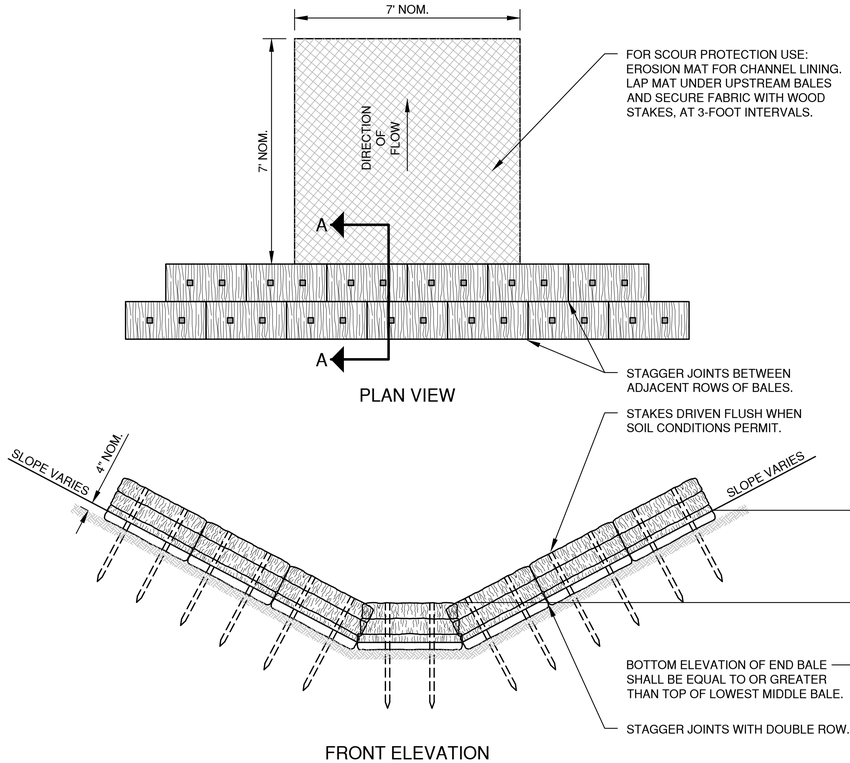
SHEET NO. 39



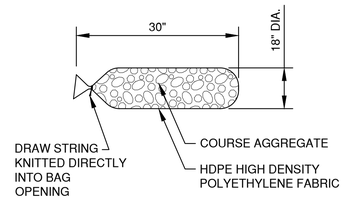
SECTION A-A



PLAN VIEW

FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES
TYPE A



FILTER BAG DETAIL

COURSE AGGREGATE INFORMATION

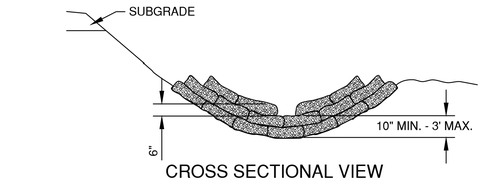
SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

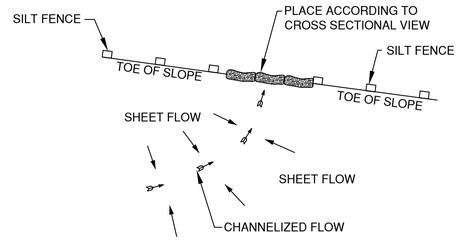
NOTES:

18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
HDPE HIGH DENSITY POLYETHYLENE
HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8 "
ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

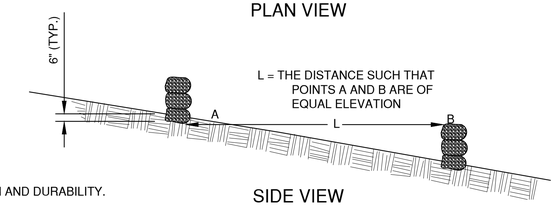
USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS



CROSS SECTIONAL VIEW



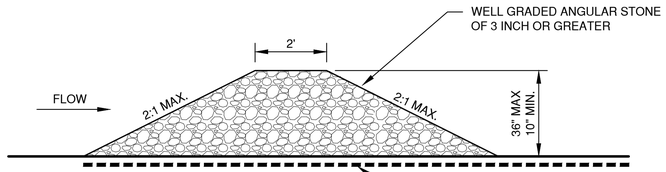
PLAN VIEW



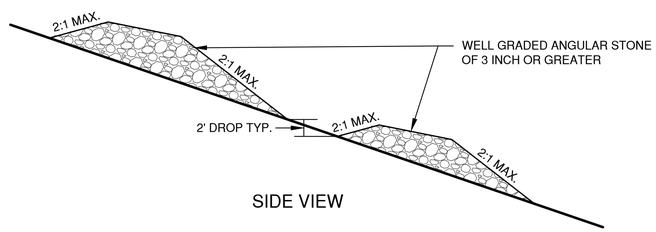
SIDE VIEW

DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS
TYPE B



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLB
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

DATE 06/2016
FILE EROSION CONTROL - SITE
JOB NO. 4329082

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SHEET NO. 40

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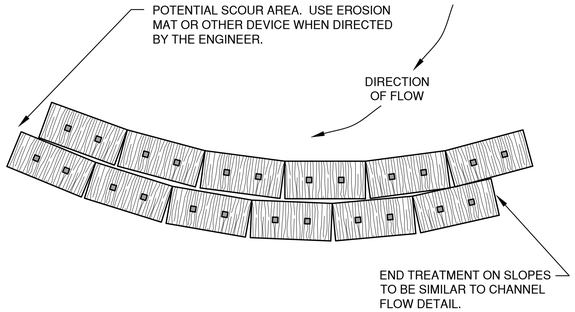
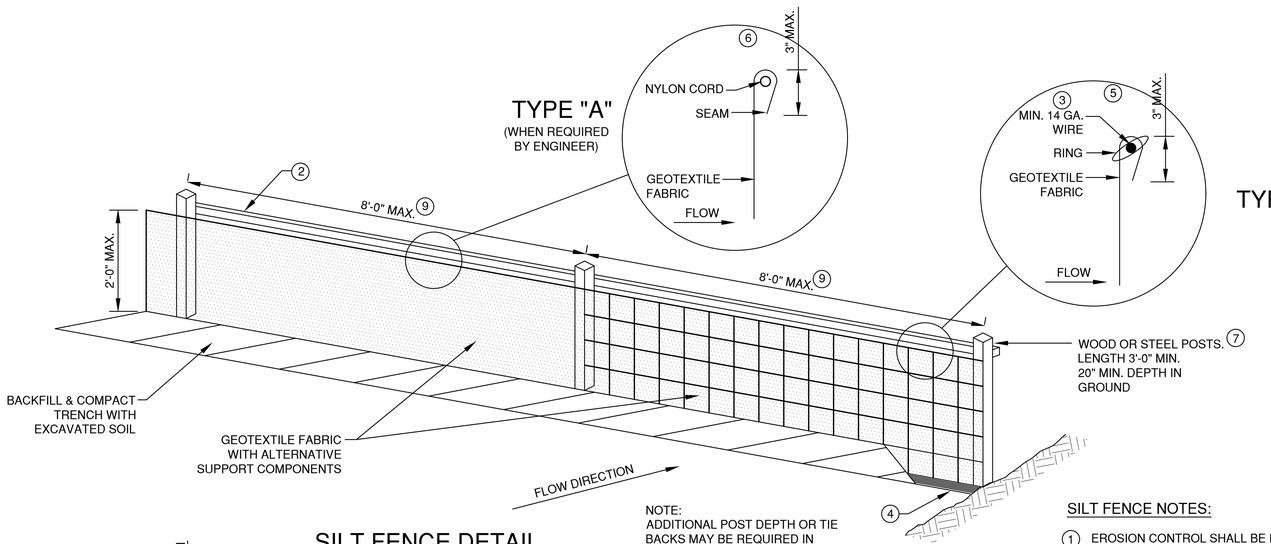
Plot Date: Aug 23, 2016 - 4:35pm
LAYOUT: DITCH CHECKS
DITCH CHECKS

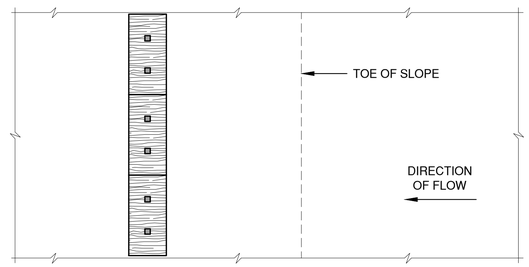


PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

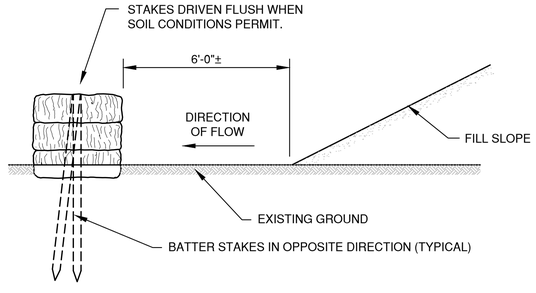


NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

SILT FENCE DETAIL

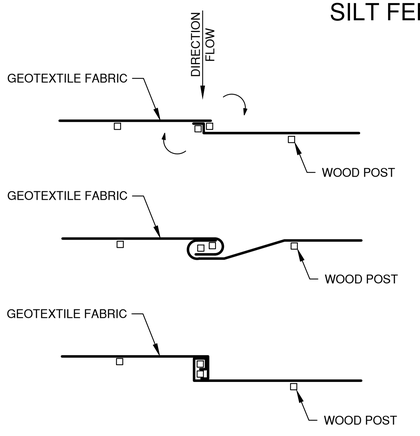


PLAN VIEW

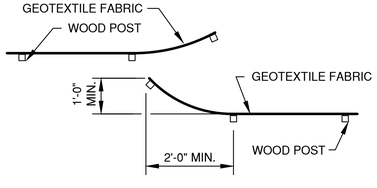


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

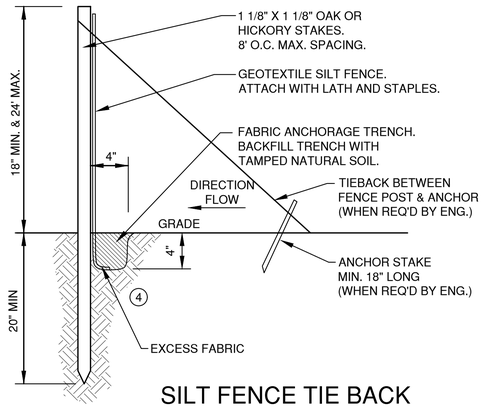


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD.
2. CROSS BRACE WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE STUDDED "TEE" OR "U" TYPE WITH A MINIMUM WEIGHT OF 1.28 LBS./LIN. FT. (WITHOUT ANCHOR) FIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4 INCHES OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE DNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS, LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE PER WEEK AND BEFORE ALL IMMINENT RAINS.
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5 INCH OR MORE.

File: R:\4300\4329\4329082\dwg\EROSION CONTROL - SITE.dwg
Print Date: Aug 23, 2016 - 4:37pm
Layout: SHEET FLOW
SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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A DEVELOPMENT BY LEXINGTON HOMES
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EROSION CONTROL
SHEET FLOW DETAILS

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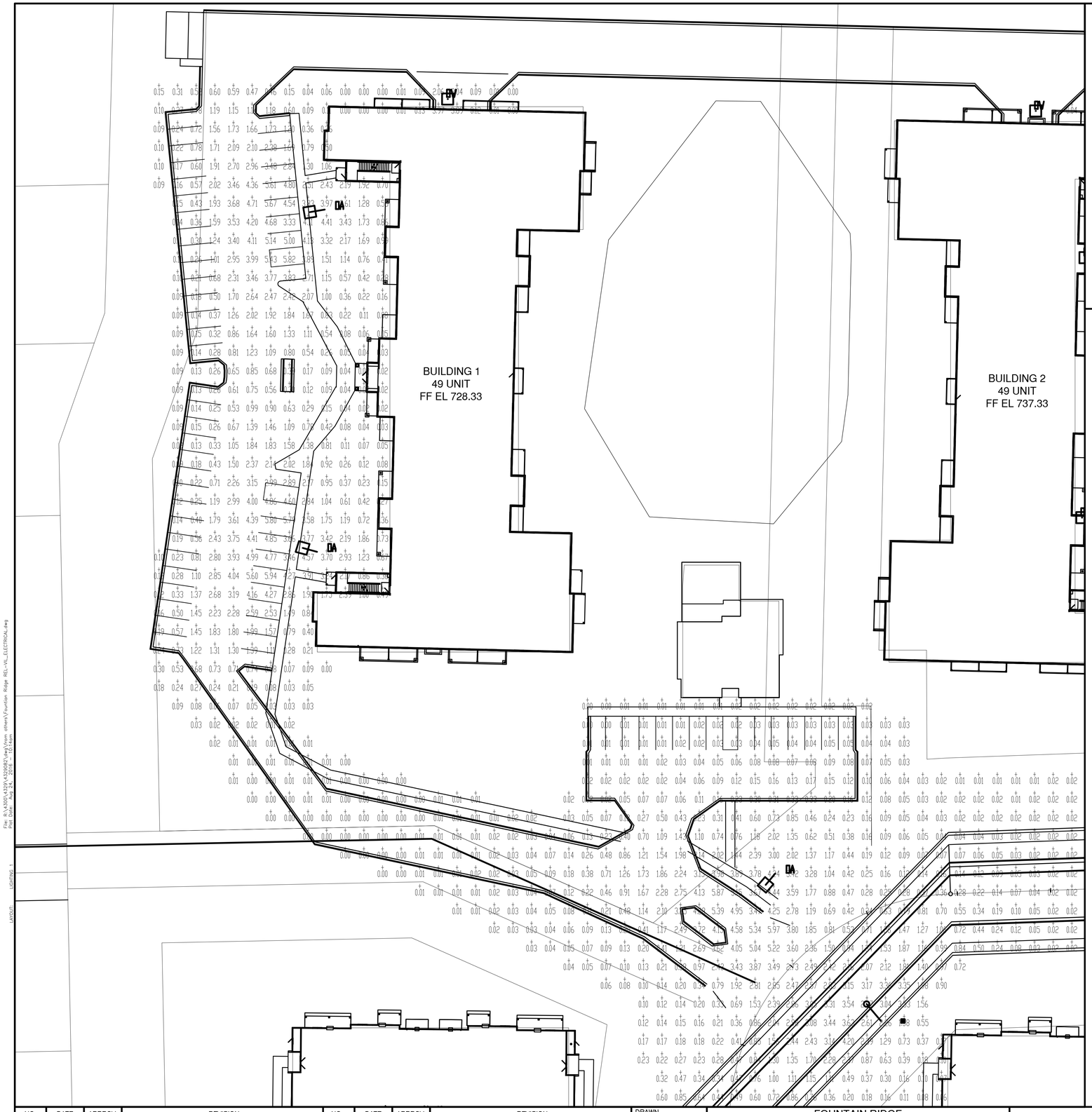
SHEET NO. 41



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CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountain Ridge (AB081516) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HD-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HD-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	DUT	979.50x1238.40ft	(DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

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LIGHTING 1
LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 1

DATE 06/2016
FILE FOUNTAIN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

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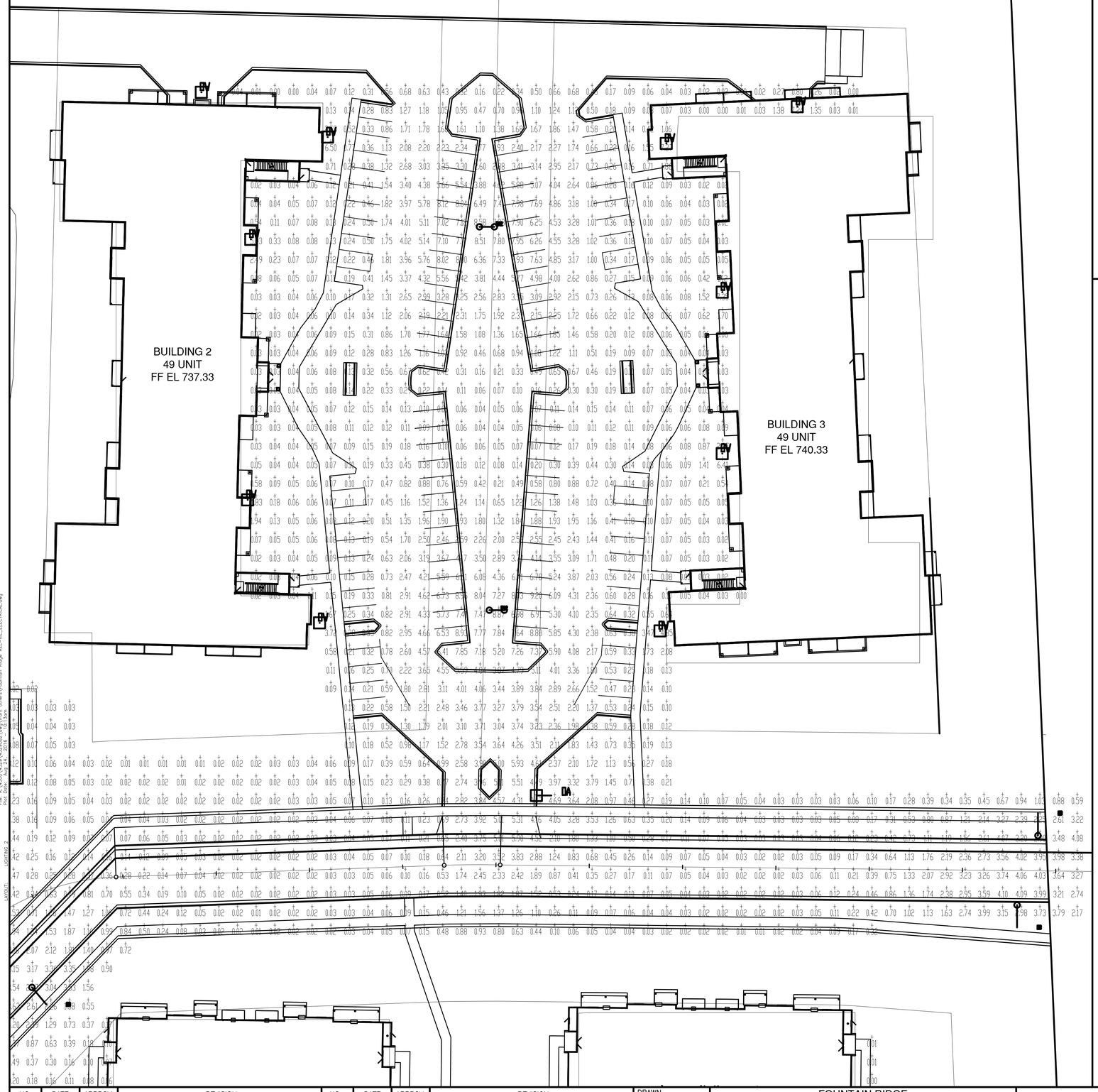

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CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountain Ridge (AR881S16) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GCI-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	DUT	979.50x1238.40ft	(DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 2

DATE 06/2016
FILE FOUNTAIN RIDGE REV-VII_ELECTRICAL
JOB NO. 4329082

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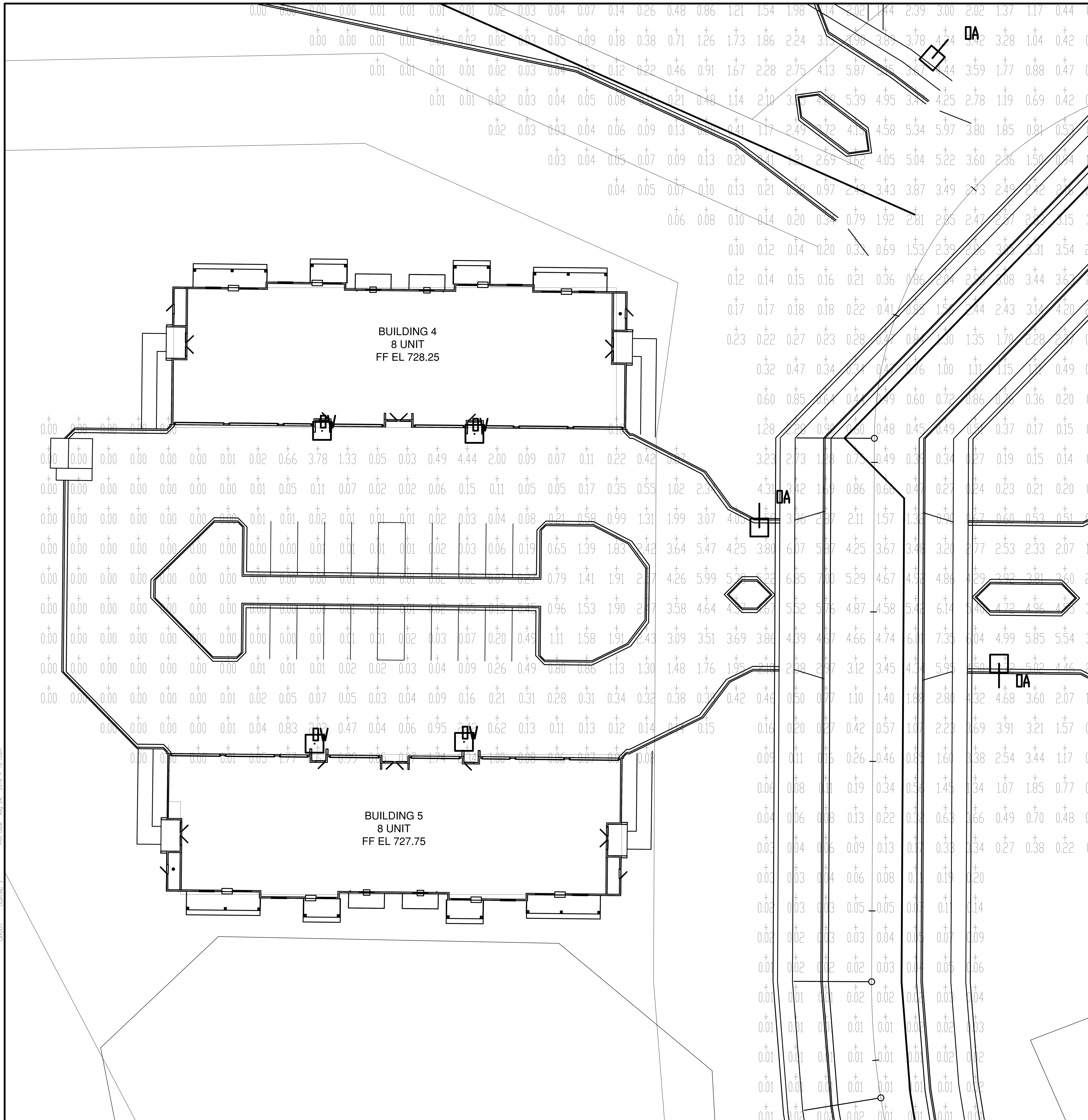

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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40Ft	Grade / H-H	4113	10.00	<+>	0.99	9.20	0.00	N/A	N/A

Fountian Ridge (AB081516) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA		LSI INDUSTRIES, Mirada LSI (1) 'A' XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
OA2		LSI INDUSTRIES, twin Mirada LSI (2) 'A' XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
OB		Leotek Electron Single DOT Road (1) 'B' GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
OW		LSI INDUSTRIES, SWS-2-LED (1) 'W' SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Apartment Site	OUT	979.50x1238.40Ft	<OA > (8) <OA2 > (2) <OB > (5) <OW > (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

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NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 3

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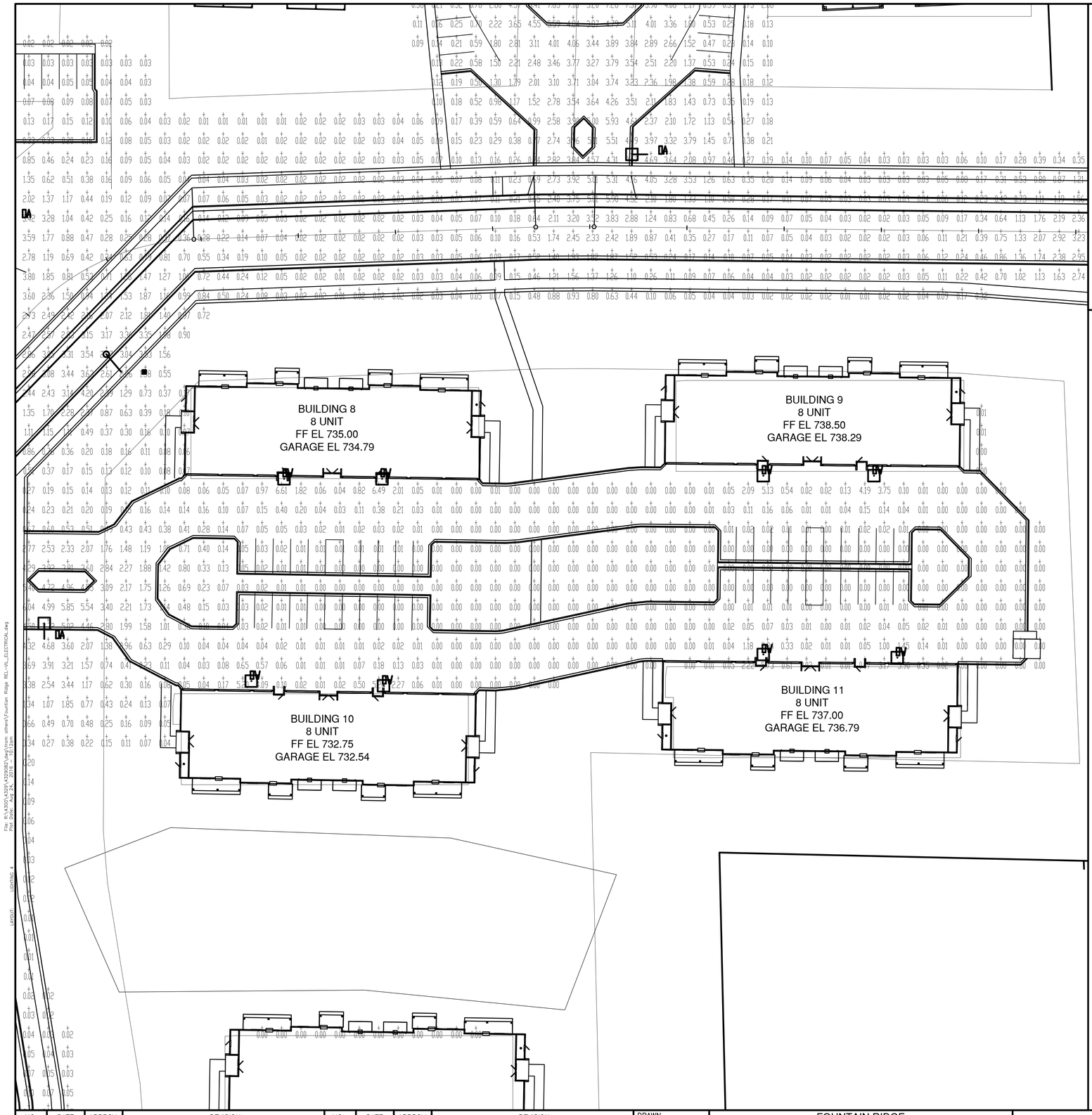

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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40Ft	Grade / H-H	4113	10.00	(+)	0.99	9.28	0.00	N/A	N/A

Fountain Ridge (AB081516) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	DOT	979.50x1238.40Ft	0.00 (DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

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NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 4

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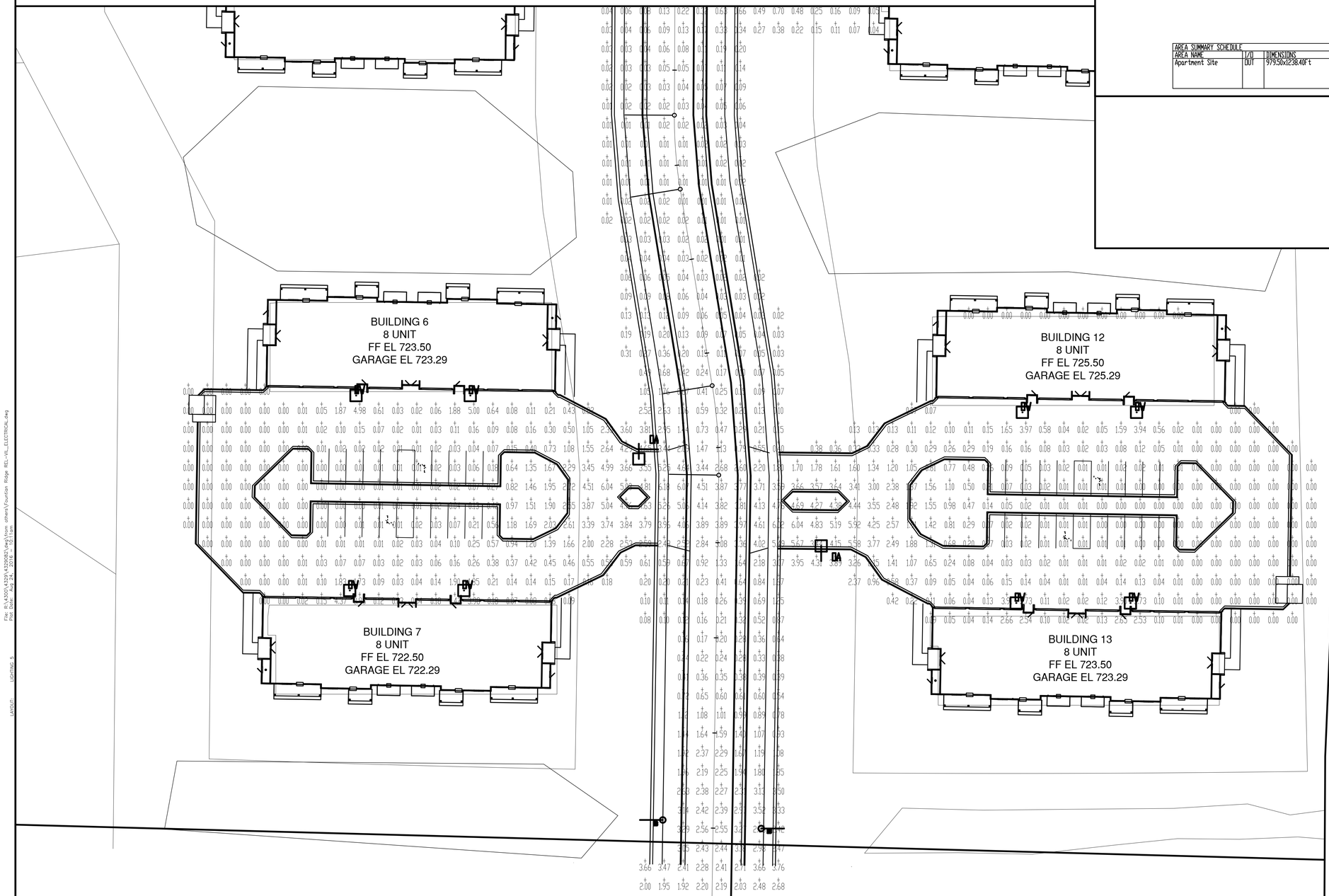

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CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountain Ridge (ARORIS16) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HDI-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HDI-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	OUT	979.50x1238.40ft	(DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

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Plot Date: 24 Aug 2016 - 3:01pm
LAYOUT: LIGHTING 5

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 5

DATE 06/2016
FILE FOUNTAIN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

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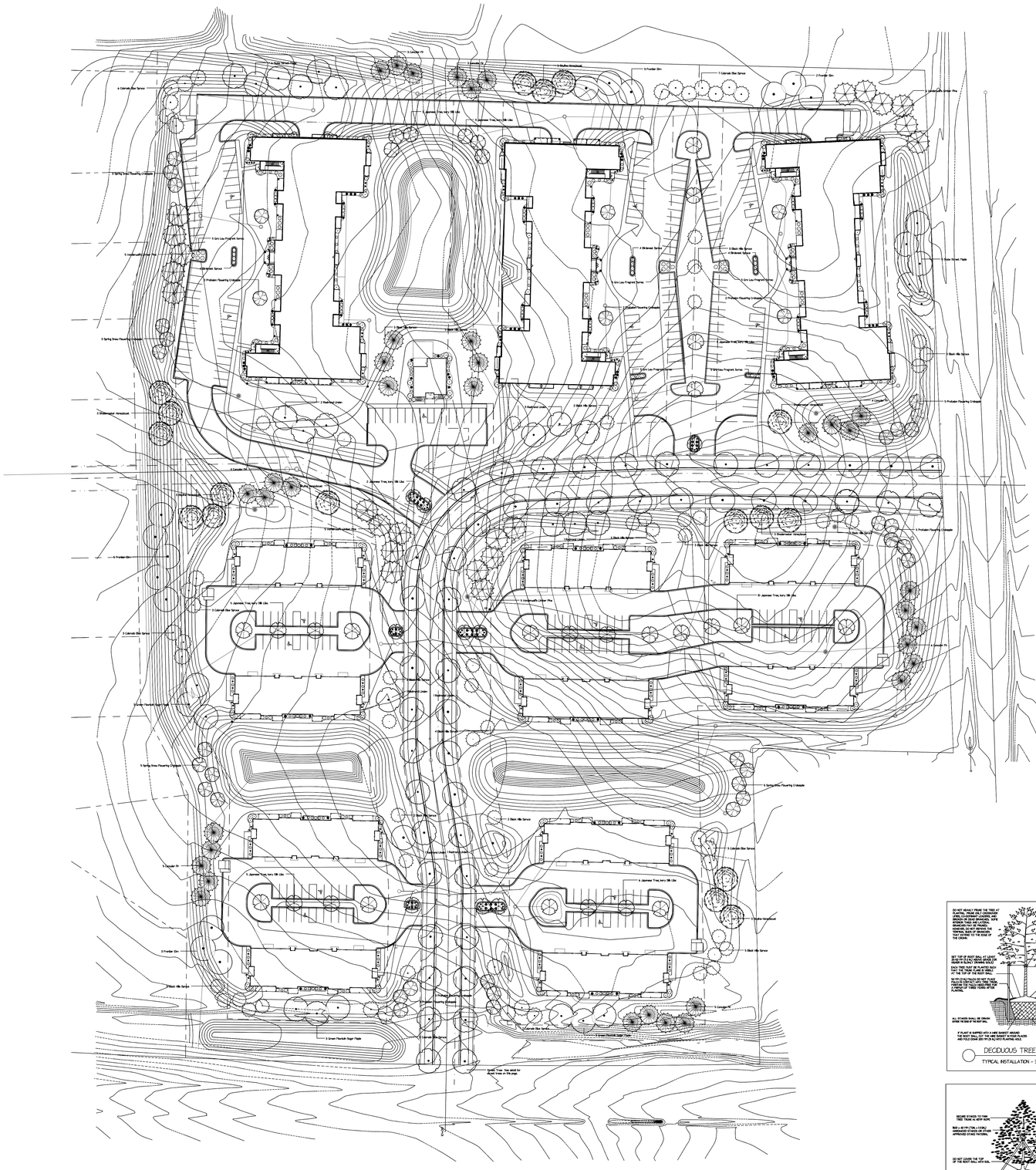
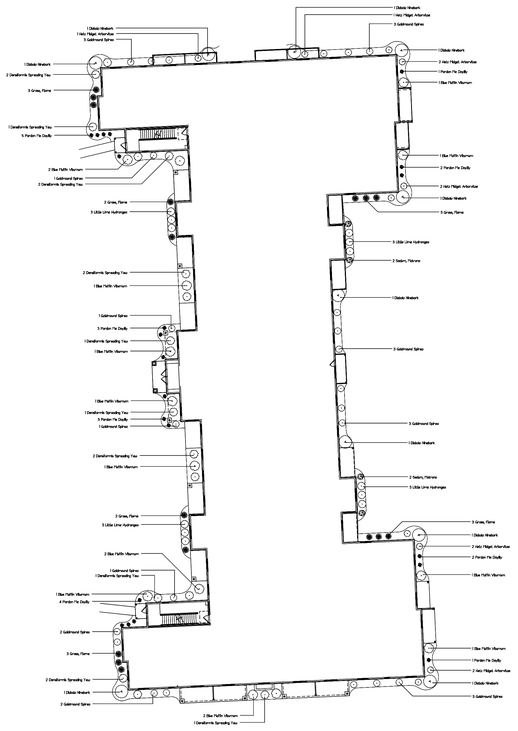
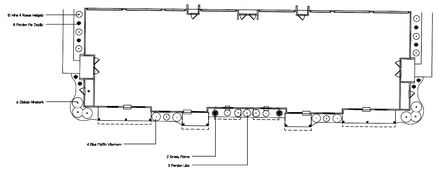




49 UNIT PLANTING DETAIL
per unit no scale



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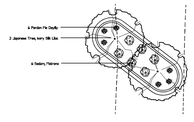

PLANTING DETAIL
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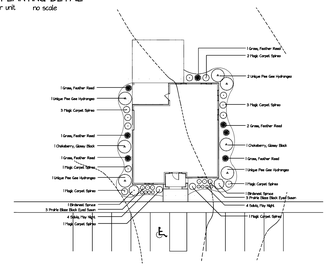

CLUBHOUSE PLANTING DETAIL
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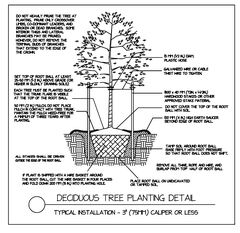
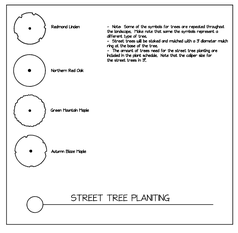
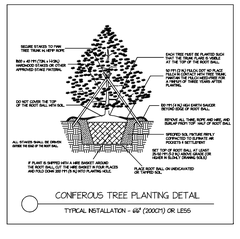
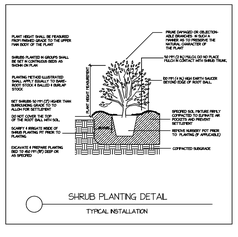




- Note: Some of the symbols for trees are repeated throughout the landscape. Make sure that same the symbols represent a different species of tree.
- Street trees will be staked and matched with a 3' diameter mulch ring at the base of the trees.
- The amount of trees need for the street tree planting are based on 1 tree per 40 lineal feet. Note that the caliper size for the street trees is 3".





Qty	Botanical Name	Common Name	Size/Condition
Trees			
13	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.
9	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" Cal.
4	Syringa reticulata 'Ivory Silk'	Japanese Tree, Ivory Silk Lilac	2.5" Cal.
22	'Malus x Profusion	Profusion Flowering Crabapple	2.5" Cal.
10	Tilia americana 'Redmond	Redmond Linden	2.5" Cal.
7	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" Cal.
16	'Malus x Spring Snow	Spring Snow Flowering Crabapple	2.5" Cal.
1	Acer mayabeii 'Morton'	State Street Maple	2.5" Cal.
10	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2.5" Cal.
12	Tilia americana 'Redmond	Redmond Linden	3" Cal.
12	Quercus rubra	Northern Red Oak	3" Cal.
12	Acer x freemanii 'Jeffersred	Autumn Blaze Maple	3" Cal.
12	Acer saccharum 'Green Mountain'	Green Mountain Maple	3" Cal.
Conifers			
14	Picea abies 'Nidiformis'	Birdsnest Spruce	5 Gal.
40	Picea glauca densata	Black Hills Spruce	6' H
27	Picea pungens	Colorado Blue Spruce	6' H
30	Abies concolor	Concolor Fir	6' H
45	Taxus x media 'Densiformis'	Densiformis Spreading Yew	5 Gal.
30	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.
21	Pinus flexis 'Vanderwolf's Pyramid'	Limber Pine	6' H
Shrubs			
85	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.
2	Aronia melanocarpa var. elata	Chokeberry, Glossy Black	5 Gal.
90	Physocarpus opulifolius 'Tanki'	Dbida Ninebark	5 Gal.
68	Spiraea japonica 'Goldmound'	Goldmound Spirea	3 Gal.
36	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 Gal.
9	Spiraea japonica 'Magic Carpet'	'Magic Carpet Spirea	3 Gal.
30	Syringa x persica	Persian Lilac	5 Gal.
5	Hydrangea paniculata 'Unique'	Unique Pee Gee Hydrangea	5 Gal.
100	Weigela florida 'Alexandra'	Wine 4 Roses Weigela	3 Gal.
21	Rhus aromatica	Gro Low Sumac	5 Gal.
Ornamental Grasses			
7	Calamagrostis acutiflora 'Karl Foerster'	Grass, Feather Reed	1 Gal.
68	'Miscanthus sinensis 'Purpurascens'	Grass, Flame	1 Gal.
Perennials and Annuals			
174	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
6	Rudbeckia speciosa 'Prairie Blaze'	Prairie Blaze Black Eyed Susan	1 Gal.
8	Salvia 'Mainacht'	Salvia, May Night	1 Gal.
38	Sedum 'Matrona'	Sedum, 'Matrona	1 Gal.

NOTES

- Turf areas to be fine graded, drill seeded and hydromulched by landscape contractor.
- All planting beds to be mulched with 1.5" Mississippi stone or similar. Beds will be covered with weed barrier and edged with Ace of Diamond Commercial Black Plastic Edging or similar.
- Trees will be mulched with a 3' daimeter mulch ring. Mulch will be brown dyed mulch. Depth of mulch will be 3.5".
- Plant material will be of the highest quality and will adhere to the "American Standard For Nursery Stock" set by the American Horticulture Industry Association.

No.	Date	Description
5	9-12-16	Revised street tree plantings.
4	8-25-16	Revised contour lines. Changed plant plant material around clubouse.
3	8-24-16	Changed white pine to limber pine. Added plant material in parking lot islands near northern buidlings.
2	8-18-16	Added street tree planting and detail. Added trees on the south end of the property.
1	8-1-16	Revised trees and included different types of deciduous and coniferous trees.

REVISIONS

THE SHARPER EDGE LANDSCAPING

2750 LITTLE RAPIDS RD.
DE PERE, WI 54115
920.983.8432

LEXINGTON HOMES

FOUNTAIN RIDGE APARTMENTS

PLEASANT PRAIRIE, WI

SCALE	1" =50'
DRAWN BY	RM
CHECKED BY	MM
DATE	9-12-16
DATE OF PRINT	

PROJECT NO.

SHEET NO.

Powered by DynaSCAPE

INITIAL DEVELOPMENT REVIEW FOR:

FOUNTAIN RIDGE RESIDENTIAL DEVELOPMENT

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DATE SUBMITTED: July 14, 2016

PREPARED FOR:
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Boulevard
Hobart, WI 54155
Phone: (920) 662-9641
Contact Person: Jared Schmidt, P.E.

PREPARED BY:
Traffic Analysis & Design, Inc.
N36 W7505 Buchanan Street
Cedarburg, WI 53012
Phone: (800) 605-3091
Contact Persons: Don Lee, P.E. (WisDOT TIA Certification # SE05-804-046)
John Bieberitz, P.E., PTOE (WisDOT TIA Certification # SE05-804-044)

INITIAL DEVELOPMENT REVIEW

Fountain Ridge Residential Development
Village of Pleasant Prairie, Wisconsin

PART A – INTRODUCTION

The proposed Fountain Ridge residential development site is located on the northwest quadrant of the Bain Station Road intersection with County Trunk Highway (CTH) H, also known as 88th Avenue, immediately east of Interstate Highway (IH) 94 in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This initial development review has been prepared for Kenosha County and the Village of Pleasant Prairie to determine if a TIA is required for the proposed Fountain Ridge residential development per County guidelines. If required, the initial review document will also serve to develop the ultimate scope of the TIA. This initial review summarizes the site location, the anticipated study area, a conceptual site plan, an existing transportation detail, the expected trip generation of the development and expected trip generation of the adjacent off-site development.

Assumptions for development access locations, trip generation, and the distribution of development traffic have been included to provide the review agencies additional information on the impact of this development to the study area. The assumptions presented in this initial review may be revised based on Kenosha County and Village of Pleasant Prairie evaluation.

PART B – DEVELOPMENT OVERVIEW

B1. Site Location

A street map illustrating the location of the proposed Fountain Ridge residential development site is shown in Exhibit 1. A copy of the conceptual site plan is illustrated in Exhibit 2. The site is currently being utilized as farm land. The property is bordered by a residential neighborhood immediately to the west with an additional neighborhood located to the east, on the east side of CTH H. Additional farm lands are located to the south of Bain Station Road and a landscaping business is located immediately to the north of the property.

B2. Study Area

B2.1 Study Area Intersections

The study area for the Fountain Ridge residential development is anticipated to include the following intersections:

- Bain Station Road & 94th Avenue (one-way stop control);
- Bain Station Road & Proposed Street B (proposed one-way stop control);
- Bain Station Road & CTH H (two-way stop control);
- CTH H & Proposed Street B (proposed one-way stop control); and
- CTH C & 94th Avenue (two-way stop sign control).

The existing geometrics and traffic control at the study area intersections are shown in Exhibit 4.

B2.2 Study Area Roadways

CTH H, also known as 88th Avenue, is a two-lane north/south rural highway with a posted speed limit of 45 miles per hour (mph) within the limits of the study area. According to WisDOT, the Year 2014 annual average daily traffic (AADT) volumes on CTH H were approximately 8,600 vehicles per day (vpd) north of Bain Station Road and 6,600-vpd to the south. Sidewalks do not currently exist along CTH H within the limits of the study area.

Bain Station Road is a two-lane east/west rural roadway immediately with a posted speed limit of 35-mph within the limits of the study area. The WisDOT 2011 AADT volumes along Bain Station Road were 2,300-vpd to the west of 94th Avenue and 2,400-vpd to the east of CTH H. Sidewalks do not currently exist along Bain Station Road within the limits of the study area.

94th Avenue is a two-lane north/south residential roadway with a posted speed limit of 25-mph within the limits of the study area. 94th Avenue intersects Bain Station Road as the north leg of a conventional "T" intersection. North of Bain Station Road, 94th Avenue continues north through the CTH C intersection. There are currently no WisDOT AADT volumes available along 94th Avenue. Sidewalks exist along only the east side of 94th Avenue within the limits of the study area.

CTH C, also known as Wilmot Road, is a two-lane northeast/southwest roadway with a posted speed limit of 40-mph within the limits of the study area. The WisDOT 2014 AADT volumes along Bain Station Road were CTH C were approximately 3,700-vpd north of 94th Avenue and 5,400-vpd to the south of Bain Station Road. Sidewalks do not currently exist along CTH C within the limits of the study area.

B2.3 Study Area Pedestrian & Bicycle Accommodations

Pedestrian sidewalks currently exist along only the east side of 94th Avenue within the limits of the study area. No other sidewalks exist on any of the roadways within the limits of the study area. In addition, no bicycle facilities are provided along any of the roadways within the limits of the study area.

B2.4 Study Area Transit Accommodations

No transit service currently exists within the limits of the study area.

B3. On-Site Development Description

The Fountain Ridge residential development is proposed to include 227 apartments made up of ten, 8-unit buildings and three, 49 unit buildings. In addition, the site is planned to include 19 single family residential homes along the west edge. For purposes of this traffic study, full build out of the entire residential development is expected to be completed in 2017. The conceptual site plan for the proposed Fountain Ridge residential development is shown in Exhibit 2.

Three access points are proposed for the Fountain Ridge residential development. The first access is proposed as the east leg of a new "Tee" intersection/connection to 94th Avenue, approximately 700-feet (centerline-to-centerline) north of Bain Station Road. This access is proposed to provide access to the single family residential properties only with no cross access to the apartment complexes. The other two access points are proposed as local public roadways providing access to the apartment complexes. The second access is proposed as the west leg of a new "Tee" intersection/connection to CTH H, approximately 740-feet (centerline-to-centerline) north of Bain Station Road. The third access is proposed as the north leg of a new "Tee" intersection/connection to Bain Street Road, approximately 670-feet (centerline-to-centerline) west of CTH H. All access points are proposed as full access intersections.

B4. Off-Site Development Description

One off-site development has been identified within the limits of the study area; specifically the Lakeview Corporate Park. A TIA, dated 8/28/14, completed by TADI and approved in the fall of 2014 was used as the basis for the offsite development. Specifically; areas M, N, O, Q, S and T from this previous TIA were included as off-site developments as part of this study. Exhibit 3 includes a map illustrating the location of the off-site development sites.

PART C – TRIP GENERATION

To address any potential future traffic impacts along study area roadways and at the intersections adjacent to the development, it is necessary to identify the hourly and daily volume of traffic generated by the Fountain Ridge residential development. The traffic volumes expected to be generated by the proposed development are based on the size and type of the proposed uses, and on trip rates as published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 9th Edition, 2012*. The Fountain Ridge residential development full build trip generation tables are shown in Exhibit 6.

It is noted that due to the residential nature of the proposed development, none of the new trips are expected to be linked or pass-by trips. A linked trip occurs when a patron of one tenant visits another tenant prior to exiting the site (e.g. an apartment visitor visits more than one apartment prior to entering the roadway system). Pass-by trips occur when motorists already on the roadway system stop at the development site prior to continuing on their intended route (e.g. an existing motorist northbound on CTH H stops at an apartment prior to continuing northbound on CTH H). Even though these instances may occur, they are expected to be minimal and not significantly affect the new traffic volumes.

C1. On-Site Development

As shown in Exhibit 6, upon full build out, the Fountain Ridge residential development is expected to generate 100 new trips (30 entering/70 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the development is expected to generate 125 new trips (80 entering/45 exiting). On a typical weekday, the proposed development is expected to generate approximately 1,690 new trips (845 entering/845 exiting) under full build conditions.

C2. Off-Site Development

The trip generation and distribution for the Lakeview Corporate Park offsite development was taken directly from the 8/28/14 TIA completed by TADI and approved in the fall of 2014. Specifically; areas M, N, O, Q, S and T from this previous TIA were included as off-site developments as part of this study. According to the Lakeview Corporate Park TIA, the timeline on these development areas was unknown at that time.

PART D – TIA REQUIREMENTS PER KENOSHA COUNTY

The Kenosha County TIA scoping checklist states that a TIA should be considered whenever traffic generated by a proposed development is expected to exceed 100 vehicle trip ends in the peak hour or a residential development includes 40 units or more. The weekday morning and weekday evening peak hour periods are expected to exceed the volume criterion for the proposed site and the number of units exceed the unit criterion as well. In addition, proposed access points to the site from CTH H and Bain Station Road must be reviewed and approved by Kenosha County and the Village of Pleasant Prairie prior to acceptance of the development. Therefore, an abbreviated (opening year analysis) TIA document is expected to be required by Kenosha County and the Village of Pleasant Prairie. To minimize review time and process time, additional assumptions for the TIA are included as part of this initial review report.

PART E – ASSUMPTIONS FOR DEVELOPMENT OF THE TIA

The following assumptions were made by Traffic Analysis & Design, Inc. regarding the study area peak hours, distribution of traffic, and trip generation. These assumptions have been listed for comment by Kenosha County and the Village of Pleasant Prairie so that they may either be used or revised appropriately for inclusion in the TIA report.

E1. Study Area Peak Hours

The weekday morning and weekday evening peak hours are expected to drive the improvements needed to adequately accommodate the Fountain Ridge residential development, as they represent the highest trip generation for the site and the highest volumes along CTH H. Therefore, in late June of 2016, Traffic Analysis & Design, Inc. conducted weekday morning (6:00 to 9:00 am) and weekday evening (3:00 to 6:00 pm) turning movement traffic counts.

Based on the turning movement counts; the weekday morning and weekday evening peak hours were identified as being 7:15 to 8:15 am and 4:45 to 5:45 pm; respectively. The existing traffic volumes, balanced along the corridors, are shown in Exhibit 5. The traffic counts used to determine peak hour factors and truck percentages have been included in the appendix of this study.

E2. Trip Distribution

The trip distribution for the Fountain Ridge residential development , listed below and shown in in table format on Exhibit 6, was determined based on the existing traffic counts, the type of proposed land uses, the location of existing populations, and anticipated growth areas outside the immediate study area.

- 40-percent to/from the north on CTH H;
- 25-percent to/from the south on CTH H;
- 25-percent to/from the south on CTH C; and
- 10-percent to/from the east on Bain Station Road.

E3. Trip Assignment

The Fountain Ridge residential development full build new trips expected to be generated by the proposed development were assigned to the study area and are shown in Exhibit 7.

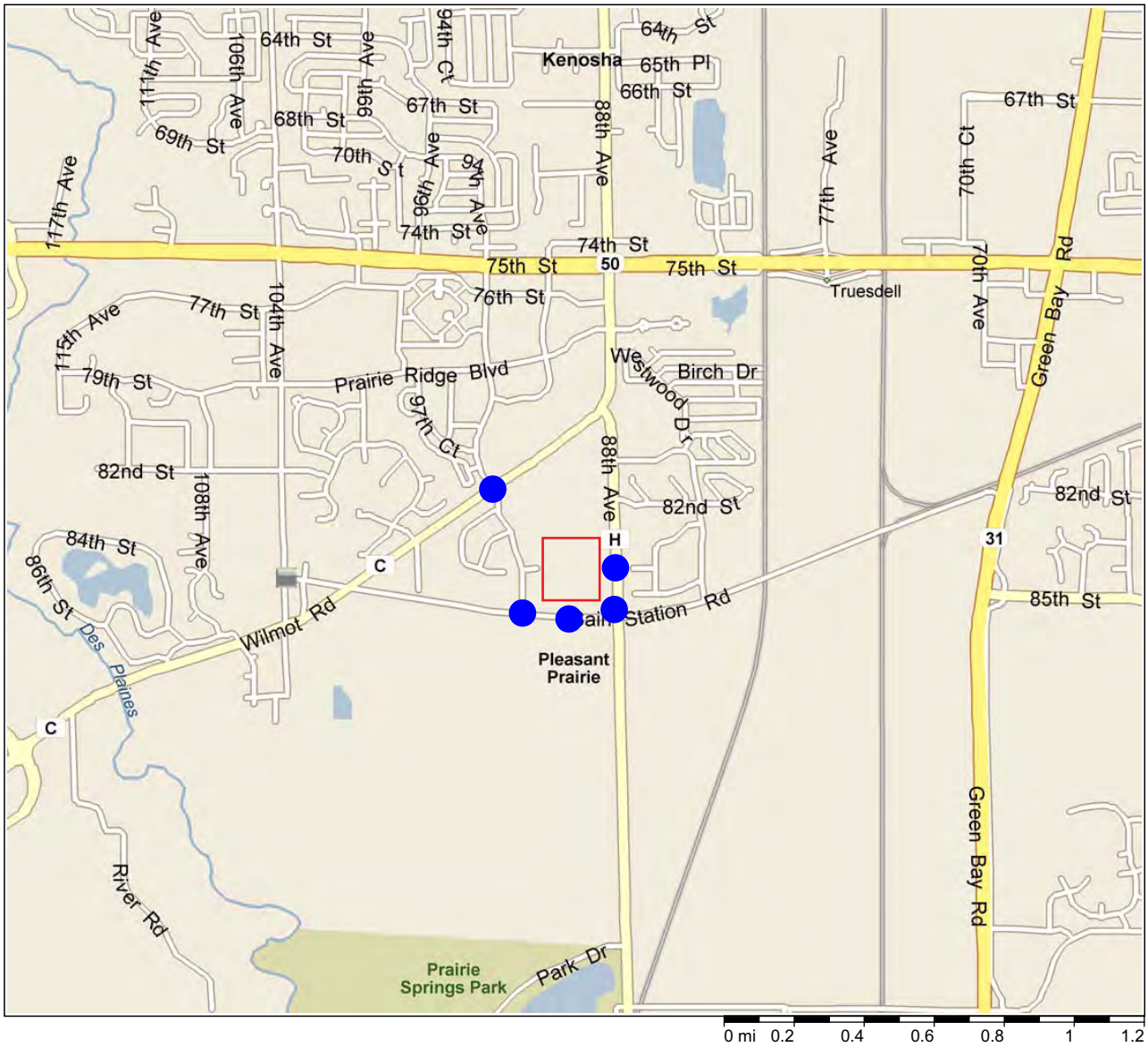
The proposed Fountain Ridge residential development build traffic volumes assume the full build out of the site. The Year 2017 Build (with development) traffic was determined by adding the existing traffic volumes (Exhibit 5) to the development new trips (Exhibit 7). The Year 2017 Build (with development) traffic volumes are shown in Exhibit 8.

The Year 2017 Total (with on-site and off-site development) traffic was determined by adding the Year 2017 Build (with development) traffic volumes (Exhibit 8) to the off-site development new trips (Exhibit 9). The Year 2017 Total (with on-site and off-site development) traffic volumes are shown in Exhibit 10.

PART F – CONCLUSION

Kenosha County and the Village of Pleasant Prairie are asked to review the trip generation and other assumptions listed in this initial review so that they may be incorporated into the TIA document.

Pleasant Prairie, Wisconsin



LEGEND

- Study Area Intersection
- Proposed Development

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1955: 07-06-16

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EXHIBIT 1
PROJECT OVERVIEW MAP

PLEASANT PRAIRIE, WISCONSIN

SITE 1 - LEASE RESIDENCE

1 ~ CLUBHOUSE
3 ~ 49 UNIT BUILDINGS
147 TOTAL LEASED UNITS

11.01 ACRES
13.35 UNITS/ACRE

SITE 2 - TOWNHOMES

(W) SITE
4 - 8 UNIT BUILDINGS
32 TOTAL UNITS

4.83 ACRES
6.6 UNITS/ACRE

(e) SITE
6 - 8 UNIT BUILDINGS
48 TOTAL UNITS

7.06 ACRES
6.8 UNITS/ACRE

Total
11.89 ACRES
80 UNITS
6.7 UNITS/ACRE

SITE 3 - SINGLE FAMILY HOMES ~ 19 LOTS

8.919 ACRES
2.13 UNITS/ACRE

TOTAL DEVELOPMENT

1 - CLUBHOUSE
227 - UNITS
19 - SINGLE FAMILY CONDO LOTS
246 - TOTAL UNITS

32.65 ACRES
7.53 UNITS/ACRE

STREET A - PUBLIC
300 LF CL
970 SY PAVEMENT

STREET B - PUBLIC
1,350 LF CL
4,800 SY PAVEMENT

STREET C - PUBLIC
955 LF CL
4,225 SY PAVEMENT

LEXINGTON HOMES
PLEASANT PRAIRIE, WI

FOUNTAIN RIDGE

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.reeainc.com
PHONE (920) 662-9641
FAX (920) 662-9141

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EXHIBIT 2
CONCEPTUAL SITE PLAN

PLEASANT PRAIRIE, WISCONSIN

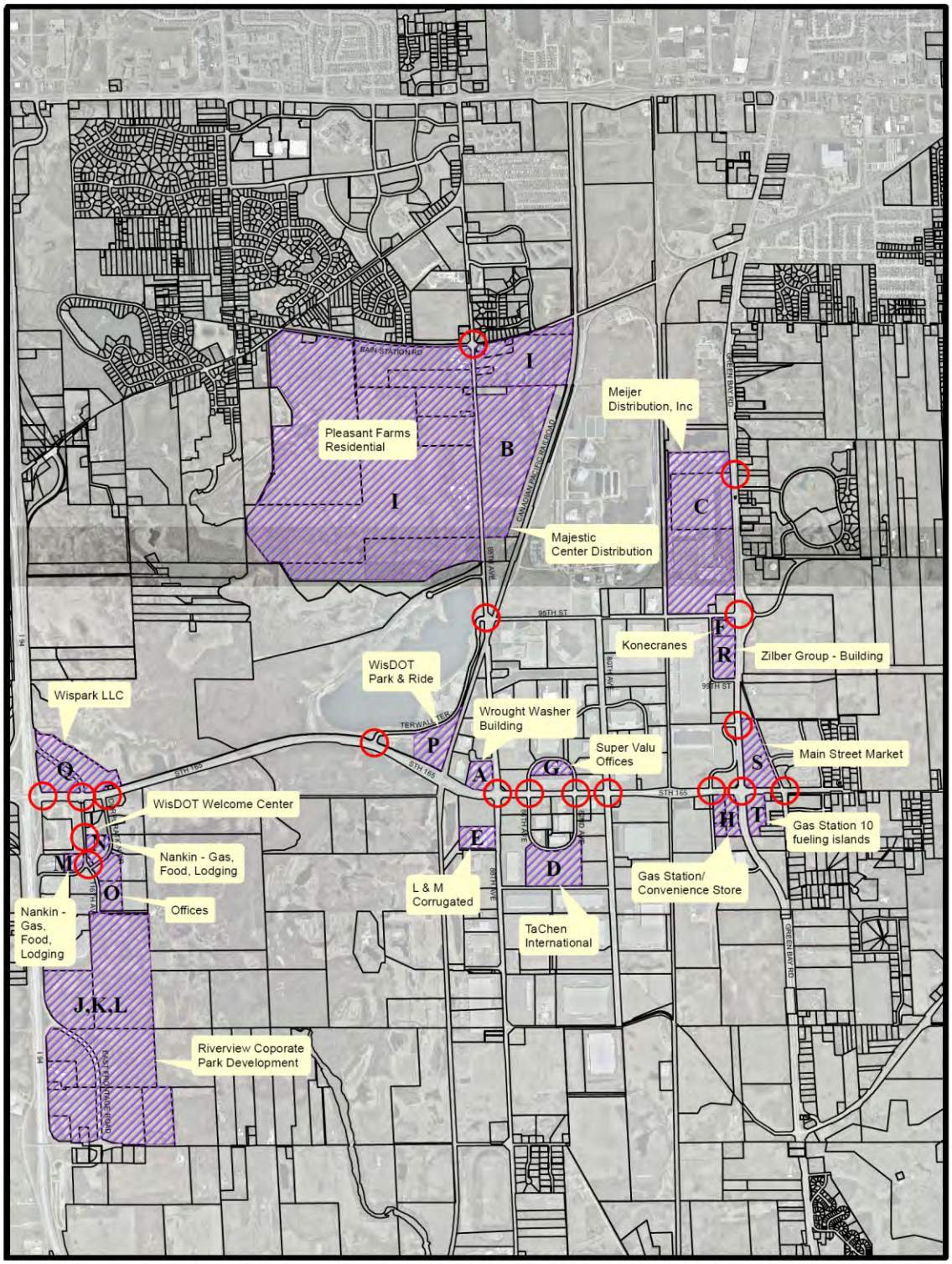
(EXHIBIT 1) LAKEVIEW TRAFFIC IMPACT ANALYSIS

N
W E
S

0 750 1,500 3,000 4,500 6,000 Feet

1 in = 2,000 ft

- PROPOSED DEVELOPMENTS
- INTERSECTIONS TO BE STUDIED



THE VILLAGE OF PLEASANT PRAIRIE MAKES NO REPRESENTAIONS CONCERNING THE ACCURACY OR VALIDITY PRESENTED ON THIS MAP. INFORMATION IS FOR GENERAL INFORMATIONAL PURPOSE ONLY AND IS NOT TO BE USED FOR SYSTEM DESIGN PURPOSES BY OTHERS.

TRAFFIC ANALYSIS & DESIGN, INC.

1955: 07-06-16

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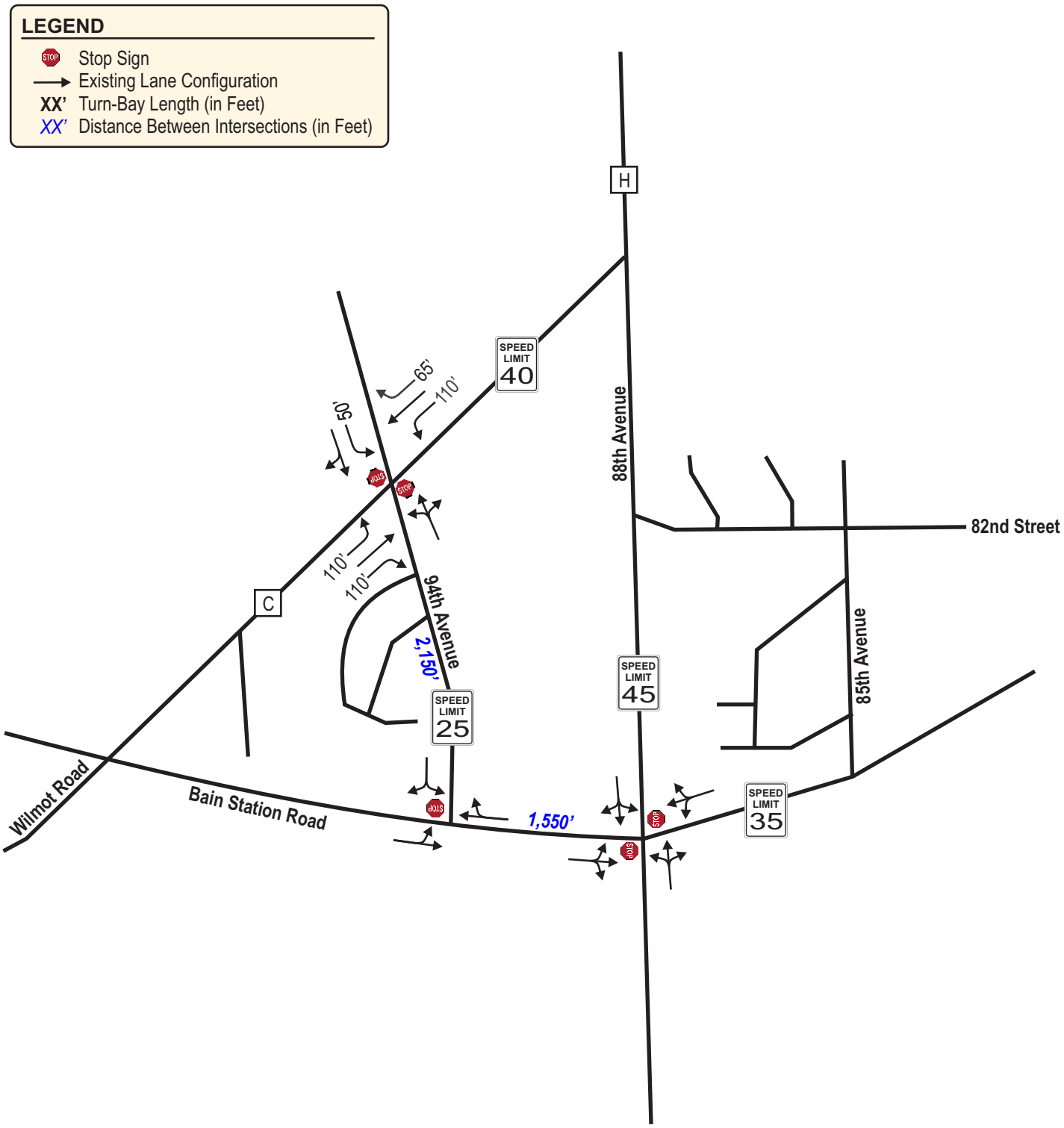
EXHIBIT 3
OFF-SITE DEVELOPMENT AREA MAP

PLEASANT PRAIRIE, WISCONSIN



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NOT TO SCALE

EXHIBIT 4
EXISTING TRANSPORTATION DETAIL

PLEASANT PRAIRIE, WISCONSIN

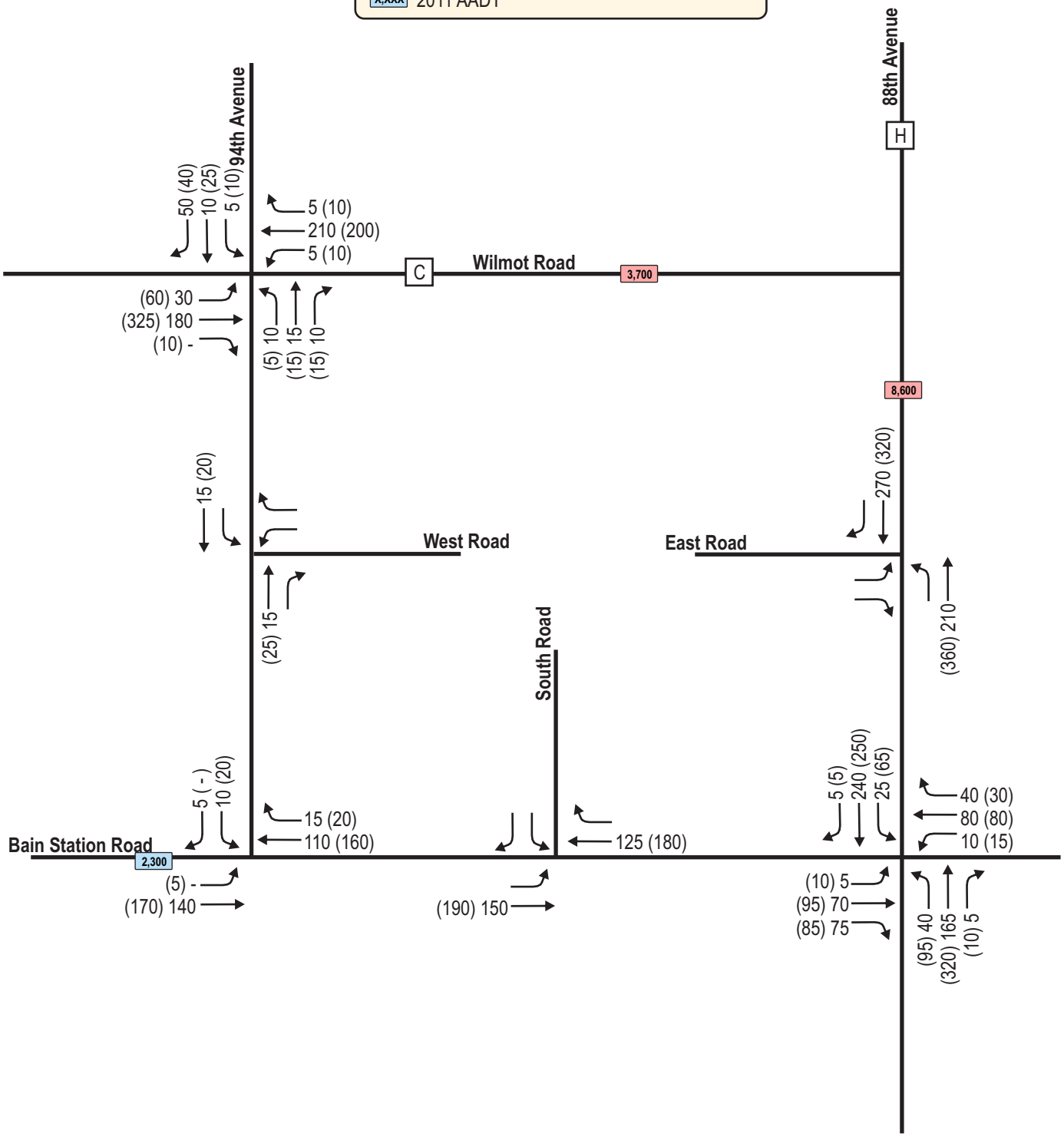

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EXHIBIT 5
YEAR 2016 EXISTING TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single Family Residential	210	19 Homes	180	5	10	15	15	5	20
			(9.52)	(25%)	(75%)	(0.75)	(63%)	(37%)	(1.00)
Apartment (Duplex/Multi-Family)	220	80 Units	530	10	30	40	35	15	50
			(6.65)	(20%)	(80%)	(0.51)	(65%)	(35%)	(0.62)
Mid-Rise Apartment	223	147 Units	980	15	30	45	30	25	55
			(6.65)	(31%)	(69%)	(0.30)	(58%)	(42%)	(0.39)
Total New Trips			**1,690**	**30**	**70**	**100**	**80**	**45**	**125**

Notes

TRIP DISTRIBUTION (Single Family)

North on H	40%	70	5	5	5	5
South on H	25%	45	0	0	5	0
South on Wilmot	25%	45	0	5	5	0
East on Bain Station	10%	20	0	0	0	0
	100%	***180***	***5***	***10***	***15***	***5***

TRIP DISTRIBUTION (Apartments)

North on H	40%	600	10	25	25	15
South on H	25%	380	5	15	15	10
South on Wilmot	25%	380	5	15	20	10
East on Bain Station	10%	150	5	5	5	5
	100%	***1510***	***25***	***60***	***65***	***40***

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EXHIBIT 6
TRIP GENERATION TABLE

PLEASANT PRAIRIE, WISCONSIN

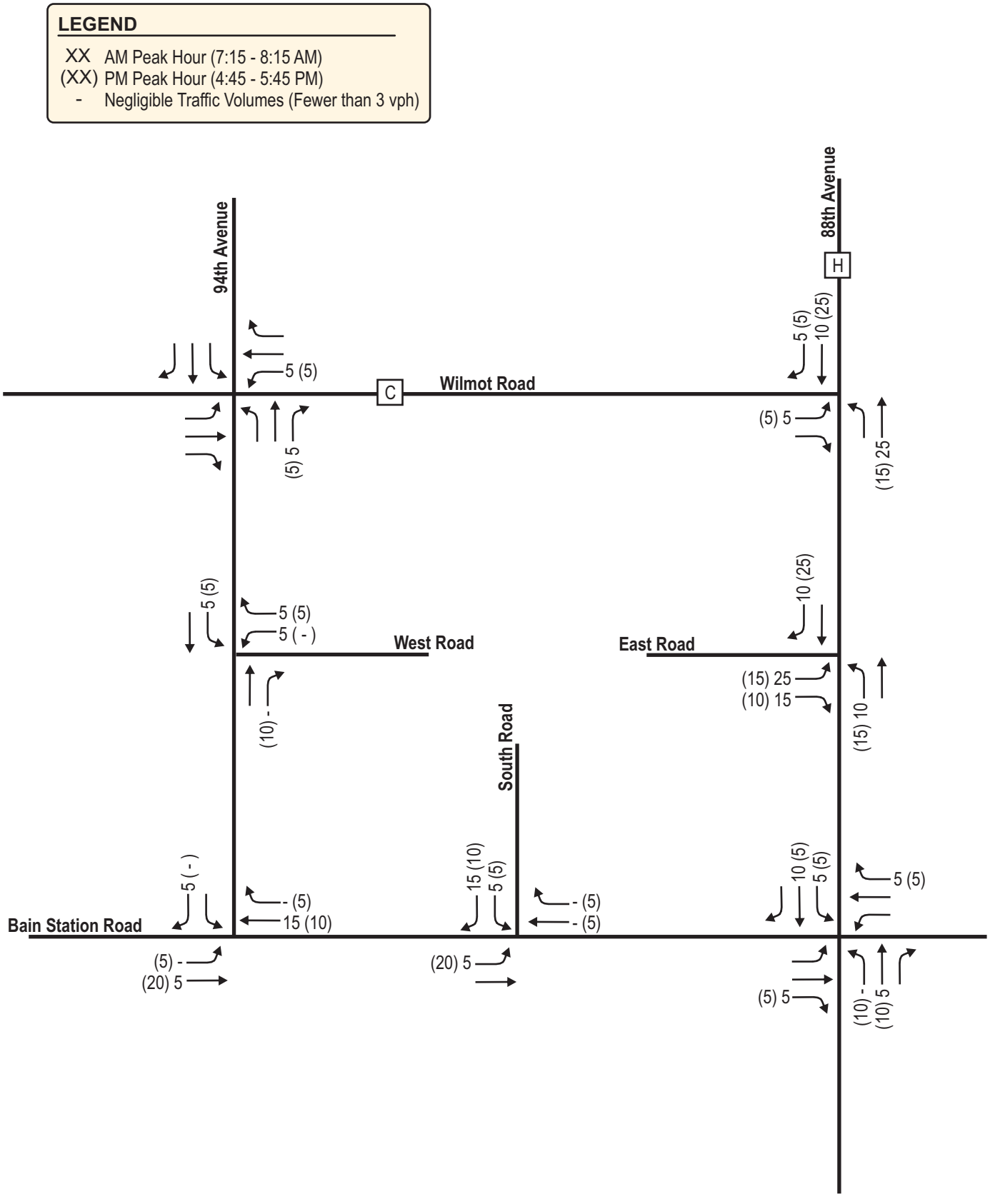

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EXHIBIT 7
ON-SITE NEW TRIPS

PLEASANT PRAIRIE, WISCONSIN

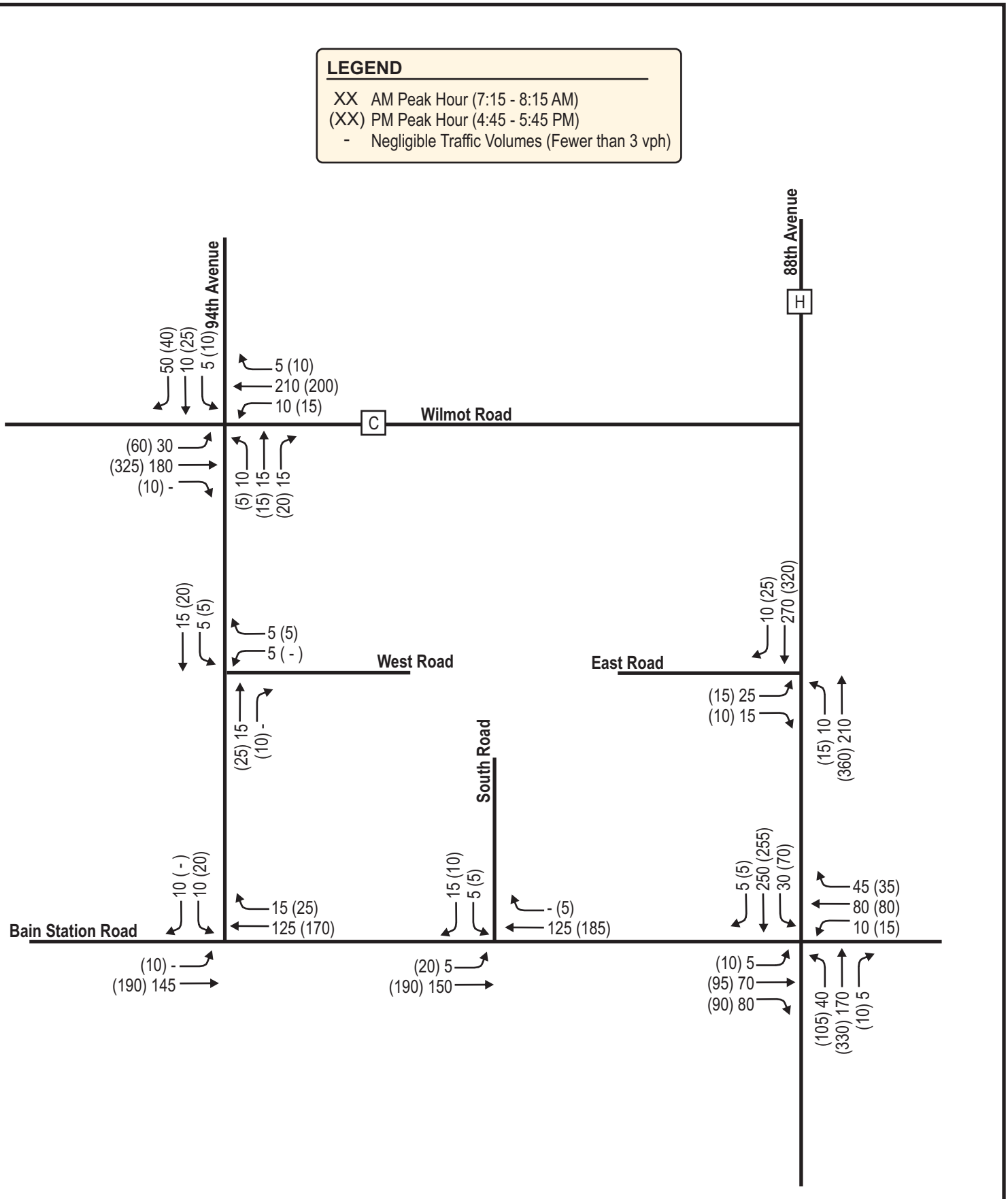

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EXHIBIT 8
YEAR 2016 BUILD TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

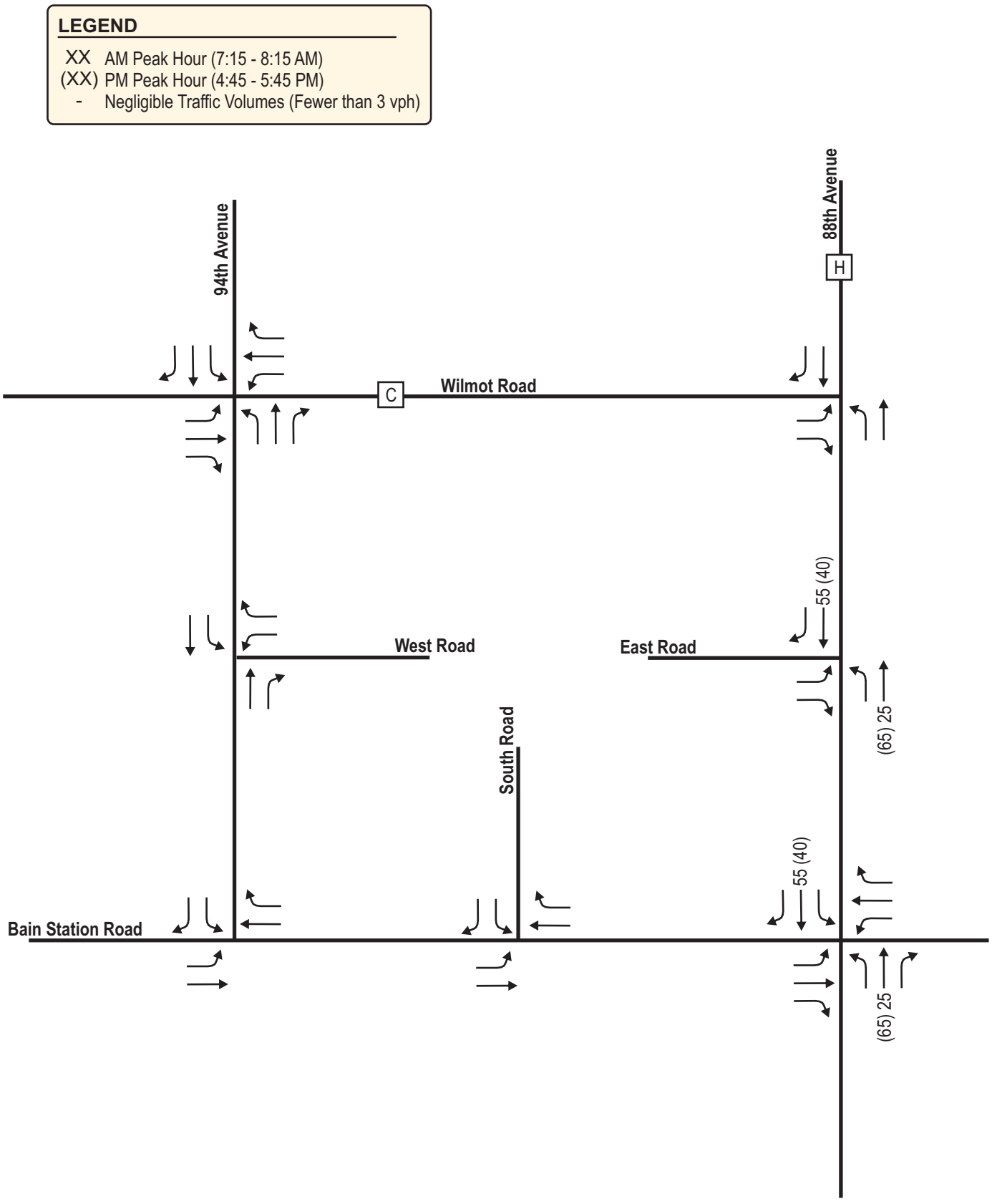

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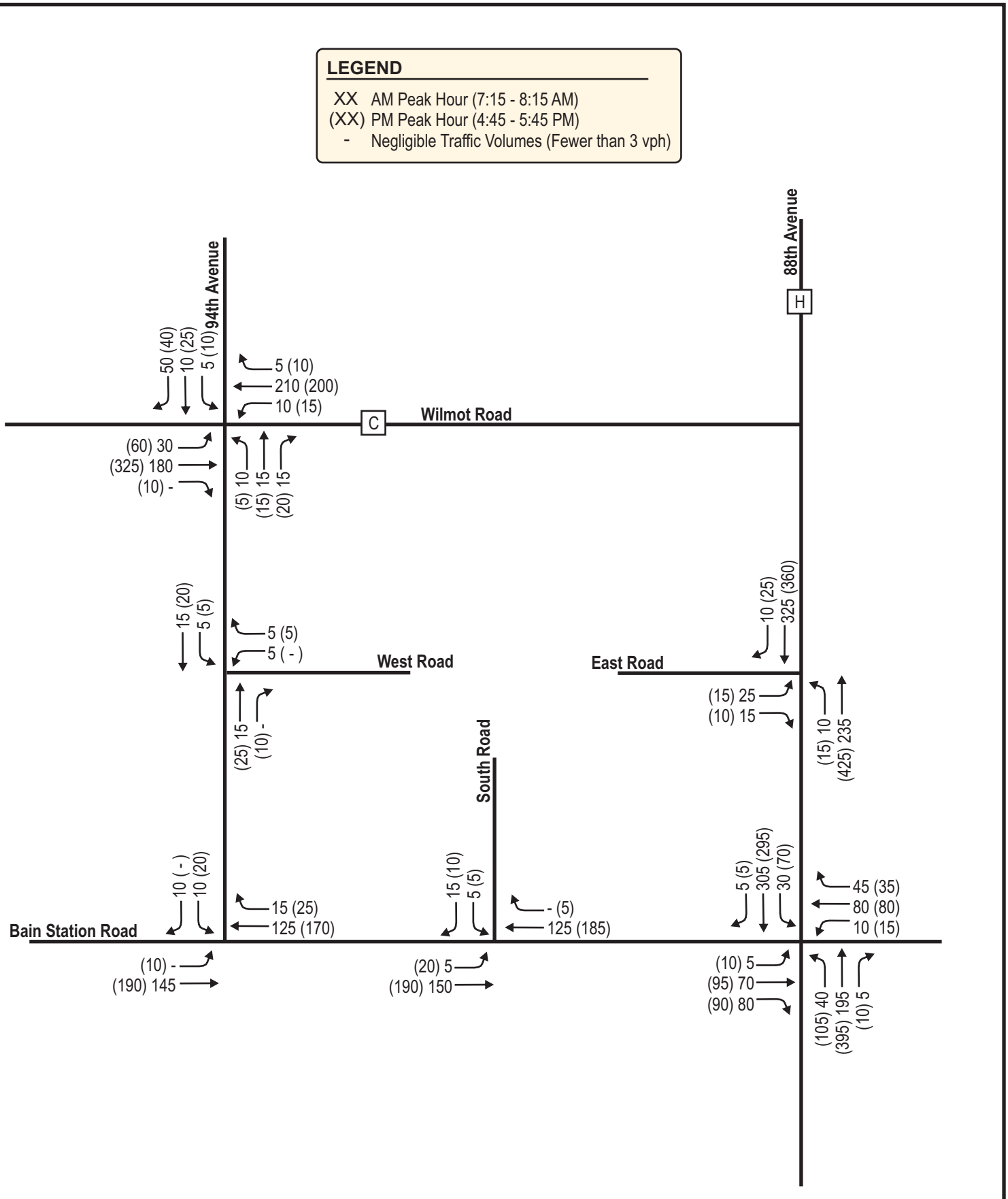
EXHIBIT 9
OFF-SITE NEW TRIPS

PLEASANT PRAIRIE, WISCONSIN



TRAFFIC ANALYSIS & DESIGN, INC.
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NOT TO SCALE

EXHIBIT 8
YEAR 2016 TOTAL TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

APPENDIX

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: CTH H - 88th Avenue and Bain Station Road

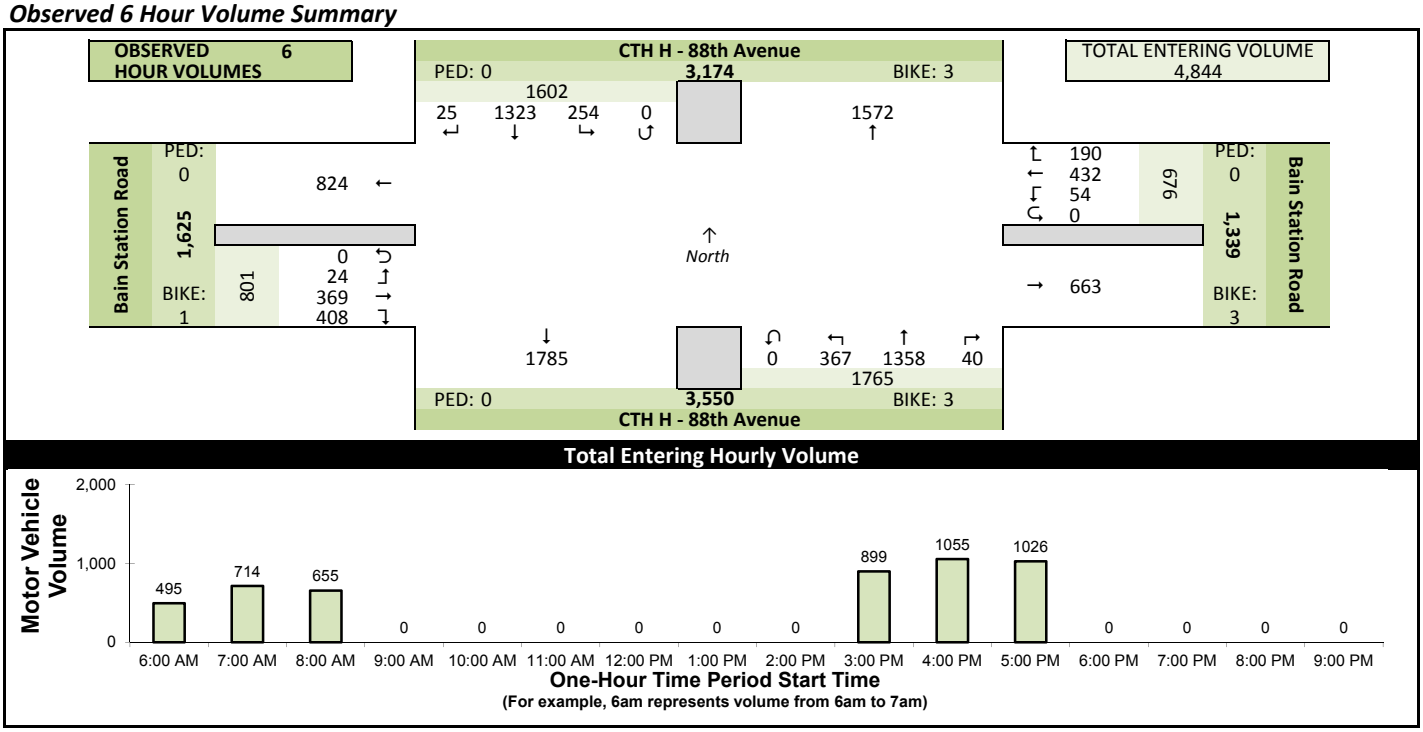
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	CTH H - 88th Avenue		
East Leg	Bain Station Road		
South Leg	CTH H - 88th Avenue		
West Leg	Bain Station Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

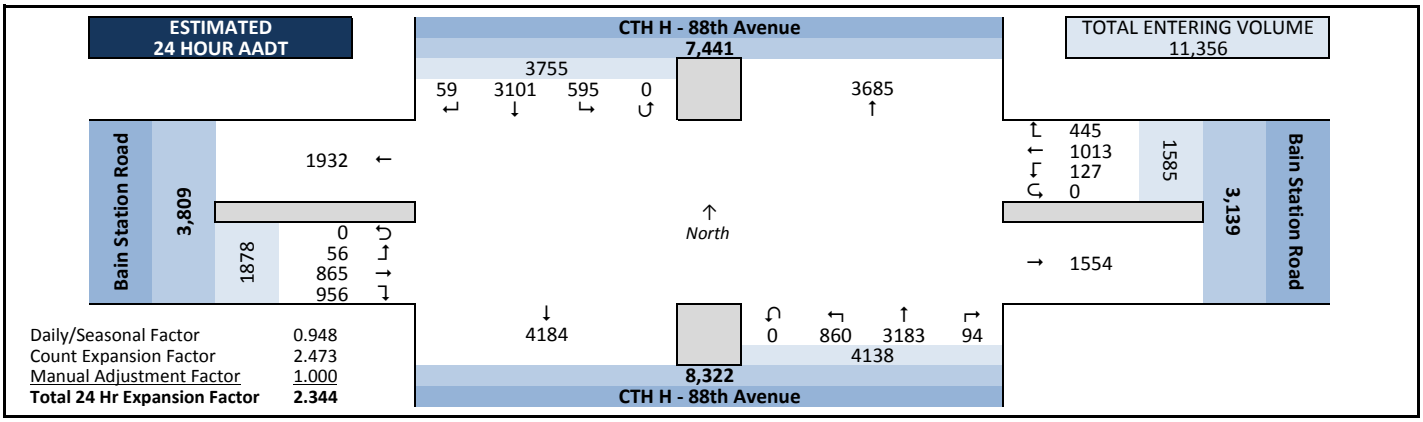
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Tuesday, June 28, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:30-8:30am	MD		PM	4:45-5:45pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.948	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers: AM Peak Period	Amy Scheuerlein				
Midday Peak Period	None				
PM Peak Period	Karlyn Bieberitz				
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

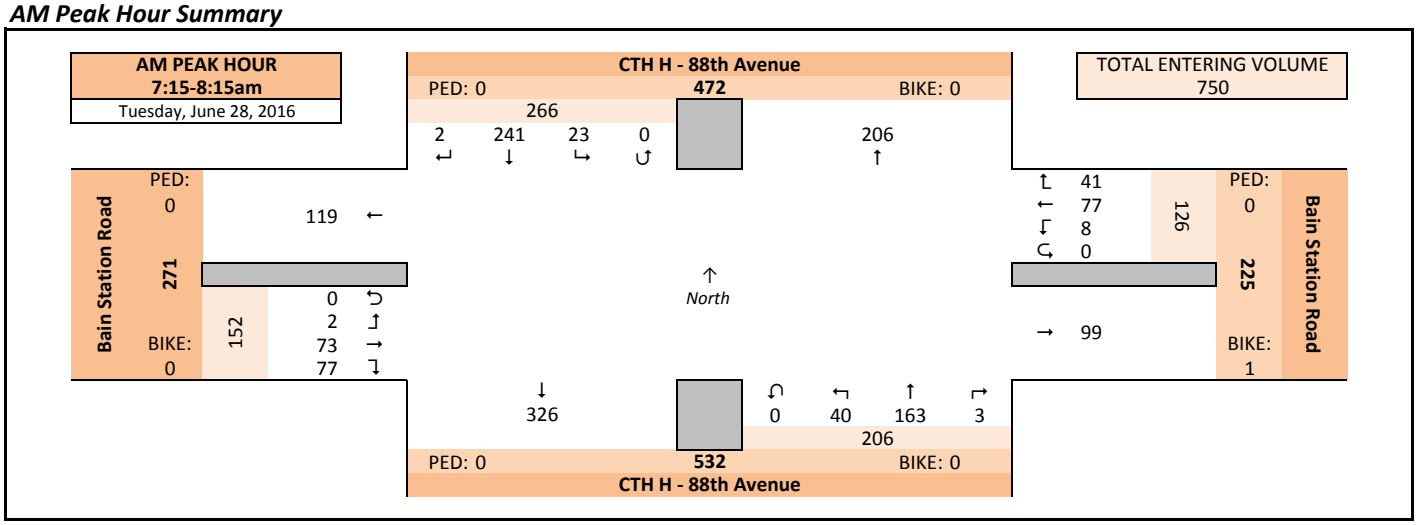
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

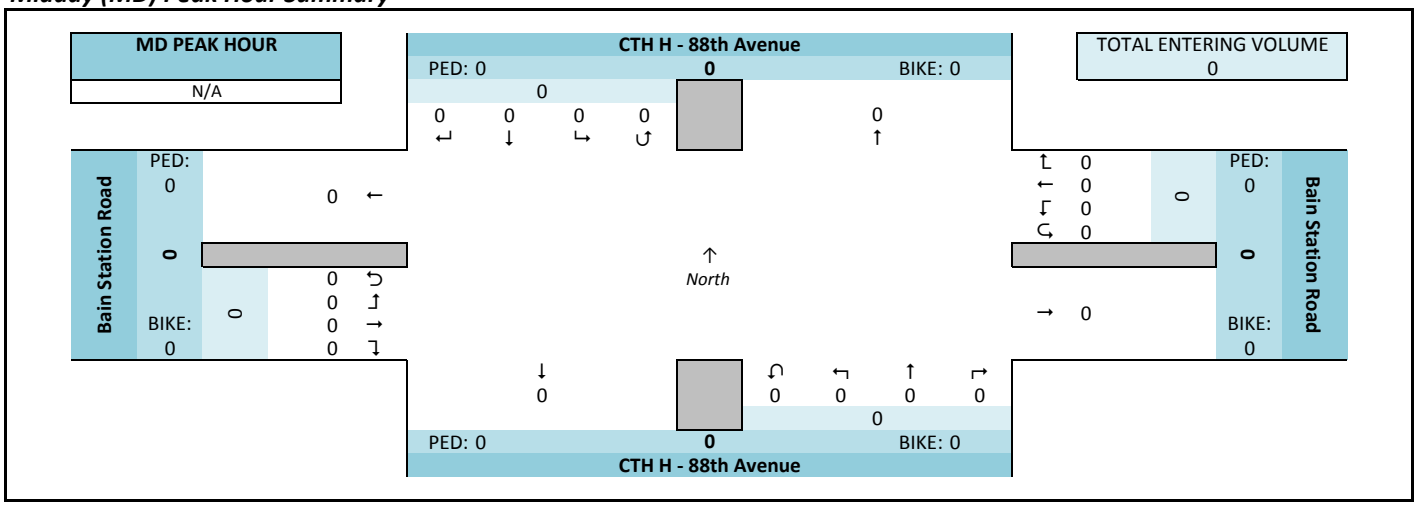
All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

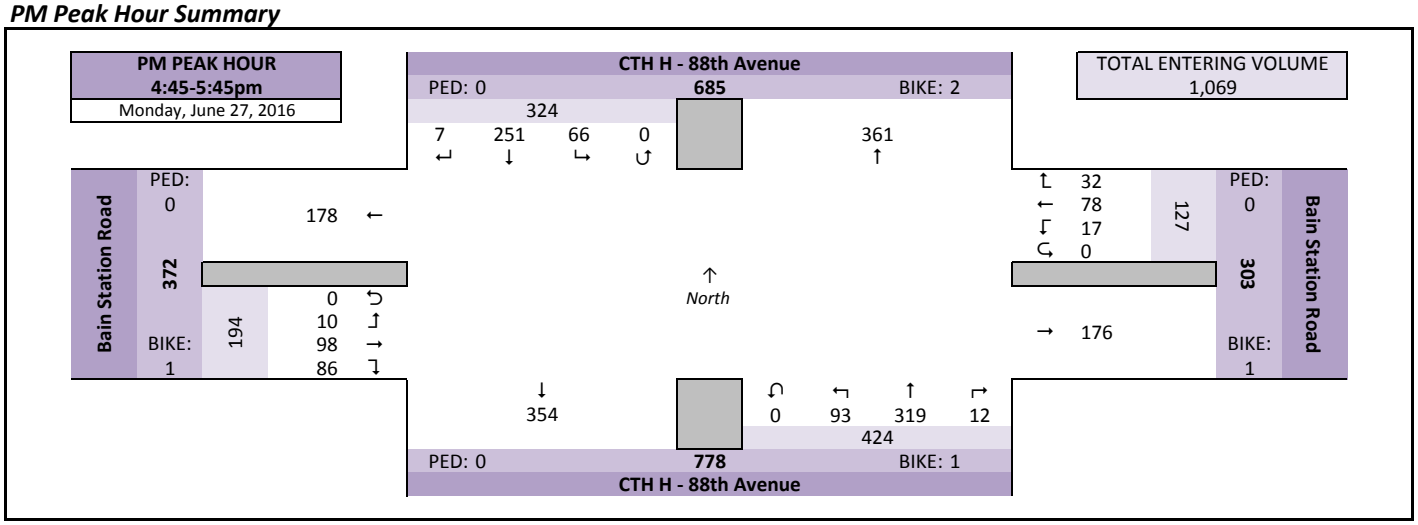
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

Peak Hour Volumes, Truck Percentages, and PHFs

Tuesday, June 28, 2016		From North					From East					From South					From West					
	AM Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	1	45	5	0	51	6	11	1	0	18	0	38	8	0	46	22	13	1	0	36	151
	7:30 AM	1	59	6	0	66	8	23	0	0	31	0	32	11	0	43	19	20	0	0	39	179
	7:45 AM	0	82	8	0	90	18	29	5	0	52	0	49	13	0	62	22	25	0	0	47	251
	8:00 AM	0	55	4	0	59	9	14	2	0	25	3	44	8	0	55	14	15	1	0	30	169
	Peak Hour Volume	2	241	23	0	266	41	77	8	0	126	3	163	40	0	206	77	73	2	0	152	750
	Rounded Hourly Volume	0	240	25	0	265	40	75	10	0	125	5	165	40	0	210	75	75	0	0	150	750
	% Single Unit Trucks	0.0	7.5	4.3	0.0	7.1	7.3	1.3	0.0	0.0	3.2	0.0	8.0	2.5	0.0	6.8	2.6	1.4	0.0	0.0	2.0	5.3
	% Heavy Trucks	0.0	4.6	0.0	0.0	4.1	0.0	0.0	0.0	0.0	0.0	0.0	5.5	0.0	0.0	4.4	1.3	0.0	50.0	0.0	1.3	2.9
	% Trucks (Total)	0.0	12.0	4.3	0.0	11.3	7.3	1.3	0.0	0.0	3.2	0.0	13.5	2.5	0.0	11.2	3.9	1.4	50.0	0.0	3.3	8.3
	Peak Hour Factor (PHF)	0.50	0.73	0.72	0.00	0.74	0.57	0.66	0.40	0.00	0.61	0.25	0.83	0.77	0.00	0.83	0.87	0.73	0.50	0.00	0.81	0.75

N/A		From North					From East					From South					From West					
	MD Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	2	63	23	0	88	7	21	6	0	34	6	69	22	0	97	21	25	3	0	49	268
	5:00 PM	3	52	23	0	78	9	16	6	0	31	4	82	29	0	115	20	21	4	0	45	269
	5:15 PM	0	74	7	0	81	13	21	2	0	36	1	81	24	0	106	21	27	2	0	50	273
	5:30 PM	2	62	13	0	77	3	20	3	0	26	1	87	18	0	106	24	25	1	0	50	259
	Peak Hour Volume	7	251	66	0	324	32	78	17	0	127	12	319	93	0	424	86	98	10	0	194	1069
	Rounded Hourly Volume	5	250	65	0	320	30	80	15	0	125	10	320	95	0	425	85	100	10	0	195	1065
	% Single Unit Trucks	0.0	1.6	3.0	0.0	1.9	0.0	0.0	5.9	0.0	0.8	0.0	3.1	2.2	0.0	2.8	4.7	0.0	0.0	0.0	2.1	2.2
	% Heavy Trucks	0.0	4.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	3.1	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	1.9
	% Trucks (Total)	0.0	5.6	3.0	0.0	4.9	0.0	0.0	5.9	0.0	0.8	0.0	6.3	2.2	0.0	5.2	4.7	0.0	0.0	0.0	2.1	4.0
	Peak Hour Factor (PHF)	0.58	0.85	0.72	0.00	0.92	0.62	0.93	0.71	0.00	0.88	0.50	0.92	0.80	0.00	0.92	0.90	0.91	0.62	0.00	0.97	0.98

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		CTH H - 88th Avenue			Bain Station Road			CTH H - 88th Avenue			Bain Station Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	1	1	0	0	0	0	0	0	1
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	0	0	0	0	0	0	1	1	2
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	1	1	0	1	1	0	1	1	0	0	0	3
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	2	2	0	1	1	0	1	1	0	1	1	5

Intersection Traffic Volume Report

Count Basics		*Page 4 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

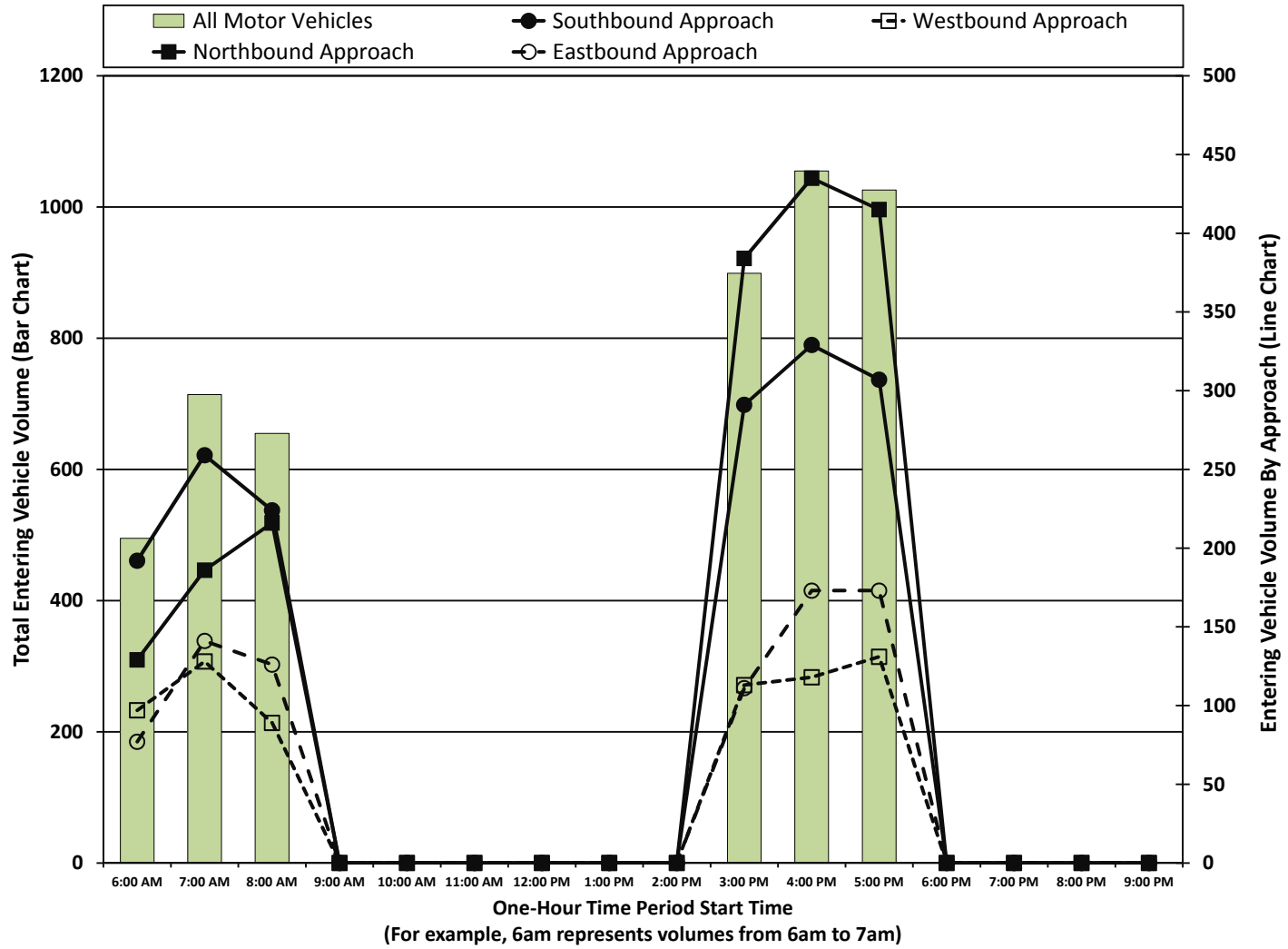
All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	5	182	5	0	192	31	57	9	0	97	3	103	23	0	129	54	23	0	0	77	495	174	321
	7:00 AM	5	229	25	0	259	41	81	6	0	128	0	145	41	0	186	78	62	1	0	141	714	269	445
	8:00 AM	3	201	20	0	224	30	54	5	0	89	5	171	40	0	216	78	43	5	0	126	655	215	440
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	3	223	65	0	291	28	81	4	0	113	8	300	76	0	384	48	61	2	0	111	899	224	675
	4:00 PM	4	244	81	0	329	30	74	14	0	118	16	324	95	0	435	73	91	9	0	173	1055	291	764
	5:00 PM	5	244	58	0	307	30	85	16	0	131	8	315	92	0	415	77	89	7	0	173	1026	304	722
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		25	1323	254	0	1602	190	432	54	0	676	40	1358	367	0	1765	408	369	24	0	801	4844	1477	3367

Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

15-Minute Motor Vehicle Data

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min	Hourly	
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	1	44	0	0	45	2	4	1	0	7	0	17	1	0	18	11	1	0	0	12	82	495	0.65
	6:15 AM	0	41	1	0	42	6	14	1	0	21	0	19	5	0	24	8	4	0	0	12	99	546	0.72
	6:30 AM	0	44	2	0	46	6	10	5	0	21	2	28	9	0	39	14	4	0	0	18	124	598	0.79
	6:45 AM	4	53	2	0	59	17	29	2	0	48	1	39	8	0	48	21	14	0	0	35	190	653	0.86
	7:00 AM	3	43	6	0	52	9	18	0	0	27	0	26	9	0	35	15	4	0	0	19	133	714	0.71
	7:15 AM	1	45	5	0	51	6	11	1	0	18	0	38	8	0	46	22	13	1	0	36	151	750	0.75
	7:30 AM	1	59	6	0	66	8	23	0	0	31	0	32	11	0	43	19	20	0	0	39	179	774	0.77
	7:45 AM	0	82	8	0	90	18	29	5	0	52	0	49	13	0	62	22	25	0	0	47	251	736	0.73
	8:00 AM	0	55	4	0	59	9	14	2	0	25	3	44	8	0	55	14	15	1	0	30	169	655	0.94
	8:15 AM	2	59	6	0	67	9	13	1	0	23	0	41	12	0	53	20	11	1	0	32	175		
	8:30 AM	1	41	2	0	44	7	14	1	0	22	2	31	10	0	43	21	9	2	0	32	141		
	8:45 AM	0	46	8	0	54	5	13	1	0	19	0	55	10	0	65	23	8	1	0	32	170		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	1	47	14	0	62	8	19	2	0	29	2	75	12	0	89	9	15	1	0	25	205	899	0.91
	3:15 PM	1	52	24	0	77	6	16	1	0	23	1	56	14	0	71	13	18	0	0	31	202	979	0.86
	3:30 PM	1	56	13	0	70	5	26	0	0	31	4	95	20	0	119	10	18	0	0	28	248	1024	0.90
	3:45 PM	0	68	14	0	82	9	20	1	0	30	1	74	30	0	105	16	10	1	0	27	244	1031	0.90
	4:00 PM	1	62	28	0	91	5	23	3	0	31	4	88	30	0	122	19	19	3	0	41	285	1055	0.93
	4:15 PM	1	50	11	0	62	10	18	4	0	32	5	80	25	0	110	16	25	2	0	43	247	1039	0.97
	4:30 PM	0	69	19	0	88	8	12	1	0	21	1	87	18	0	106	17	22	1	0	40	255	1065	0.98
	4:45 PM	2	63	23	0	88	7	21	6	0	34	6	69	22	0	97	21	25	3	0	49	268	1069	0.98
	5:00 PM	3	52	23	0	78	9	16	6	0	31	4	82	29	0	115	20	21	4	0	45	269	1026	0.94
	5:15 PM	0	74	7	0	81	13	21	2	0	36	1	81	24	0	106	21	27	2	0	50	273		
	5:30 PM	2	62	13	0	77	3	20	3	0	26	1	87	18	0	106	24	25	1	0	50	259		
	5:45 PM	0	56	15	0	71	5	28	5	0	38	2	65	21	0	88	12	16	0	0	28	225		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		25	1323	254	0	1602	190	432	54	0	676	40	1358	367	0	1765	408	369	24	0	801	4844		

Peak Hour All Vehicle Volume Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly	
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	7:15 AM	2	241	23	0	266	41	77	8	0	126	3	163	40	0	206	77	73	2	0	152	750	0.75
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	7	251	66	0	324	32	78	17	0	127	12	319	93	0	424	86	98	10	0	194	1069	0.98

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

CTH H - 88th Avenue and Bain Station Road

15-Minute Automobile Data

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	1	42	0	0	43	2	4	1	0	7	0	16	1	0	17	11	1	0	0	12	79	466
	6:15 AM	0	36	1	0	37	6	14	1	0	21	0	17	5	0	22	8	4	0	0	12	92	506
	6:30 AM	0	40	2	0	42	6	10	5	0	21	2	24	9	0	35	14	4	0	0	18	116	552
	6:45 AM	4	46	1	0	51	17	29	2	0	48	1	37	8	0	46	21	13	0	0	34	179	595
	7:00 AM	3	36	6	0	45	9	17	0	0	26	0	20	9	0	29	15	4	0	0	19	119	650
	7:15 AM	1	37	5	0	43	6	11	1	0	18	0	34	8	0	42	22	12	1	0	35	138	688
	7:30 AM	1	47	5	0	53	7	23	0	0	30	0	26	11	0	37	19	20	0	0	39	159	706
	7:45 AM	0	76	8	0	84	16	28	5	0	49	0	43	12	0	55	21	25	0	0	46	234	672
	8:00 AM	0	52	4	0	56	9	14	2	0	25	3	38	8	0	49	12	15	0	0	27	157	597
	8:15 AM	2	49	6	0	57	9	12	1	0	22	0	33	12	0	45	20	11	1	0	32	156	
	8:30 AM	1	32	2	0	35	7	13	1	0	21	2	27	10	0	39	19	9	2	0	30	125	
	8:45 AM	0	41	8	0	49	5	13	1	0	19	0	50	10	0	60	22	8	1	0	31	159	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	39	11	0	51	7	19	2	0	28	2	67	12	0	81	9	15	1	0	25	185	833
	3:15 PM	1	43	23	0	67	6	16	1	0	23	1	50	13	0	64	12	18	0	0	30	184	913
	3:30 PM	1	50	12	0	63	5	26	0	0	31	4	86	20	0	110	10	18	0	0	28	232	966
	3:45 PM	0	63	14	0	77	8	20	1	0	29	1	69	30	0	100	15	10	1	0	26	232	973
	4:00 PM	1	54	27	0	82	5	23	3	0	31	4	79	30	0	113	17	19	3	0	39	265	998
	4:15 PM	1	48	11	0	60	10	18	4	0	32	4	75	23	0	102	16	25	2	0	43	237	992
	4:30 PM	0	65	18	0	83	8	12	1	0	21	1	77	18	0	96	17	21	1	0	39	239	1014
	4:45 PM	2	57	22	0	81	7	21	6	0	34	6	67	21	0	94	20	25	3	0	48	257	1026
	5:00 PM	3	50	23	0	76	9	16	6	0	31	4	76	29	0	109	18	21	4	0	43	259	988
	5:15 PM	0	69	7	0	76	13	21	2	0	36	1	74	23	0	98	20	27	2	0	49	259	
	5:30 PM	2	61	12	0	75	3	20	2	0	25	1	82	18	0	101	24	25	1	0	50	251	
	5:45 PM	0	51	15	0	66	5	28	5	0	38	2	64	21	0	87	12	16	0	0	28	219	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		25	1184	243	0	1452	185	428	53	0	666	39	1231	361	0	1631	394	366	23	0	783	4532	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	2	212	22	0	236	38	76	8	0	122	3	141	39	0	183	74	72	1	0	147	688
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	7	237	64	0	308	32	78	16	0	126	12	299	91	0	402	82	98	10	0	190	1026

Intersection Traffic Volume Report

Count Basics			*Page 7 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

CTH H - 88th Avenue and Bain Station Road

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	19
	6:15 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	22
	6:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	29
	6:45 AM	0	5	1	0	6	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	8	36
	7:00 AM	0	2	0	0	2	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	5	40
	7:15 AM	0	7	0	0	7	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	10	40
	7:30 AM	0	8	1	0	9	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	13	38
	7:45 AM	0	3	0	0	3	2	1	0	0	3	0	5	1	0	6	0	0	0	0	0	12	35
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	5	31
	8:15 AM	0	5	0	0	5	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	8	
	8:30 AM	0	6	0	0	6	0	1	0	0	1	0	1	0	0	1	2	0	0	0	2	10	
	8:45 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	8	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	2	3	0	5	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	10	30
	3:15 PM	0	4	1	0	5	0	0	0	0	0	0	3	1	0	4	1	0	0	0	1	10	31
	3:30 PM	0	0	1	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6	28
	3:45 PM	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	1	0	0	0	1	4	34
	4:00 PM	0	5	1	0	6	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	11	35
	4:15 PM	0	0	0	0	0	0	0	0	0	0	1	4	2	0	7	0	0	0	0	0	7	30
	4:30 PM	0	2	1	0	3	0	0	0	0	0	0	8	0	0	8	0	1	0	0	1	12	30
	4:45 PM	0	1	1	0	2	0	0	0	0	0	0	1	1	0	2	1	0	0	0	1	5	23
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	6	21
	5:15 PM	0	2	0	0	2	0	0	0	0	0	0	3	1	0	4	1	0	0	0	1	7	
	5:30 PM	0	1	1	0	2	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	5	
	5:45 PM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	66	11	0	77	5	4	1	0	10	1	66	6	0	73	13	3	0	0	16	176	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	18	1	0	19	3	1	0	0	4	0	13	1	0	14	2	1	0	0	3	40
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	4	2	0	6	0	0	1	0	1	0	10	2	0	12	4	0	0	0	4	23

Intersection Traffic Volume Report

Count Basics		*Page 8 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

CTH H - 88th Avenue and Bain Station Road

15-Minute Semi-Truck Data

15-Minute Time Period	Start Time	From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10
	6:15 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	18
	6:30 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	17
	6:45 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	22
	7:00 AM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	24
	7:15 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	22
	7:30 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	30
	7:45 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	5	29
	8:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	7	27
	8:15 AM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	11	
	8:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	
	8:45 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	36
	3:15 PM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	35
	3:30 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	30
	3:45 PM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	24
	4:00 PM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	9	22
	4:15 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	17
	4:30 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	21
	4:45 PM	0	5	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	6	20
	5:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	17
	5:15 PM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	
	5:45 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	73	0	0	73	0	0	0	0	0	0	61	0	0	61	1	0	1	0	2	136	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period	Start Time	From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	15	0	0	15	0	0	0	0	0	0	13	0	0	13	1	0	1	0	2	30
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	12	0	0	12	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	24

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

CTH H - 88th Avenue and Bain Station Road

15-Minute Heavy Vehicle Data

15-Minute Time Period		From North (CTH H - 88th Avenue)					From East (Bain Station Road)					From South (CTH H - 88th Avenue)					From West (Bain Station Road)					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	29
	6:15 AM	0	5	0	0	5	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	7	40
	6:30 AM	0	4	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	8	46
	6:45 AM	0	7	1	0	8	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	11	58
	7:00 AM	0	7	0	0	7	0	1	0	0	1	0	6	0	0	6	0	0	0	0	0	14	64
	7:15 AM	0	8	0	0	8	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	13	62
	7:30 AM	0	12	1	0	13	1	0	0	0	1	0	6	0	0	6	0	0	0	0	0	20	68
	7:45 AM	0	6	0	0	6	2	1	0	0	3	0	6	1	0	7	1	0	0	0	1	17	64
	8:00 AM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	2	0	1	0	3	12	58
	8:15 AM	0	10	0	0	10	0	1	0	0	1	0	8	0	0	8	0	0	0	0	0	19	
	8:30 AM	0	9	0	0	9	0	1	0	0	1	0	4	0	0	4	2	0	0	0	2	16	
	8:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	11	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	8	3	0	11	1	0	0	0	1	0	8	0	0	8	0	0	0	0	0	20	66
	3:15 PM	0	9	1	0	10	0	0	0	0	0	0	6	1	0	7	1	0	0	0	1	18	66
	3:30 PM	0	6	1	0	7	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	16	58
	3:45 PM	0	5	0	0	5	1	0	0	0	1	0	5	0	0	5	1	0	0	0	1	12	58
	4:00 PM	0	8	1	0	9	0	0	0	0	0	0	9	0	0	9	2	0	0	0	2	20	57
	4:15 PM	0	2	0	0	2	0	0	0	0	0	1	5	2	0	8	0	0	0	0	0	10	47
	4:30 PM	0	4	1	0	5	0	0	0	0	0	0	10	0	0	10	0	1	0	0	1	16	51
	4:45 PM	0	6	1	0	7	0	0	0	0	0	0	2	1	0	3	1	0	0	0	1	11	43
	5:00 PM	0	2	0	0	2	0	0	0	0	0	0	6	0	0	6	2	0	0	0	2	10	38
	5:15 PM	0	5	0	0	5	0	0	0	0	0	0	7	1	0	8	1	0	0	0	1	14	
	5:30 PM	0	1	1	0	2	0	0	1	0	1	0	5	0	0	5	0	0	0	0	0	8	
	5:45 PM	0	5	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	6	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	139	11	0	150	5	4	1	0	10	1	127	6	0	134	14	3	1	0	18	312	

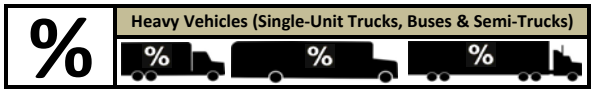
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period		From North (CTH H - 88th Avenue)					From East (Bain Station Road)					From South (CTH H - 88th Avenue)					From West (Bain Station Road)					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	0	29	1	0	30	3	1	0	0	4	0	22	1	0	23	3	1	1	0	5	62
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	14	2	0	16	0	0	1	0	1	0	20	2	0	22	4	0	0	0	4	43

Intersection Traffic Volume Report

Count Basics			*Page 10 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



CTH H - 88th Avenue and Bain Station Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Heavy Vehicle	Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent	Percent
AM Peak Period	6:00 AM	0.0	4.5	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	5.9	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	3.7	5.9
	6:15 AM	0.0	12.2	0.0	0.0	11.9	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	8.3	0.0	0.0	0.0	0.0	0.0	7.1	7.3
	6:30 AM	0.0	9.1	0.0	0.0	8.7	0.0	0.0	0.0	0.0	0.0	0.0	14.3	0.0	0.0	10.3	0.0	0.0	0.0	0.0	0.0	6.5	7.7
	6:45 AM	0.0	13.2	50.0	0.0	13.6	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	4.2	0.0	7.1	0.0	0.0	2.9	5.8	8.9
	7:00 AM	0.0	16.3	0.0	0.0	13.5	0.0	5.6	0.0	0.0	3.7	0.0	23.1	0.0	0.0	17.1	0.0	0.0	0.0	0.0	0.0	10.5	9.0
	7:15 AM	0.0	17.8	0.0	0.0	15.7	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	8.7	0.0	7.7	0.0	0.0	2.8	8.6	8.3
	7:30 AM	0.0	20.3	16.7	0.0	19.7	12.5	0.0	0.0	0.0	3.2	0.0	18.7	0.0	0.0	14.0	0.0	0.0	0.0	0.0	0.0	11.2	8.8
	7:45 AM	0.0	7.3	0.0	0.0	6.7	11.1	3.4	0.0	0.0	5.8	0.0	12.2	7.7	0.0	11.3	4.5	0.0	0.0	0.0	2.1	6.8	8.7
	8:00 AM	0.0	5.5	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	13.6	0.0	0.0	10.9	14.3	0.0	100.0	0.0	10.0	7.1	8.9
	8:15 AM	0.0	16.9	0.0	0.0	14.9	0.0	7.7	0.0	0.0	4.3	0.0	19.5	0.0	0.0	15.1	0.0	0.0	0.0	0.0	0.0	10.9	
	8:30 AM	0.0	22.0	0.0	0.0	20.5	0.0	7.1	0.0	0.0	4.5	0.0	12.9	0.0	0.0	9.3	9.5	0.0	0.0	0.0	6.2	11.3	
	8:45 AM	0.0	10.9	0.0	0.0	9.3	0.0	0.0	0.0	0.0	0.0	0.0	9.1	0.0	0.0	7.7	4.3	0.0	0.0	0.0	3.1	6.5	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	17.0	21.4	0.0	17.7	12.5	0.0	0.0	0.0	3.4	0.0	10.7	0.0	0.0	9.0	0.0	0.0	0.0	0.0	0.0	9.8	7.3
	3:15 PM	0.0	17.3	4.2	0.0	13.0	0.0	0.0	0.0	0.0	0.0	0.0	10.7	7.1	0.0	9.9	7.7	0.0	0.0	0.0	3.2	8.9	6.7
	3:30 PM	0.0	10.7	7.7	0.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	7.6	0.0	0.0	0.0	0.0	0.0	6.5	5.7
	3:45 PM	0.0	7.4	0.0	0.0	6.1	11.1	0.0	0.0	0.0	3.3	0.0	6.8	0.0	0.0	4.8	6.2	0.0	0.0	0.0	3.7	4.9	5.6
	4:00 PM	0.0	12.9	3.6	0.0	9.9	0.0	0.0	0.0	0.0	0.0	0.0	10.2	0.0	0.0	7.4	10.5	0.0	0.0	0.0	4.9	7.0	5.4
	4:15 PM	0.0	4.0	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	20.0	6.2	8.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	4.0	4.5
	4:30 PM	0.0	5.8	5.3	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	11.5	0.0	0.0	9.4	0.0	4.5	0.0	0.0	2.5	6.3	4.8
	4:45 PM	0.0	9.5	4.3	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	4.5	0.0	3.1	4.8	0.0	0.0	0.0	2.0	4.1	4.0
	5:00 PM	0.0	3.8	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	7.3	0.0	0.0	5.2	10.0	0.0	0.0	0.0	4.4	3.7	3.7
	5:15 PM	0.0	6.8	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	8.6	4.2	0.0	7.5	4.8	0.0	0.0	0.0	2.0	5.1	
	5:30 PM	0.0	1.6	7.7	0.0	2.6	0.0	0.0	33.3	0.0	3.8	0.0	5.7	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	3.1	
	5:45 PM	0.0	8.9	0.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	2.7	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		0.0	10.5	4.3	0.0	9.4	2.6	0.9	1.9	0.0	1.5	2.5	9.4	1.6	0.0	7.6	3.4	0.8	4.2	0.0	2.2	6.4	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent
AM	7:15 AM	0.0	12.0	4.3	0.0	11.3	7.3	1.3	0.0	0.0	3.2	0.0	13.5	2.5	0.0	11.2	3.9	1.4	50.0	0.0	3.3	8.3
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	5.6	3.0	0.0	4.9	0.0	0.0	5.9	0.0	0.8	0.0	6.3	2.2	0.0	5.2	4.7	0.0	0.0	0.0	2.1	4.0

Intersection Traffic Volume Report

Count Basics			Page 11 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

CTH H - 88th Avenue and Bain Station Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period Start Time	Crossing North Approach CTH H - 88th Avenue			Crossing East Approach Bain Station Road			Crossing South Approach CTH H - 88th Avenue			Crossing West Approach Bain Station Road			15-Min Totals	Hourly Sum
		Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1	1
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:45 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	3
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	4:15 PM	0	1	1	0	0	0	0	1	1	0	0	0	2	4
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5
	4:45 PM	0	1	1	0	0	0	0	0	0	0	1	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	5:15 PM	0	1	1	0	1	1	0	1	1	0	0	0	3	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**0**	**3**	**3**	**0**	**3**	**3**	**0**	**3**	**3**	**0**	**1**	**1**	**10**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: 94th Avenue and Bain Station Road

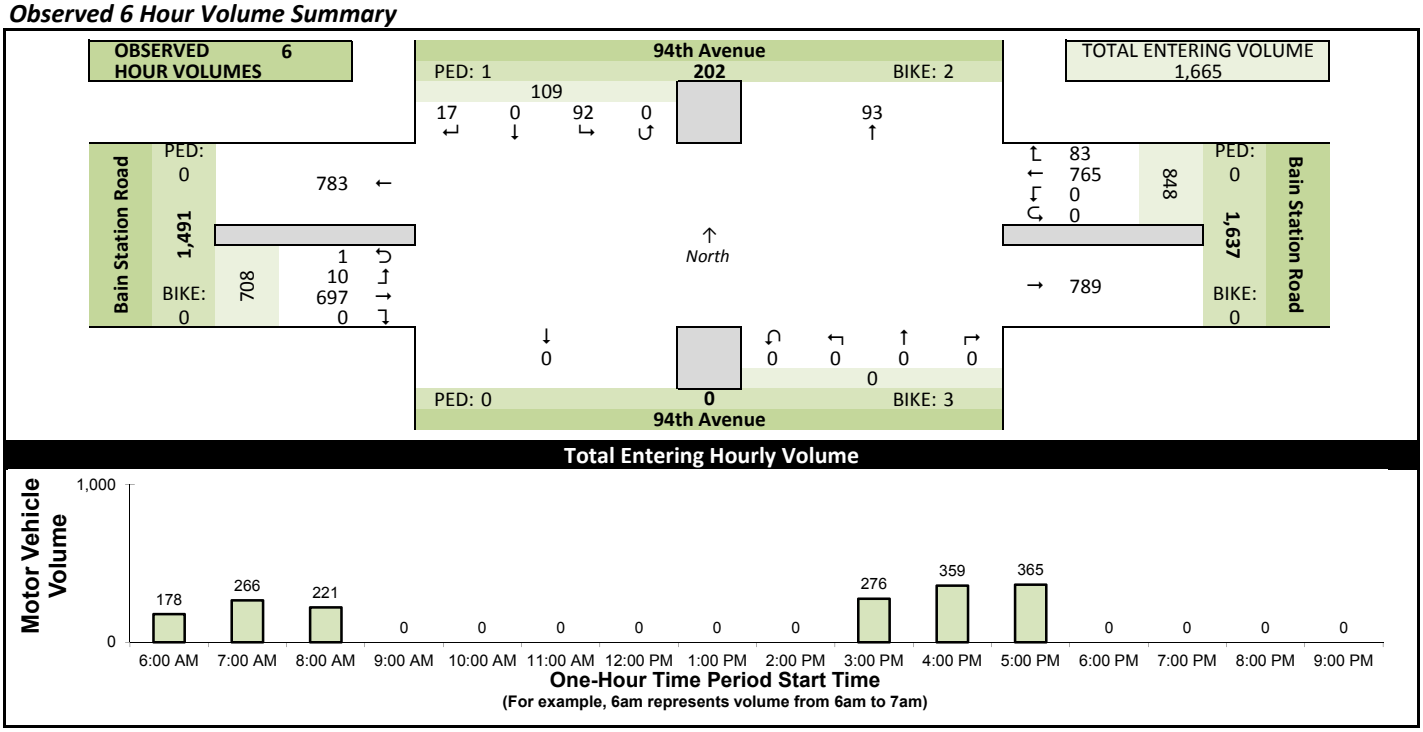
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	94th Avenue		
East Leg	Bain Station Road		
South Leg	94th Avenue		
West Leg	Bain Station Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

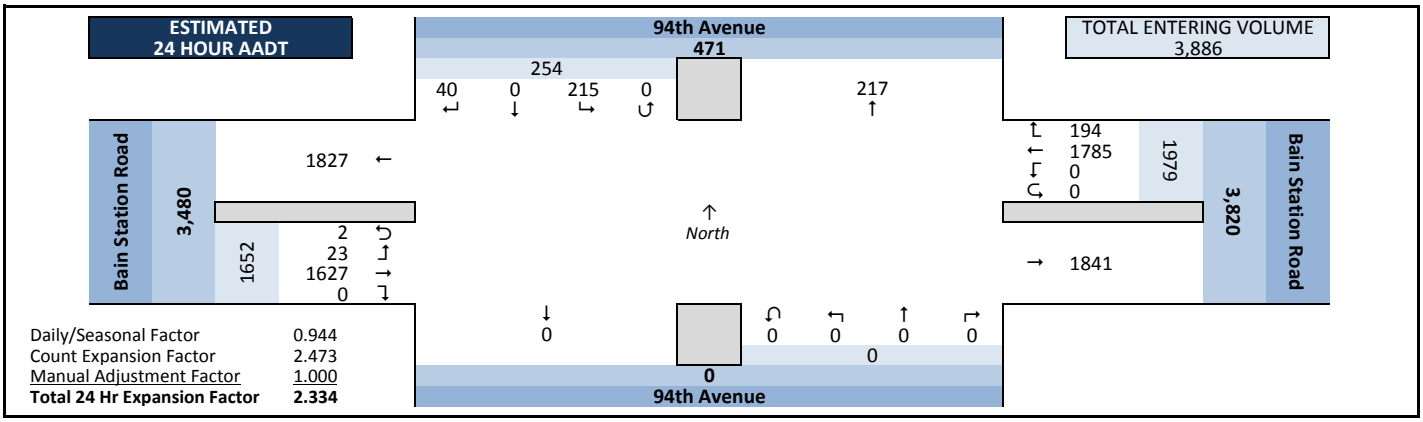
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Wednesday, June 29, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.944	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers	AM Peak Period	Amy Scheuerlein			
	Midday Peak Period	None			
	PM Peak Period	Ted Atwell			
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Daily/Seasonal Factor	0.944
Count Expansion Factor	2.473
Manual Adjustment Factor	1.000
Total 24 Hr Expansion Factor	**2.334**

Intersection Traffic Volume Report

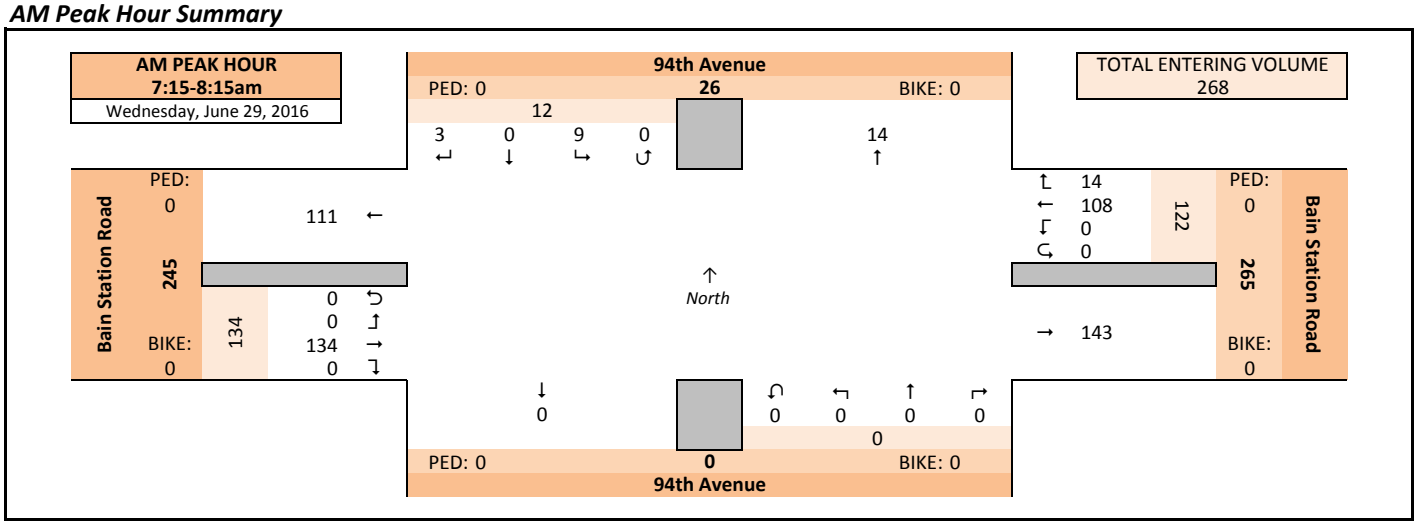
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

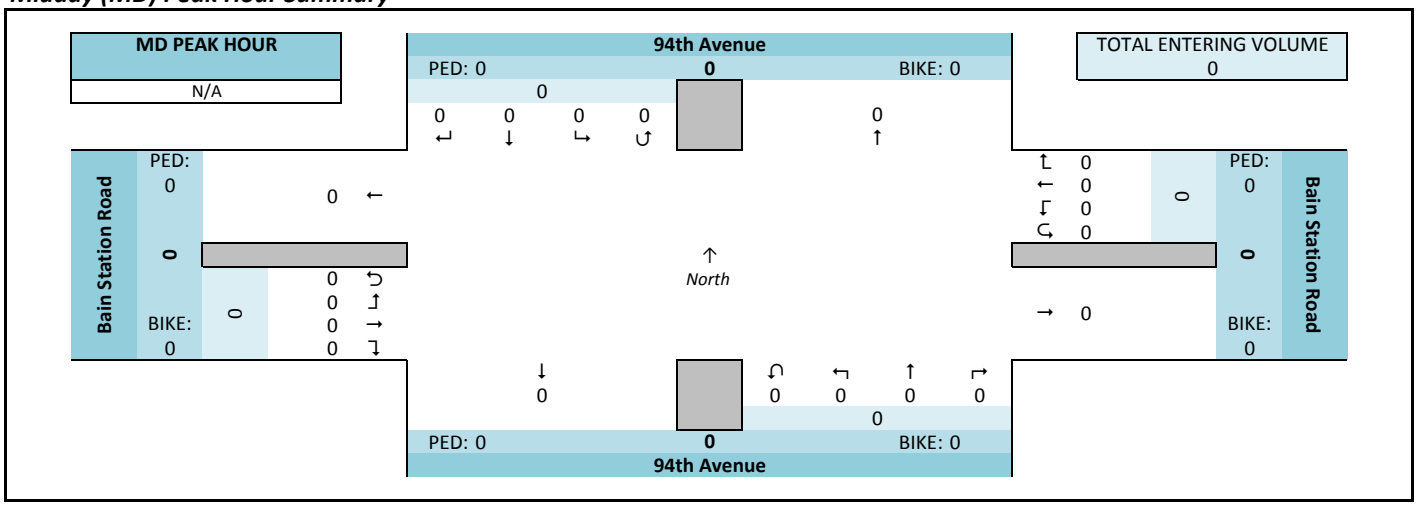
All Motor Vehicles

94th Avenue and Bain Station Road

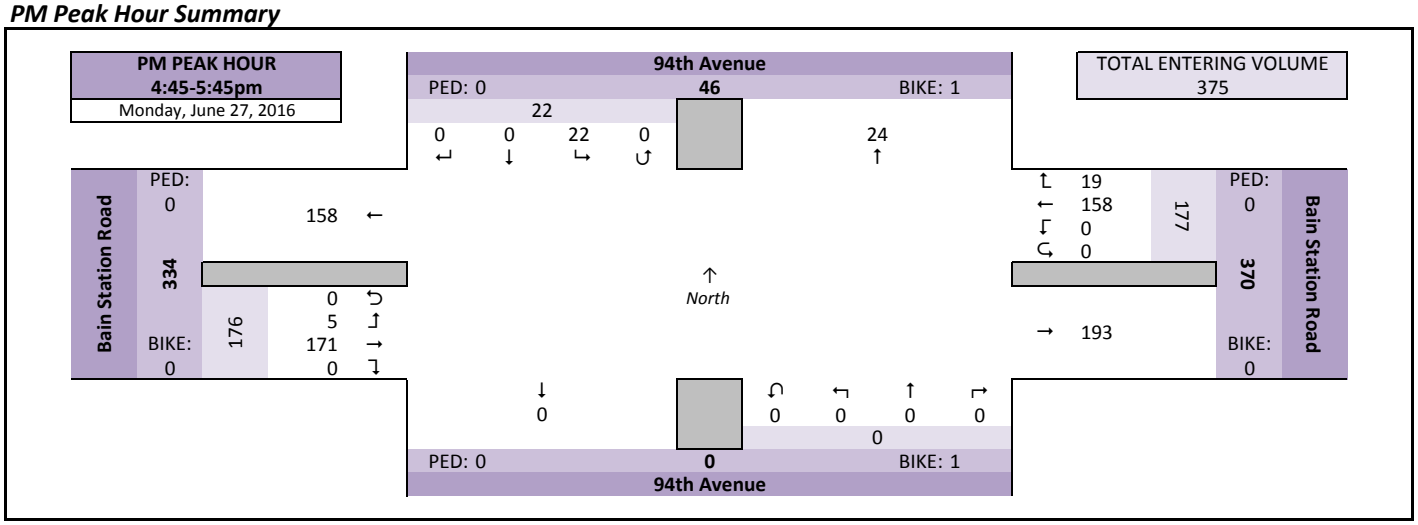
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

94th Avenue and Bain Station Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, June 29, 2016		From North					From East					From South					From West					
	AM Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	2	0	2	0	4	1	25	0	0	26	0	0	0	0	0	0	34	0	0	34	64
	7:30 AM	0	0	1	0	1	5	23	0	0	28	0	0	0	0	0	0	39	0	0	39	68
	7:45 AM	0	0	5	0	5	4	35	0	0	39	0	0	0	0	0	0	40	0	0	40	84
	8:00 AM	1	0	1	0	2	4	25	0	0	29	0	0	0	0	0	0	21	0	0	21	52
	Peak Hour Volume	3	0	9	0	12	14	108	0	0	122	0	0	0	0	0	0	134	0	0	134	268
	Rounded Hourly Volume	5	0	10	0	15	15	110	0	0	125	0	0	0	0	0	0	135	0	0	135	275
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
	Peak Hour Factor (PHF)	0.37	0.00	0.45	0.00	0.60	0.70	0.77	0.00	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.84	0.00	0.00	0.84	0.80

N/A		From North					From East					From South					From West					
	MD Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	0	0	5	0	5	2	43	0	0	45	0	0	0	0	0	0	42	2	0	44	94
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	41	1	0	42	92
	5:15 PM	0	0	8	0	8	6	40	0	0	46	0	0	0	0	0	0	46	1	0	47	101
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88
	Peak Hour Volume	0	0	22	0	22	19	158	0	0	177	0	0	0	0	0	0	171	5	0	176	375
	Rounded Hourly Volume	0	0	20	0	20	20	160	0	0	180	0	0	0	0	0	0	170	5	0	175	375
	% Single Unit Trucks	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3
	Peak Hour Factor (PHF)	0.00	0.00	0.69	0.00	0.69	0.59	0.92	0.00	0.00	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.93	0.62	0.00	0.94	0.93

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		94th Avenue			Bain Station Road			94th Avenue			Bain Station Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	1
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	1	1	0	0	0	1
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	1	1	0	0	0	0	1	1	0	0	0	2

Intersection Traffic Volume Report

Count Basics			Page 4 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

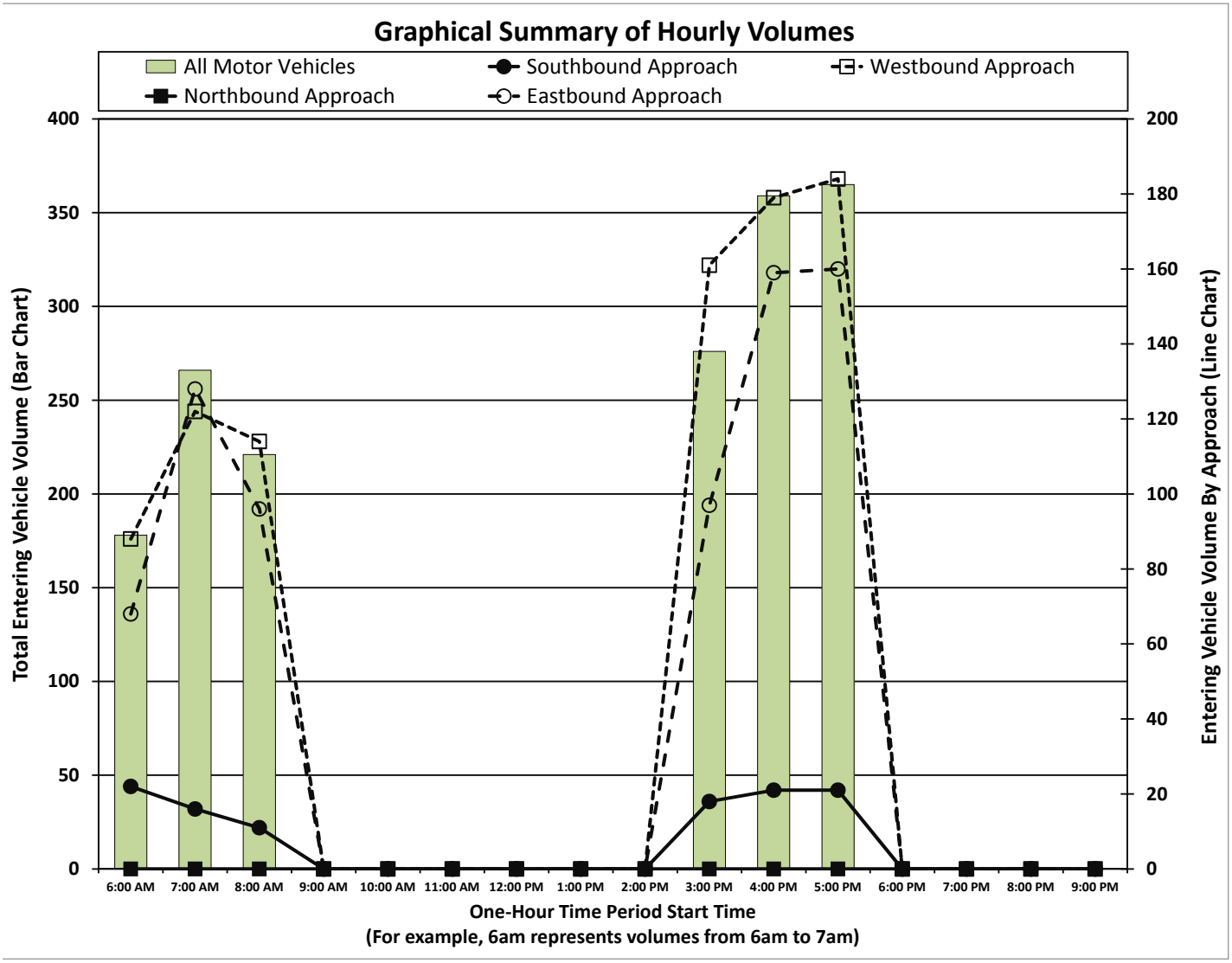
Hourly Volume Summary - Motor Vehicle Data

All Motor Vehicles

94th Avenue and Bain Station Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	6	0	16	0	22	7	81	0	0	88	0	0	0	0	0	0	67	1	0	68	178	156	22
	7:00 AM	3	0	13	0	16	13	109	0	0	122	0	0	0	0	0	0	128	0	0	128	266	250	16
	8:00 AM	2	0	9	0	11	10	104	0	0	114	0	0	0	0	0	0	96	0	0	96	221	210	11
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	2	0	16	0	18	16	145	0	0	161	0	0	0	0	0	0	95	2	0	97	276	258	18
	4:00 PM	3	0	18	0	21	17	162	0	0	179	0	0	0	0	0	0	155	3	1	159	359	338	21
	5:00 PM	1	0	20	0	21	20	164	0	0	184	0	0	0	0	0	0	156	4	0	160	365	344	21
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		17	0	92	0	109	83	765	0	0	848	0	0	0	0	0	0	697	10	1	708	1665	1556	109



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

94th Avenue and Bain Station Road

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	0	0	3	0	3	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	29	178	0.78
	6:15 AM	1	0	4	0	5	3	18	0	0	21	0	0	0	0	0	0	12	0	0	12	38	199	0.87
	6:30 AM	1	0	6	0	7	1	20	0	0	21	0	0	0	0	0	0	25	1	0	26	54	225	0.88
	6:45 AM	4	0	3	0	7	2	31	0	0	33	0	0	0	0	0	0	17	0	0	17	57	239	0.88
	7:00 AM	1	0	5	0	6	3	26	0	0	29	0	0	0	0	0	0	15	0	0	15	50	266	0.79
	7:15 AM	2	0	2	0	4	1	25	0	0	26	0	0	0	0	0	0	34	0	0	34	64	268	0.80
	7:30 AM	0	0	1	0	1	5	23	0	0	28	0	0	0	0	0	0	39	0	0	39	68	255	0.76
	7:45 AM	0	0	5	0	5	4	35	0	0	39	0	0	0	0	0	0	40	0	0	40	84	244	0.73
	8:00 AM	1	0	1	0	2	4	25	0	0	29	0	0	0	0	0	0	21	0	0	21	52	221	0.91
	8:15 AM	1	0	3	0	4	0	25	0	0	25	0	0	0	0	0	0	22	0	0	22	51		
	8:30 AM	0	0	3	0	3	1	25	0	0	26	0	0	0	0	0	0	28	0	0	28	57		
	8:45 AM	0	0	2	0	2	5	29	0	0	34	0	0	0	0	0	0	25	0	0	25	61		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	0	0	4	0	4	5	26	0	0	31	0	0	0	0	0	0	23	1	0	24	59	276	0.85
	3:15 PM	1	0	5	0	6	6	27	0	0	33	0	0	0	0	0	0	23	1	0	24	63	318	0.79
	3:30 PM	1	0	5	0	6	1	44	0	0	45	0	0	0	0	0	0	22	0	0	22	73	343	0.85
	3:45 PM	0	0	2	0	2	4	48	0	0	52	0	0	0	0	0	0	27	0	0	27	81	346	0.86
	4:00 PM	0	0	7	0	7	6	52	0	0	58	0	0	0	0	0	0	35	1	0	36	101	359	0.89
	4:15 PM	2	0	3	0	5	8	36	0	0	44	0	0	0	0	0	0	38	0	1	39	88	350	0.93
	4:30 PM	1	0	3	0	4	1	31	0	0	32	0	0	0	0	0	0	40	0	0	40	76	363	0.90
	4:45 PM	0	0	5	0	5	2	43	0	0	45	0	0	0	0	0	0	42	2	0	44	94	375	0.93
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	41	1	0	42	92	365	0.90
	5:15 PM	0	0	8	0	8	6	40	0	0	46	0	0	0	0	0	0	46	1	0	47	101		
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88		
	5:45 PM	1	0	3	0	4	3	49	0	0	52	0	0	0	0	0	0	27	1	0	28	84		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		17	0	92	0	109	83	765	0	0	848	0	0	0	0	0	0	697	10	1	708	1665		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:15 AM	3	0	9	0	12	14	108	0	0	122	0	0	0	0	0	0	134	0	0	134	268	0.80
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	0	0	22	0	22	19	158	0	0	177	0	0	0	0	0	0	171	5	0	176	375	0.93

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

94th Avenue and Bain Station Road

15-Minute Automobile Data

15-Minute Time Period		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	3	0	3	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	29	176
	6:15 AM	1	0	4	0	5	3	18	0	0	21	0	0	0	0	0	0	12	0	0	12	38	195
	6:30 AM	1	0	6	0	7	1	20	0	0	21	0	0	0	0	0	0	24	1	0	25	53	220
	6:45 AM	4	0	3	0	7	2	30	0	0	32	0	0	0	0	0	0	17	0	0	17	56	230
	7:00 AM	1	0	5	0	6	3	24	0	0	27	0	0	0	0	0	0	15	0	0	15	48	256
	7:15 AM	2	0	2	0	4	1	24	0	0	25	0	0	0	0	0	0	34	0	0	34	63	258
	7:30 AM	0	0	1	0	1	4	20	0	0	24	0	0	0	0	0	0	38	0	0	38	63	245
	7:45 AM	0	0	5	0	5	4	34	0	0	38	0	0	0	0	0	0	39	0	0	39	82	238
	8:00 AM	1	0	1	0	2	4	24	0	0	28	0	0	0	0	0	0	20	0	0	20	50	213
	8:15 AM	1	0	3	0	4	0	25	0	0	25	0	0	0	0	0	0	21	0	0	21	50	
	8:30 AM	0	0	3	0	3	1	24	0	0	25	0	0	0	0	0	0	28	0	0	28	56	
	8:45 AM	0	0	2	0	2	5	26	0	0	31	0	0	0	0	0	0	24	0	0	24	57	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	4	0	4	5	26	0	0	31	0	0	0	0	0	0	23	1	0	24	59	273
	3:15 PM	1	0	5	0	6	6	26	0	0	32	0	0	0	0	0	0	22	1	0	23	61	313
	3:30 PM	1	0	5	0	6	1	44	0	0	45	0	0	0	0	0	0	22	0	0	22	73	337
	3:45 PM	0	0	2	0	2	4	48	0	0	52	0	0	0	0	0	0	26	0	0	26	80	339
	4:00 PM	0	0	7	0	7	6	52	0	0	58	0	0	0	0	0	0	33	1	0	34	99	351
	4:15 PM	1	0	3	0	4	7	35	0	0	42	0	0	0	0	0	0	38	0	1	39	85	343
	4:30 PM	1	0	3	0	4	1	31	0	0	32	0	0	0	0	0	0	39	0	0	39	75	357
	4:45 PM	0	0	5	0	5	2	42	0	0	44	0	0	0	0	0	0	41	2	0	43	92	370
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	40	1	0	41	91	362
	5:15 PM	0	0	7	0	7	6	39	0	0	45	0	0	0	0	0	0	46	1	0	47	99	
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88	
	5:45 PM	1	0	3	0	4	3	49	0	0	52	0	0	0	0	0	0	27	1	0	28	84	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		16	0	91	0	107	81	748	0	0	829	0	0	0	0	0	0	684	10	1	695	1631	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	3	0	9	0	12	13	102	0	0	115	0	0	0	0	0	0	131	0	0	131	258
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	21	0	21	19	156	0	0	175	0	0	0	0	0	0	169	5	0	174	370

Intersection Traffic Volume Report

Count Basics		*Page 7 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

94th Avenue and Bain Station Road

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	5
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	9
	7:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	10
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	7:30 AM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	5	10
	7:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	6
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	8
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
	8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	8:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	7
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	8
	4:15 PM	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	7
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	6
	4:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3
	5:15 PM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		1	0	1	0	2	2	17	0	0	19	0	0	0	0	0	0	13	0	0	13	34	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	0	3	0	0	3	10
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5

Intersection Traffic Volume Report

Count Basics			*Page 8 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

94th Avenue and Bain Station Road

15-Minute Semi-Truck Data

15-Minute Time Period		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

94th Avenue and Bain Station Road

15-Minute Heavy Vehicle Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	5
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	9
	7:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	10
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	7:30 AM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	5	10
	7:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	6
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	8
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
	8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	8:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	7
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	8
	4:15 PM	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	7
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	6
	4:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3
	5:15 PM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		1	0	1	0	2	2	17	0	0	19	0	0	0	0	0	0	13	0	0	13	34	

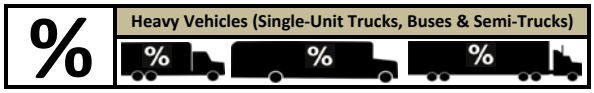
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	0	3	0	0	3	10
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5

Intersection Traffic Volume Report

Count Basics		*Page 10 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



94th Avenue and Bain Station Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Heavy Vehicle Percent	Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1
	6:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
	6:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	1.9	2.2
	6:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.2	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	3.8
	7:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	7.7	0.0	0.0	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	3.8
	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	3.7
	7:30 AM	0.0	0.0	0.0	0.0	0.0	20.0	13.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	2.6	0.0	0.0	2.6	7.4	3.9
	7:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	2.5	2.4	2.5
	8:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.4	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	4.8	3.8	3.6
	8:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	4.5	2.0	
	8:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	
	8:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	10.3	0.0	0.0	8.8	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	6.6	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1
	3:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	4.3	0.0	0.0	4.2	3.2	1.6
	3:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7
	3:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.7	1.2	2.0
	4:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0	5.6	2.0	2.2
	4:15 PM	50.0	0.0	0.0	0.0	20.0	12.5	2.8	0.0	0.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.4	2.0
	4:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	2.5	1.3	1.7
	4:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.3	2.1	1.3
	5:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.4	1.1	0.8
	5:15 PM	0.0	0.0	12.5	0.0	12.5	0.0	2.5	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	
	5:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	5:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		5.9	0.0	1.1	0.0	1.8	2.4	2.2	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.8	2.0	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3

Intersection Traffic Volume Report

Count Basics			*Page 11 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

94th Avenue and Bain Station Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach 94th Avenue			Crossing East Approach Bain Station Road			Crossing South Approach 94th Avenue			Crossing West Approach Bain Station Road			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	1	0	1	0	0	0	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	3
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	4:15 PM	0	1	1	0	0	0	0	1	1	0	0	0	2	3
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	4:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	2
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	5:15 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**1**	**2**	**3**	**0**	**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**	**6**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: 94th Avenue and CTH C - Wilmot Road

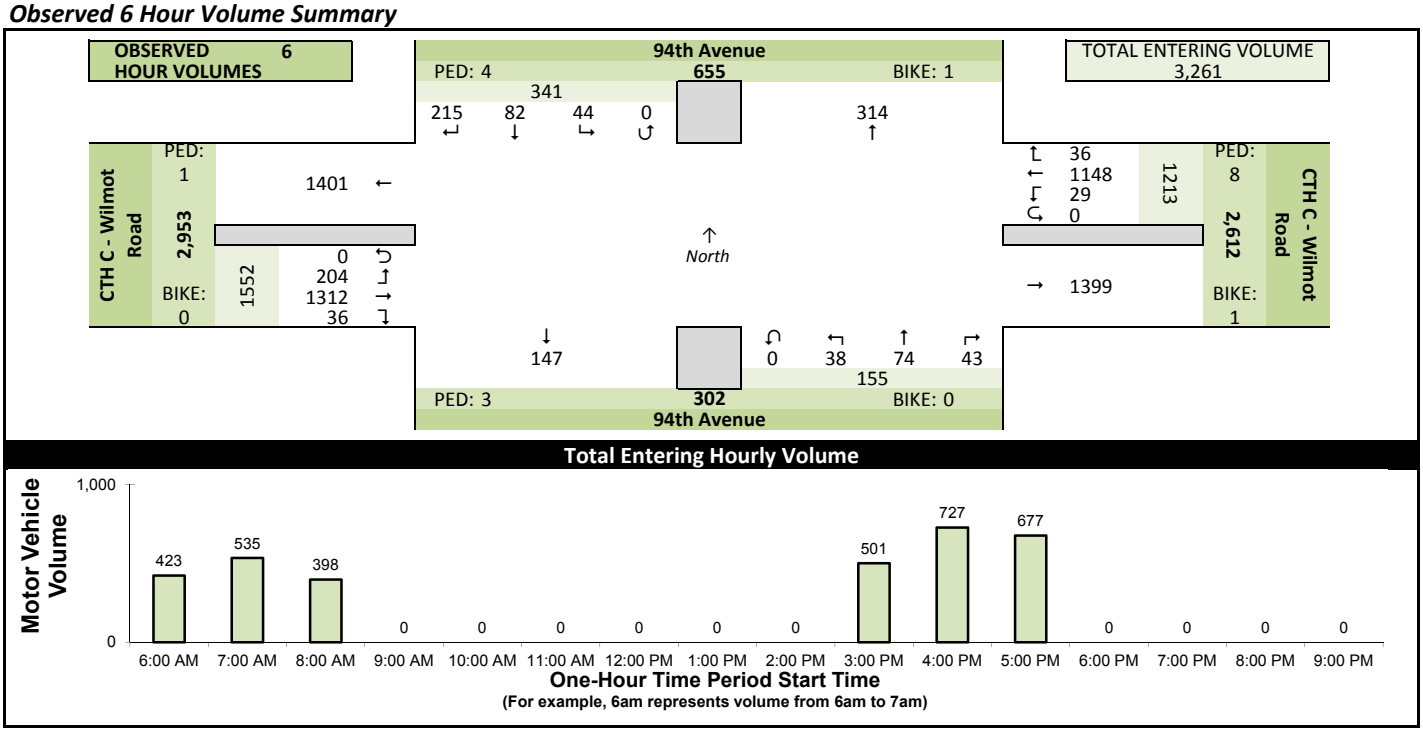
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	94th Avenue		
East Leg	CTH C - Wilmot Road		
South Leg	94th Avenue		
West Leg	CTH C - Wilmot Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

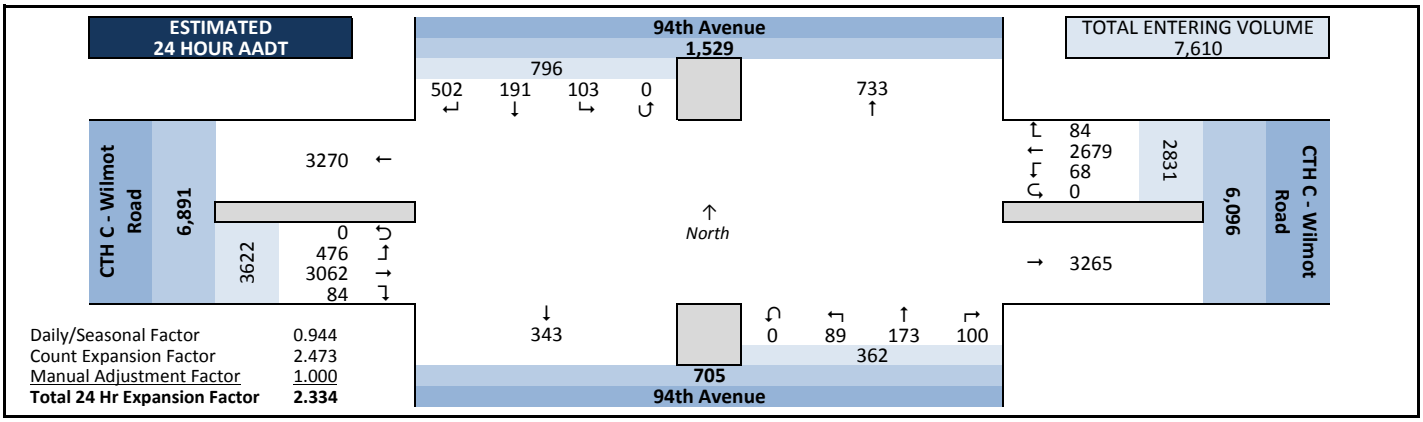
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Wednesday, June 29, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:00-8:00am	MD		PM	4:00-5:00pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.944	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers: AM Peak Period	Jeff Schleif				
Midday Peak Period	None				
PM Peak Period	Pat Andryk				
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

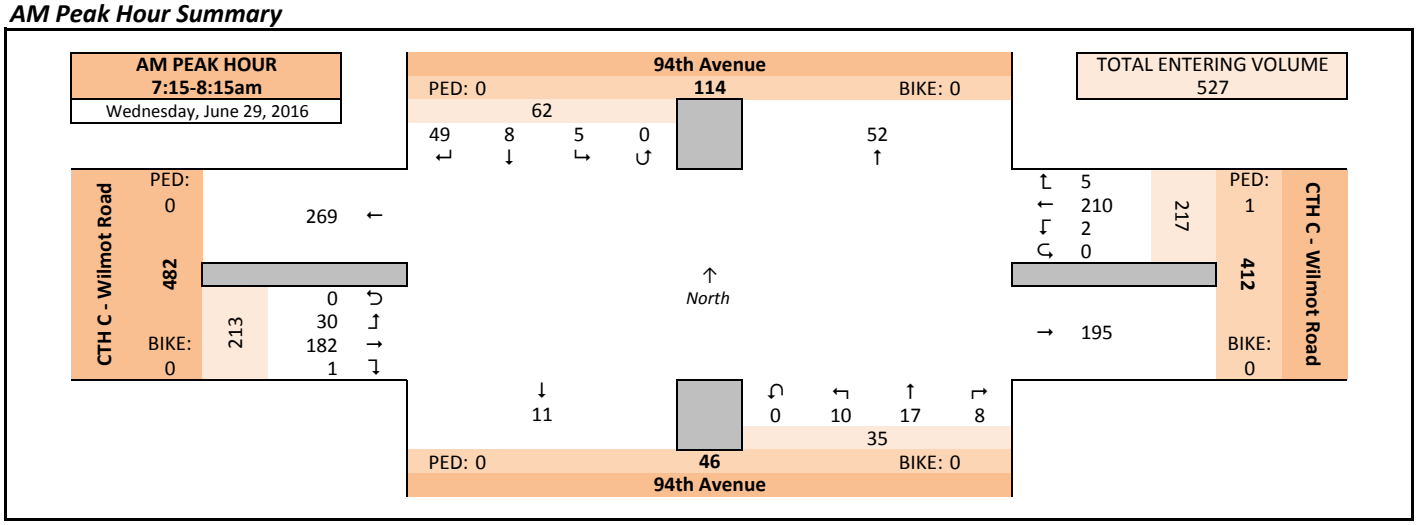
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

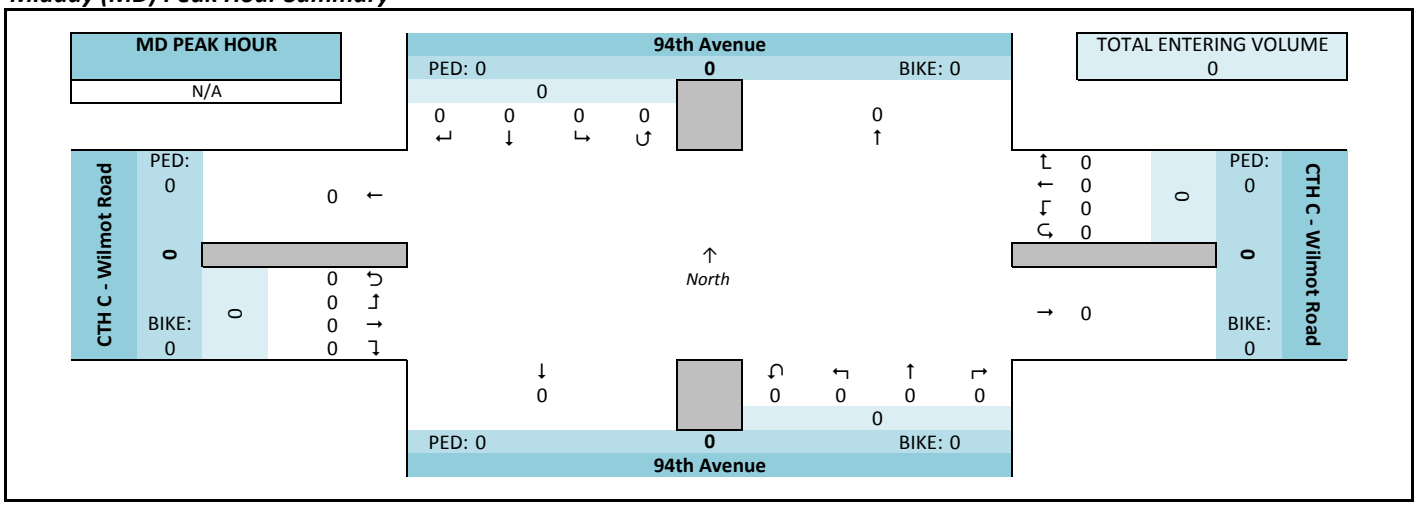
All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

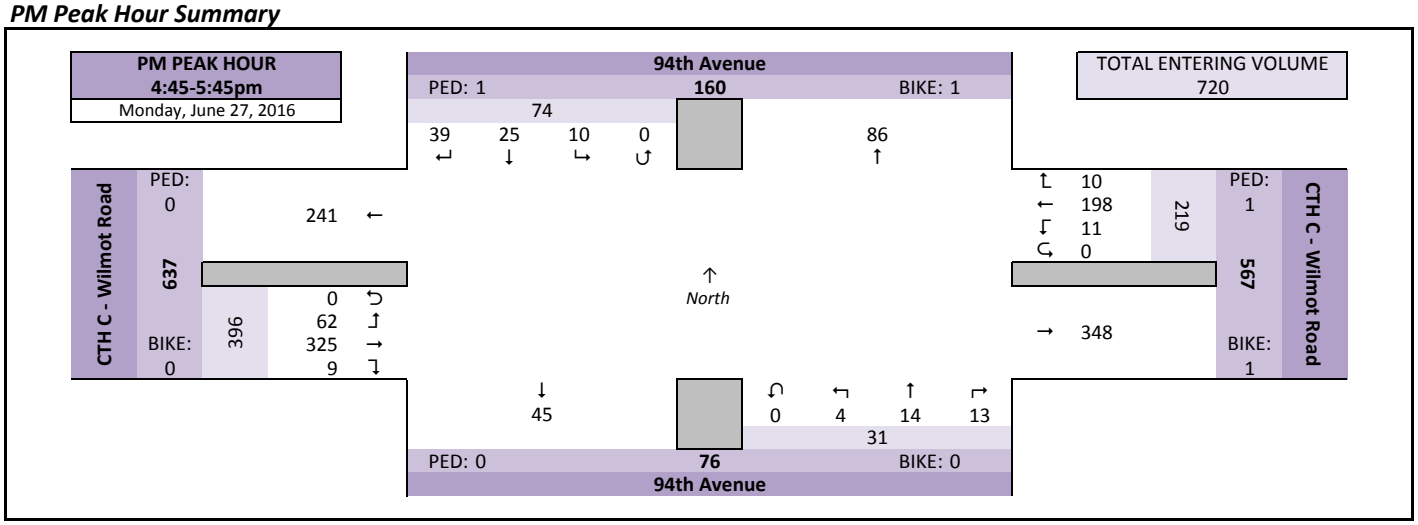
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

94th Avenue and CTH C - Wilmot Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, June 29, 2016		From North					From East					From South					From West					
	AM Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	13	0	0	0	13	0	57	0	0	57	0	4	4	0	8	1	42	3	0	46	124
	7:30 AM	13	1	2	0	16	2	65	0	0	67	0	3	3	0	6	0	50	11	0	61	150
	7:45 AM	15	4	2	0	21	1	52	0	0	53	4	4	2	0	10	0	55	9	0	64	148
	8:00 AM	8	3	1	0	12	2	36	2	0	40	4	6	1	0	11	0	35	7	0	42	105
	Peak Hour Volume	49	8	5	0	62	5	210	2	0	217	8	17	10	0	35	1	182	30	0	213	527
	Rounded Hourly Volume	50	10	5	0	65	5	210	0	0	215	10	15	10	0	35	0	180	30	0	210	525
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
	Peak Hour Factor (PHF)	0.82	0.50	0.62	0.00	0.74	0.62	0.81	0.25	0.00	0.81	0.50	0.71	0.62	0.00	0.80	0.25	0.83	0.68	0.00	0.83	0.88

N/A		From North					From East					From South					From West					
	MD Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	10	8	4	0	22	2	42	2	0	46	3	6	1	0	10	1	87	19	0	107	185
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	78	10	0	90	172
	5:15 PM	10	9	2	0	21	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	200
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163
	Peak Hour Volume	39	25	10	0	74	10	198	11	0	219	13	14	4	0	31	9	325	62	0	396	720
	Rounded Hourly Volume	40	25	10	0	75	10	200	10	0	220	15	15	5	0	35	10	325	60	0	395	725
	% Single Unit Trucks	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0
	Peak Hour Factor (PHF)	0.97	0.69	0.62	0.00	0.84	0.83	0.81	0.92	0.00	0.82	0.81	0.58	0.33	0.00	0.77	0.56	0.93	0.70	0.00	0.93	0.90

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		94th Avenue			CTH C - Wilmot Road			94th Avenue			CTH C - Wilmot Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	1	0	1	0	0	0	0	0	0	1
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1
	5:15 PM	1	0	1	1	1	2	0	0	0	0	0	0	3
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	1	1	2	1	1	2	0	0	0	0	0	0	4

Intersection Traffic Volume Report

Count Basics			Page 4 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

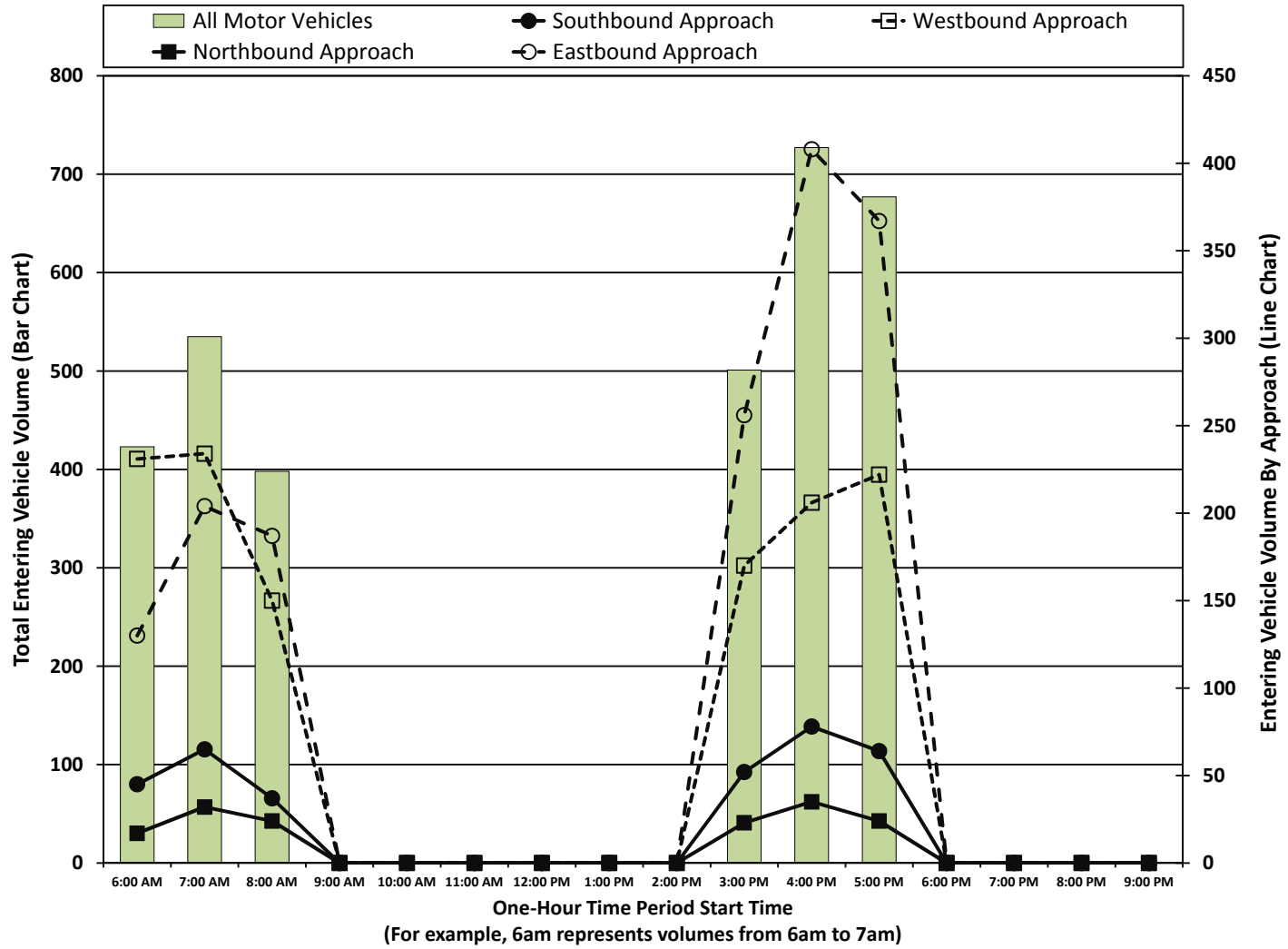
All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	33	7	5	0	45	2	227	2	0	231	2	8	7	0	17	3	113	14	0	130	423	361	62
	7:00 AM	52	9	4	0	65	3	231	0	0	234	4	16	12	0	32	1	177	26	0	204	535	438	97
	8:00 AM	27	6	4	0	37	7	139	4	0	150	10	8	6	0	24	4	169	14	0	187	398	337	61
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	30	13	9	0	52	9	157	4	0	170	4	15	4	0	23	10	214	32	0	256	501	426	75
	4:00 PM	36	27	15	0	78	5	194	7	0	206	11	18	6	0	35	8	337	63	0	408	727	614	113
	5:00 PM	37	20	7	0	64	10	200	12	0	222	12	9	3	0	24	10	302	55	0	367	677	589	88
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		215	82	44	0	341	36	1148	29	0	1213	43	74	38	0	155	36	1312	204	0	1552	3261	2765	496

Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	5	2	0	0	7	0	53	0	0	53	0	0	1	0	1	0	13	2	0	15	76	423	0.78
	6:15 AM	11	3	0	0	14	0	49	0	0	49	0	3	2	0	5	1	19	2	0	22	90	460	0.85
	6:30 AM	7	1	3	0	11	2	61	1	0	64	1	4	3	0	8	1	49	2	0	52	135	494	0.91
	6:45 AM	10	1	2	0	13	0	64	1	0	65	1	1	1	0	3	1	32	8	0	41	122	509	0.85
	7:00 AM	11	4	0	0	15	0	57	0	0	57	0	5	3	0	8	0	30	3	0	33	113	535	0.89
	7:15 AM	13	0	0	0	13	0	57	0	0	57	0	4	4	0	8	1	42	3	0	46	124	527	0.88
	7:30 AM	13	1	2	0	16	2	65	0	0	67	0	3	3	0	6	0	50	11	0	61	150	513	0.86
	7:45 AM	15	4	2	0	21	1	52	0	0	53	4	4	2	0	10	0	55	9	0	64	148	453	0.77
	8:00 AM	8	3	1	0	12	2	36	2	0	40	4	6	1	0	11	0	35	7	0	42	105	398	0.90
	8:15 AM	11	2	2	0	15	0	46	1	0	47	1	0	1	0	2	0	43	3	0	46	110		
	8:30 AM	5	0	0	0	5	1	30	1	0	32	1	2	1	0	4	2	45	2	0	49	90		
	8:45 AM	3	1	1	0	5	4	27	0	0	31	4	0	3	0	7	2	46	2	0	50	93		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	9	7	2	0	18	1	46	1	0	48	4	3	2	0	9	2	44	9	0	55	130	501	0.96
	3:15 PM	10	4	3	0	17	2	43	1	0	46	0	3	1	0	4	3	46	12	0	61	128	573	0.71
	3:30 PM	9	1	4	0	14	0	43	1	0	44	0	3	0	0	3	3	58	4	0	65	126	615	0.76
	3:45 PM	2	1	0	0	3	6	25	1	0	32	0	6	1	0	7	2	66	7	0	75	117	659	0.82
	4:00 PM	12	9	3	0	24	1	53	1	0	55	4	5	3	0	12	4	88	19	0	111	202	727	0.90
	4:15 PM	9	4	2	0	15	1	53	3	0	57	2	5	1	0	8	0	82	8	0	90	170	697	0.94
	4:30 PM	5	6	6	0	17	1	46	1	0	48	2	2	1	0	5	3	80	17	0	100	170	727	0.91
	4:45 PM	10	8	4	0	22	2	42	2	0	46	3	6	1	0	10	1	87	19	0	107	185	720	0.90
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	78	10	0	90	172	677	0.85
	5:15 PM	10	9	2	0	21	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	200		
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163		
	5:45 PM	8	3	1	0	12	2	44	3	0	49	2	1	0	0	3	2	64	12	0	78	142		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		215	82	44	0	341	36	1148	29	0	1213	43	74	38	0	155	36	1312	204	0	1552	3261		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:15 AM	49	8	5	0	62	5	210	2	0	217	8	17	10	0	35	1	182	30	0	213	527	0.88
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	39	25	10	0	74	10	198	11	0	219	13	14	4	0	31	9	325	62	0	396	720	0.90

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

94th Avenue and CTH C - Wilmot Road

15-Minute Automobile Data

	15-Minute Time Period	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	5	2	0	0	7	0	53	0	0	53	0	0	1	0	1	0	13	2	0	15	76	414
	6:15 AM	11	3	0	0	14	0	49	0	0	49	0	3	2	0	5	1	19	2	0	22	90	446
	6:30 AM	7	1	3	0	11	2	58	1	0	61	1	4	3	0	8	1	46	2	0	49	129	477
	6:45 AM	10	1	2	0	13	0	63	1	0	64	1	1	1	0	3	1	30	8	0	39	119	495
	7:00 AM	11	4	0	0	15	0	53	0	0	53	0	5	3	0	8	0	29	3	0	32	108	518
	7:15 AM	13	0	0	0	13	0	55	0	0	55	0	4	4	0	8	1	41	3	0	45	121	512
	7:30 AM	13	1	2	0	16	2	64	0	0	66	0	3	2	0	5	0	49	11	0	60	147	495
	7:45 AM	15	4	2	0	21	1	49	0	0	50	4	4	2	0	10	0	53	8	0	61	142	436
	8:00 AM	8	3	1	0	12	2	35	2	0	39	4	6	1	0	11	0	34	6	0	40	102	385
	8:15 AM	9	2	2	0	13	0	43	1	0	44	1	0	1	0	2	0	42	3	0	45	104	
	8:30 AM	5	0	0	0	5	1	28	1	0	30	1	2	1	0	4	2	45	2	0	49	88	
	8:45 AM	3	1	1	0	5	4	26	0	0	30	4	0	3	0	7	2	45	2	0	49	91	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	9	7	1	0	17	1	46	1	0	48	4	3	2	0	9	2	41	9	0	52	126	486
	3:15 PM	9	4	2	0	15	2	41	1	0	44	0	3	1	0	4	3	42	12	0	57	120	561
	3:30 PM	9	1	4	0	14	0	43	1	0	44	0	3	0	0	3	3	58	4	0	65	126	609
	3:45 PM	2	1	0	0	3	5	24	1	0	30	0	6	1	0	7	2	65	7	0	74	114	649
	4:00 PM	12	9	3	0	24	1	53	1	0	55	4	5	3	0	12	4	87	19	0	110	201	715
	4:15 PM	9	4	2	0	15	1	53	3	0	57	2	5	1	0	8	0	80	8	0	88	168	685
	4:30 PM	5	6	5	0	16	1	46	1	0	48	2	2	1	0	5	3	78	16	0	97	166	716
	4:45 PM	10	8	3	0	21	2	40	2	0	44	3	6	1	0	10	1	85	19	0	105	180	713
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	77	10	0	89	171	675
	5:15 PM	10	8	2	0	20	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	199	
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163	
	5:45 PM	8	3	1	0	12	2	44	3	0	49	2	1	0	0	3	2	64	12	0	78	142	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		212	81	40	0	333	35	1122	29	0	1186	43	74	37	0	154	36	1283	201	0	1520	3193	

Peak Hour Automobile Volume Summary

	Hourly Time Period	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	49	8	5	0	62	5	203	2	0	210	8	17	9	0	34	1	177	28	0	206	512
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	39	24	9	0	72	10	196	11	0	217	13	14	4	0	31	9	322	62	0	393	713

Intersection Traffic Volume Report

Count Basics		*Page 7 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

94th Avenue and CTH C - Wilmot Road

15-Minute Single Unit (SU) Truck & Bus Data

	15-Minute Time Period Start Time	From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
	6:30 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	6	17
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3	14
	7:00 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	17
	7:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	3	15
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3	18
	7:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	1	0	3	6	17
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	1	0	2	3	13
	8:15 AM	2	0	0	0	2	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	6	
	8:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	4	15
	3:15 PM	1	0	1	0	2	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	8	12
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	3	9
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	11
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	11
	4:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	3	10
	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5	7
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2
	5:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		3	1	4	0	8	1	26	0	0	27	0	0	1	0	1	0	28	3	0	31	67	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

	Hourly Time Period Start Time	From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	0	5	2	0	7	15
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	2	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	7

Intersection Traffic Volume Report

Count Basics			*Page 8 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

94th Avenue and CTH C - Wilmot Road

Semi-Trucks

15-Minute Semi-Truck Data

15-Minute Time Period		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

94th Avenue and CTH C - Wilmot Road

15-Minute Heavy Vehicle Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
	6:30 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	6	17
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3	14
	7:00 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	17
	7:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	3	15
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3	18
	7:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	1	0	3	6	17
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	1	0	2	3	13
	8:15 AM	2	0	0	0	2	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	6	
	8:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	4	15
	3:15 PM	1	0	1	0	2	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	8	12
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	3	10
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	12
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	12
	4:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3	4	11
	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5	7
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2
	5:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		3	1	4	0	8	1	26	0	0	27	0	0	1	0	1	0	29	3	0	32	68	

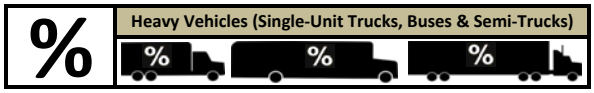
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	0	5	2	0	7	15
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	2	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	7

Intersection Traffic Volume Report

Count Basics			*Page 10 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



94th Avenue and CTH C - Wilmot Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Heavy Vehicle Percent	Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1
	6:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0
	6:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	0.0	6.1	0.0	0.0	5.8	4.4	3.4
	6:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	6.2	0.0	0.0	4.9	2.5	2.8
	7:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	7.0	0.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.0	4.4	3.2
	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.2	2.4	2.8
	7:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	33.3	0.0	16.7	0.0	2.0	0.0	0.0	1.6	2.0	3.5
	7:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	3.6	11.1	0.0	4.7	4.1	3.8
	8:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	2.9	14.3	0.0	4.8	2.9	3.3
	8:15 AM	18.2	0.0	0.0	0.0	13.3	0.0	6.5	0.0	0.0	6.4	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	2.2	5.5	
	8:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	6.7	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	
	8:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.0	2.2	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	0.0	50.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.8	0.0	0.0	5.5	3.1	3.0
	3:15 PM	10.0	0.0	33.3	0.0	11.8	0.0	4.7	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0	0.0	6.6	6.2	2.1
	3:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
	3:45 PM	0.0	0.0	0.0	0.0	0.0	16.7	4.0	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.3	2.6	1.5
	4:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.9	0.5	1.7
	4:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.2	1.2	1.7
	4:30 PM	0.0	0.0	16.7	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	5.9	0.0	3.0	2.4	1.5
	4:45 PM	0.0	0.0	25.0	0.0	4.5	0.0	4.8	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	1.9	2.7	1.0
	5:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	1.1	0.6	0.3
	5:15 PM	0.0	11.1	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	
	5:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	5:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		1.4	1.2	9.1	0.0	2.3	2.8	2.3	0.0	0.0	2.2	0.0	0.0	2.6	0.0	0.6	0.0	2.2	1.5	0.0	2.1	2.1	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0

Intersection Traffic Volume Report

Count Basics			*Page 11 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

94th Avenue and CTH C - Wilmot Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach 94th Avenue			Crossing East Approach CTH C - Wilmot Road			Crossing South Approach 94th Avenue			Crossing West Approach CTH C - Wilmot Road			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	1	0	1	1	0	1	1	0	1	3	7
	6:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	6
	6:30 AM	0	0	0	1	0	1	1	0	1	0	0	0	2	6
	6:45 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	4
	7:00 AM	2	0	2	0	0	0	0	0	0	0	0	0	2	3
	7:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	1	0	1	0	0	0	1	1
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	6
	5:15 PM	1	0	1	1	1	2	0	0	0	0	0	0	3	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	1	0	1	1	0	1	0	0	0	0	0	0	2	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**4**	**1**	**5**	**8**	**1**	**9**	**3**	**0**	**3**	**1**	**0**	**1**	**18**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

PROJECT ID: PROJECTID3
WITH: PROJECTID4

COUNTY: COUNTY2

STATE PROJECT	FEDERAL PROJECT	
	PROJECT	CONTRACT
PROJECTID1		
PROJECTID2		

KENOSHA COUNTY
DPW - HIGHWAYS DIVISION

PLAN OF PROPOSED IMPROVEMENT

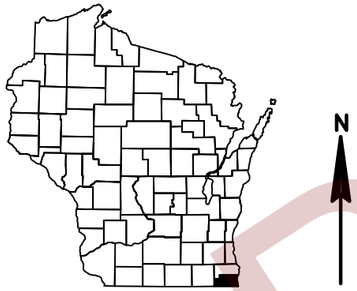
C.T.H. H
BAIN STATION ROAD INTERSECTION
88TH AVENUE
KENOSHA

STATE PROJECT NUMBER
IN15-001

ORDER OF SHEETS

Section No.	1	Title
Section No.	2	Typical Sections and Details
Section No.	3	Estimate of Quantities
Section No.	3	Miscellaneous Quantities
Section No.	4	Right of Way Plat
Section No.	5	Plan and Profile
Section No.	6	Standard Detail Drawings
Section No.	7	Sign Plates
Section No.	8	Structure Plans
Section No.	9	Computer Earthwork Data
Section No.	9	Cross Sections

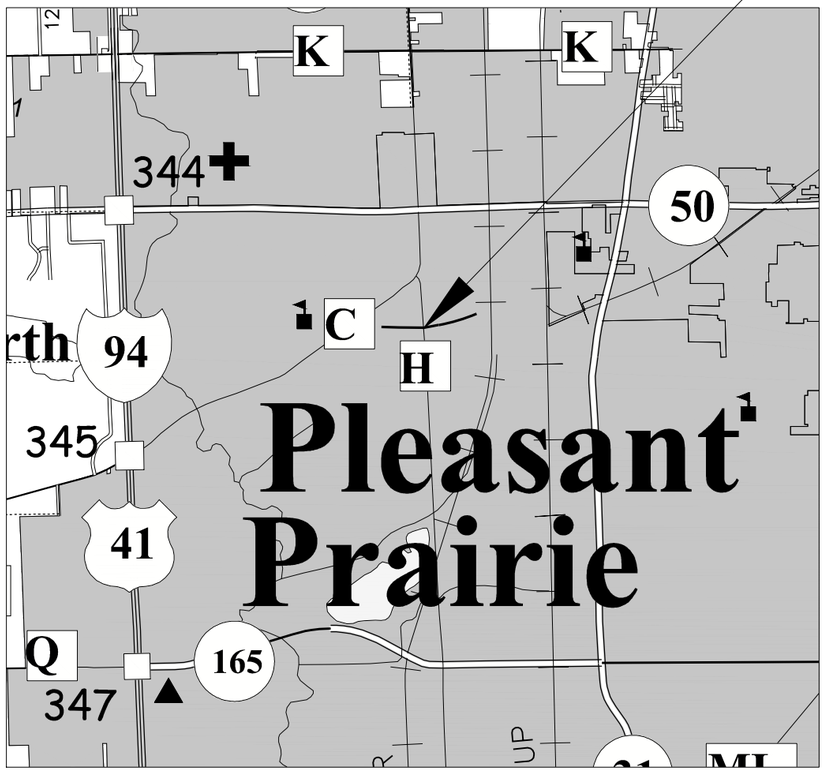
TOTAL SHEETS =



N

N

PROJECT LOCATION



LAYOUT
SCALE 0 SCALE

DESIGN DESIGNATION			DESIGN_DESIG_PROJECT#
A.A.D.T.	AADT1	=	AADT1VALUE
A.A.D.T.	AADT2	=	AADT2VALUE
D.H.V.		=	DHVVALUE
D.D.		=	DDVALUE
T.		=	TVALUE
DESIGN SPEED		=	DSVALUE
ESALS		=	ESALSVALUE

TOTAL NET LENGTH OF CENTERLINE = NETLENGTH

HORIZONTAL POSITIONS SHOWN ON THIS PLAN ARE WISCONSIN COUNTY COORDINATES, COUNTY COUNTY, NAD83 (YEAR), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

CONVENTIONAL SYMBOLS

PLAN
- CORPORATE LIMITS
- PROPERTY LINE
- LOT LINE
- LIMITED HIGHWAY EASEMENT
- EXISTING RIGHT OF WAY
- PROPOSED OR NEW R/W LINE
- SLOPE INTERCEPT
- REFERENCE LINE (300'EB')
- EXISTING CULVERT
- PROPOSED CULVERT (Box or Pipe)
- COMBUSTIBLE FLUIDS (CAUTION)
- MARSH AREA
- WOODED OR SHRUB AREA

PROFILE
- GRADE LINE
- ORIGINAL GROUND
- MARSH OR ROCK PROFILE (To be noted as such) (ROCK)
- SPECIAL DITCH (LABEL)
- GRADE ELEVATION (95.36)
- CULVERT (Profile View)

UTILITIES
- ELECTRIC (E)
- FIBER OPTIC (FO)
- GAS (G)
- SANITARY SEWER (SAN)
- STORM SEWER (SS)
- TELEPHONE (T)
- WATER (W)
- UTILITY PEDESTAL
- POWER POLE
- TELEPHONE POLE

KENOSHA COUNTY
DPW - HIGHWAYS

PREPARED BY

Surveyor	SURVEYOR
Designer	DESIGNER
Project Manager	PROJECT_MANAGER
Regional Examiner	REGIONAL_EXAMINER
Regional Supervisor	REGIONAL_SUPERVISOR

APPROVED FOR THE DEPARTMENT

DATE: _____ _____ (Signature)

PRE_1

E

DRAFT

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\010101_TI.DWG PLOT DATE : 7/21/2016 9:08 AM PLOT BY : RONALD SCHILDT PLOT NAME :

2

DRAFT

CONVENTIONAL ABBREVIATIONS

ACCESS POINT/ DRIVEWAY CONNECTION	AP	RELEASE OF RIGHTS	ROR
ACCESS RIGHTS	AR	REMAINING	REM.
ACRES	AC.	RIGHT-OF-WAY	R/W
AND OTHERS	ET.AL.	SECTION	SEC.
CENTERLINE	C/L	STATION	STA.
CERTIFIED SURVEY MAP	CSM	TEMPORARY LIMITED EASEMENT	TLE
CORNER	COR.	VOLUME	V.
DOCUMENT	DOC.		
EASEMENT	EASE.		
HIGHWAY EASEMENT	H.E.		
LAND CONTRACT	LC		
MONUMENT	MON.		
PAGE	P.		
PERMANENT LIMITED EASEMENT	PLE		
PROPERTY LINE	PL		
RECORDED AS	(100')		
REFERENCE LINE	R/L		

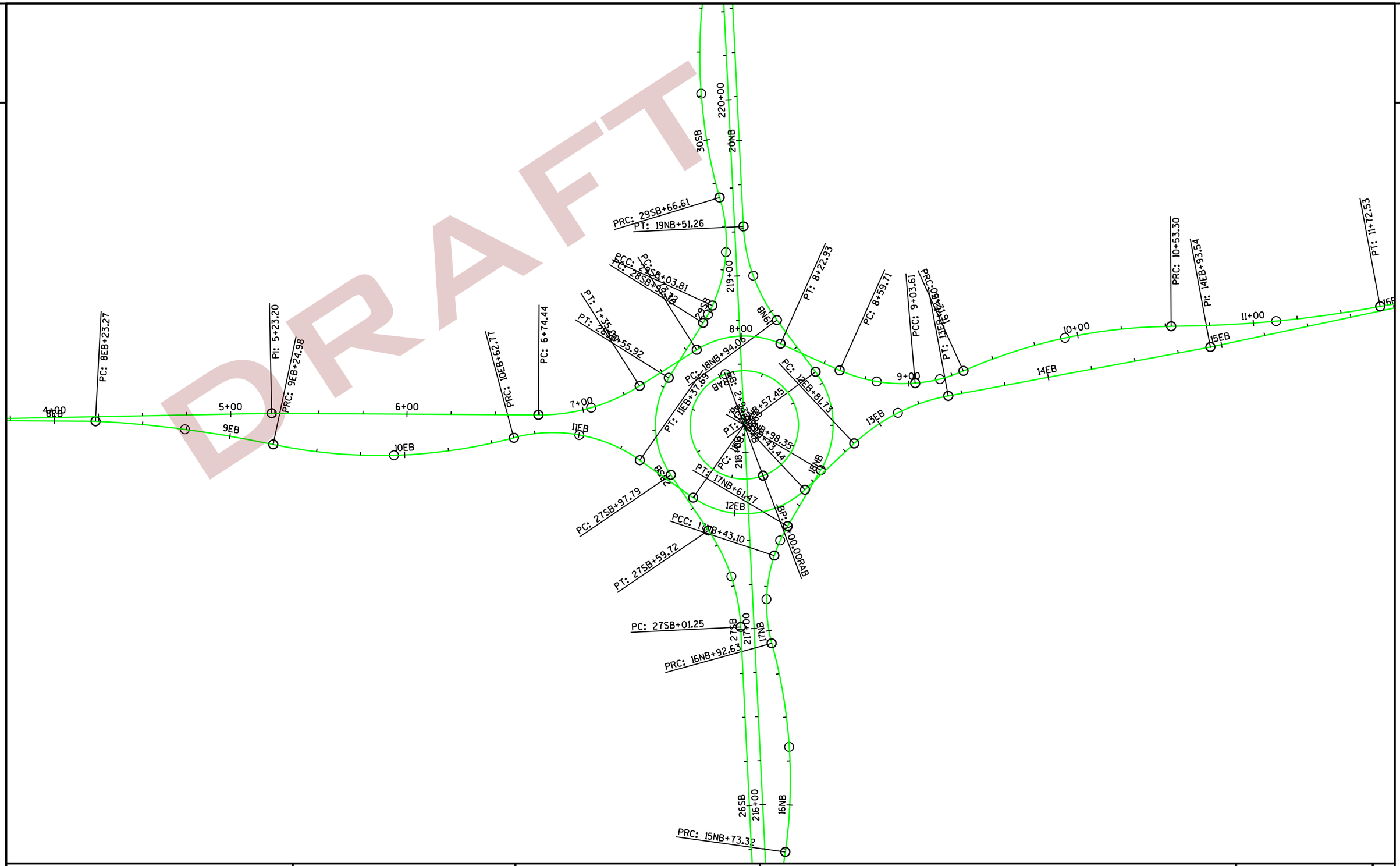
DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN: GENERAL NOTES	SHEET PRE_2 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\IN15-001 NOTES.DWG
LAYOUT NAME - 01

PLOT DATE : 7/21/2016 7:41 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:10 FT

DRAFT

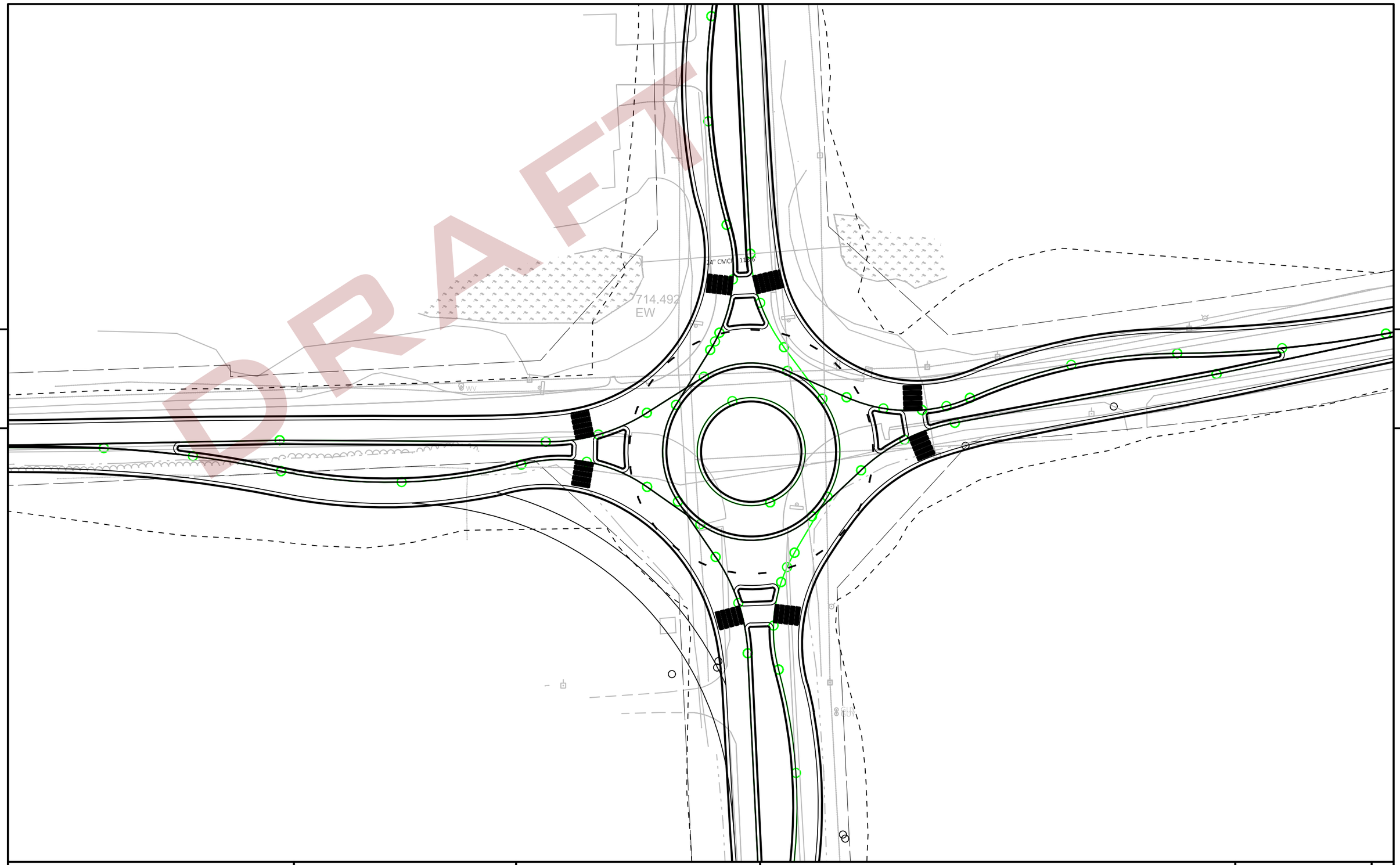


PROJECT NO: IN15-001	HWY: CTH H	COUNTY: KENOSHA	PLAN: ALIGNMENT PLAN	SHEET E

PRE_3

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\027201-AD.DWG
LAYOUT NAME - 01

PLOT DATE : 7/18/2016 7:58 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1:50_XREF



DRAFT

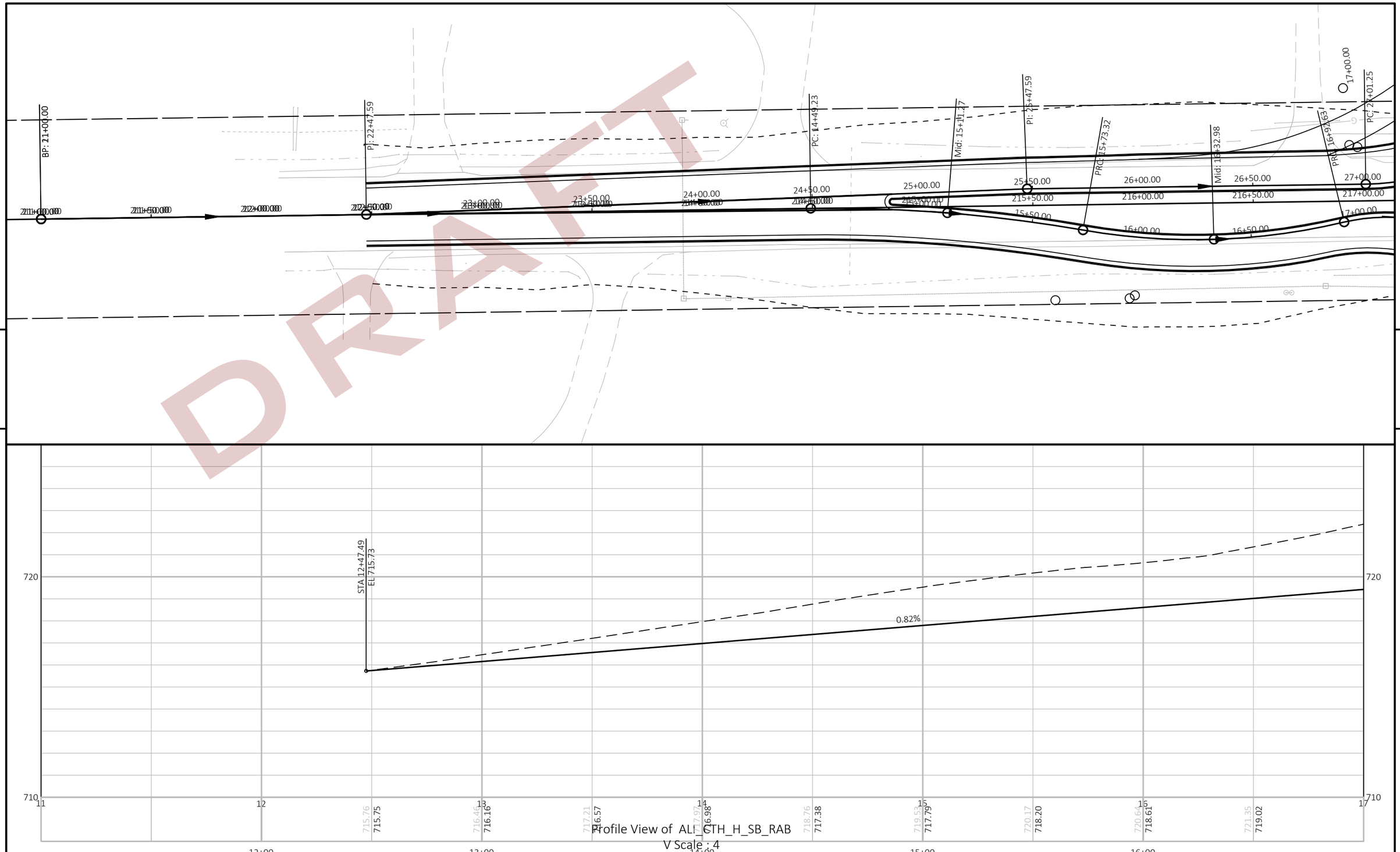
PROJECT NO: IN15-001	HWY: CTH H	COUNTY: KENOSHA	BAIN STATION INTERSECTION - RAB	SHEET E

PRE_4

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050201_PN.DWG
LAYOUT NAME - Plan 1 IN 20 FT

PLOT DATE : 7/20/2016 5:23 PM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:50 FT

DRAFT

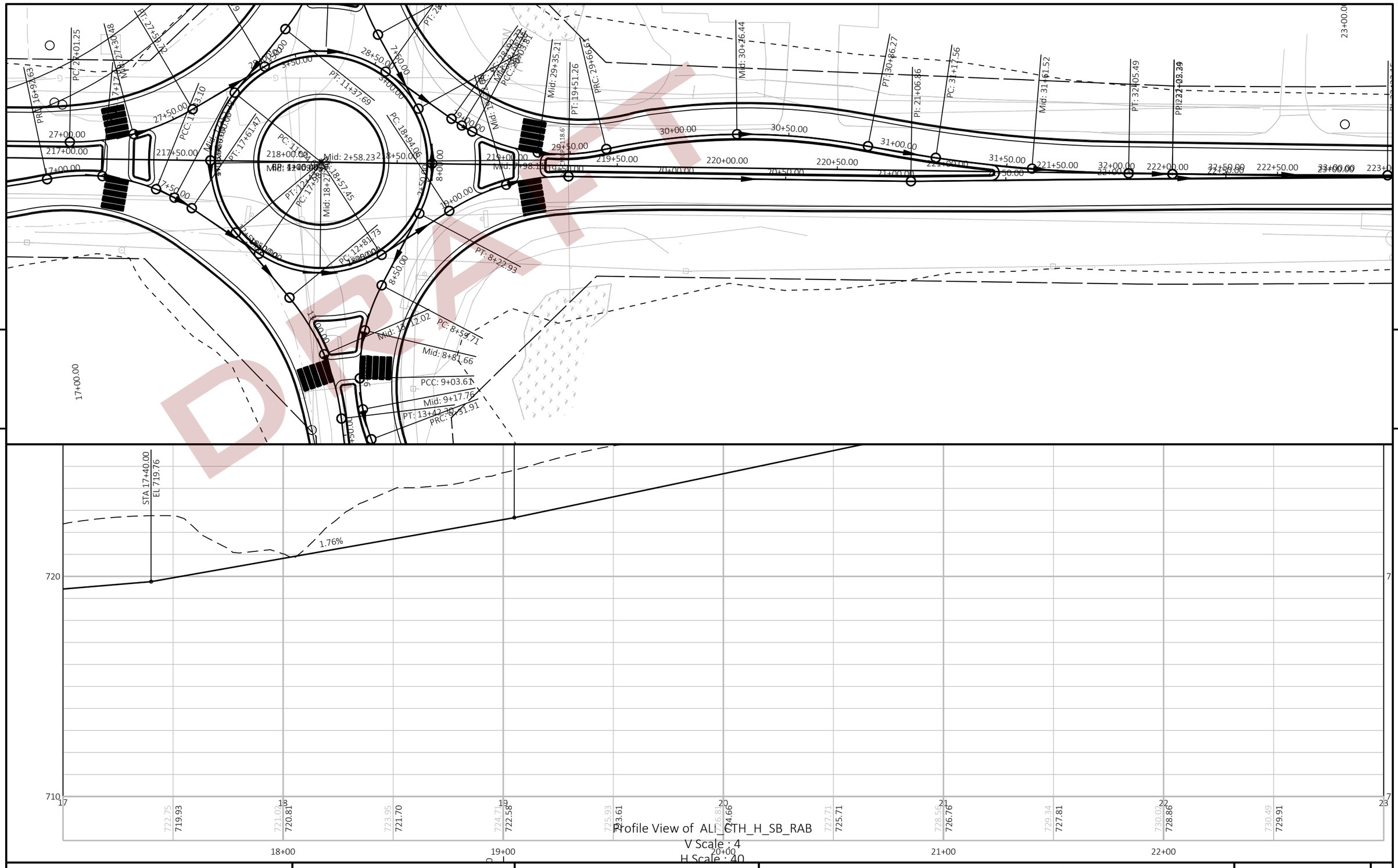


Profile View of ALI_CTH_H_SB_RAB
V Scale : 4
H Scale : 40

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_NB_RAB - (1)	SHEET PRE_5 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050201

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT



PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_NB_RAB - (1)	SHEET E

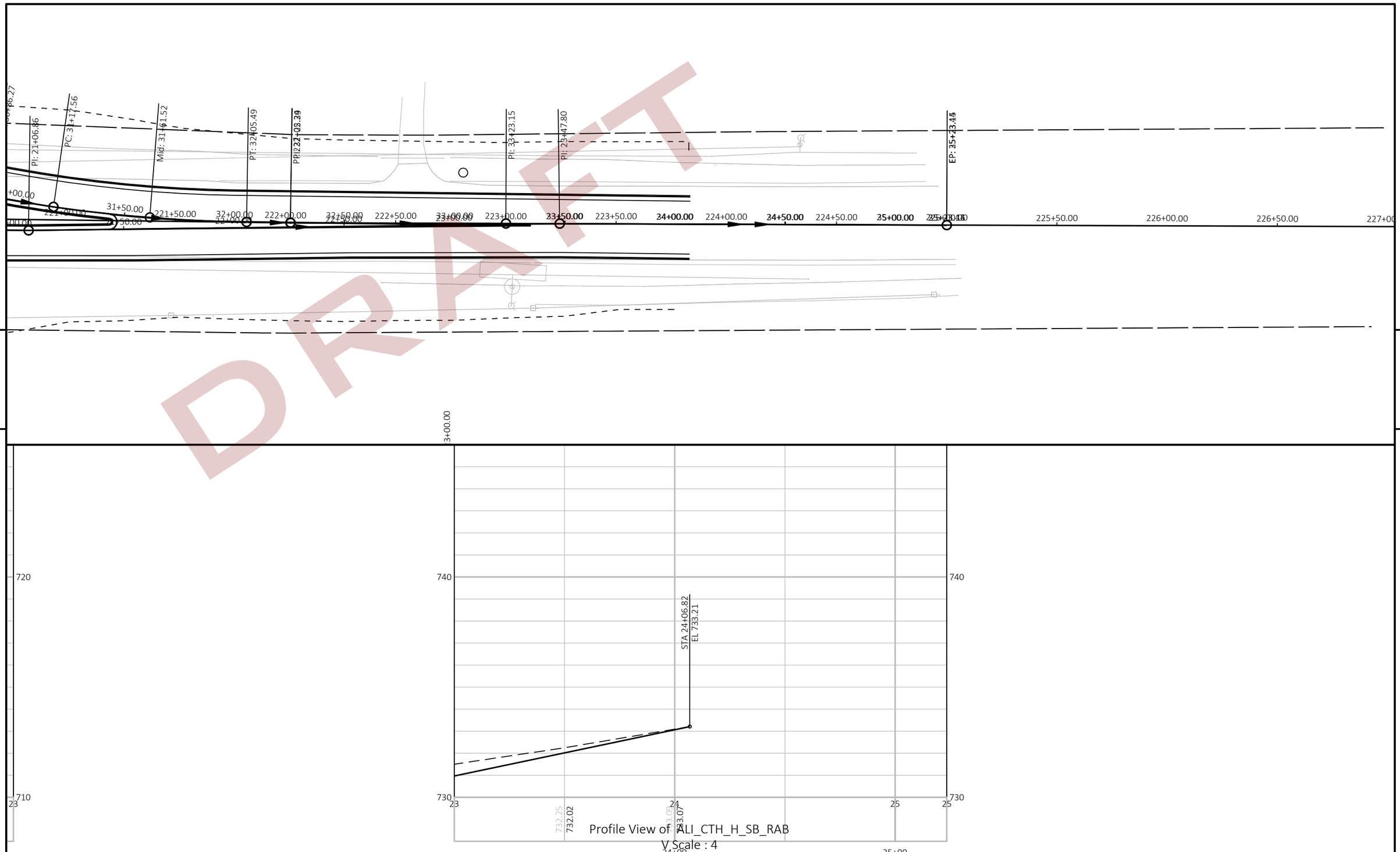
PRE_6

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050202

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

DRAFT



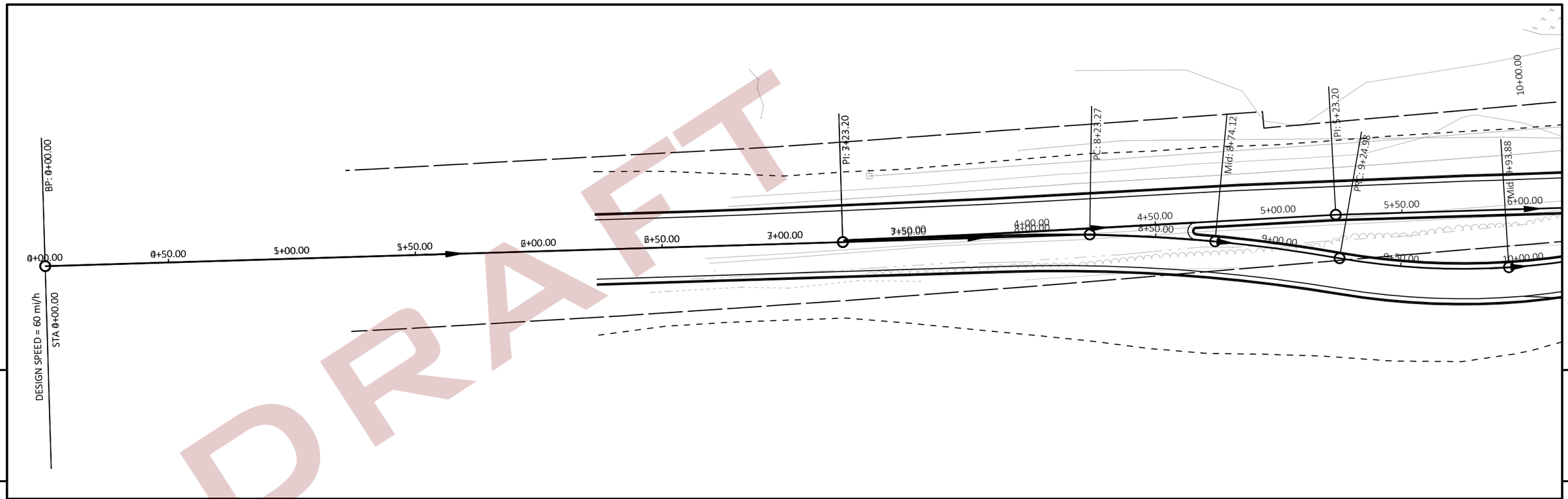
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_NB_RAB - (1)	SHEET E

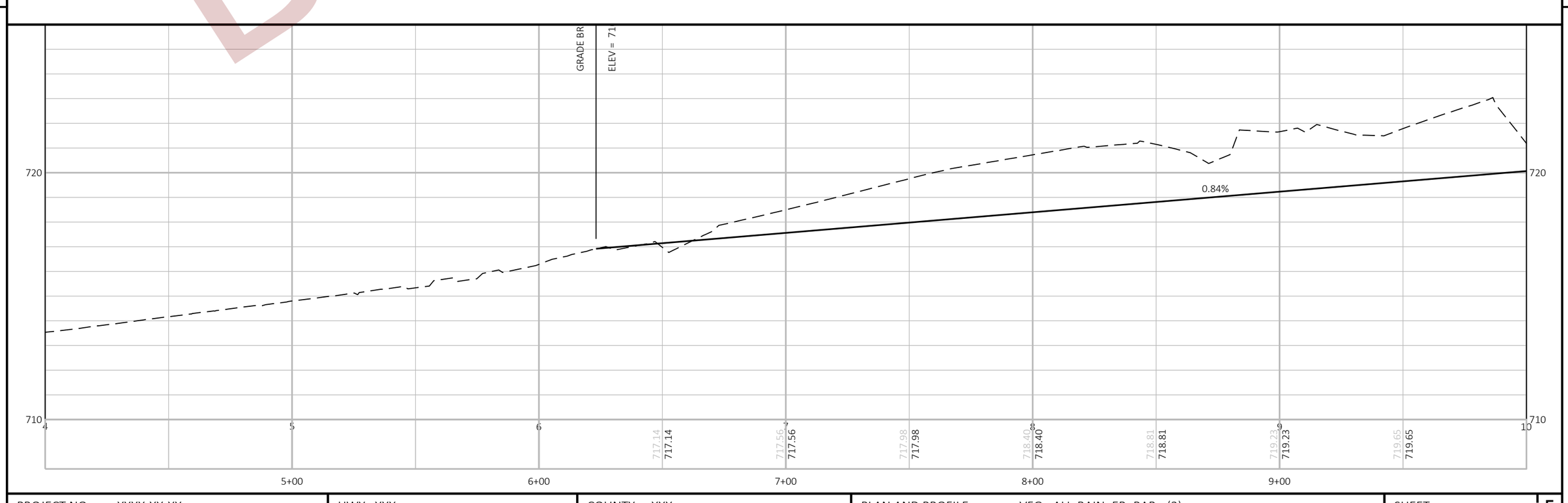
PRE_7

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050203

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

DRAFT



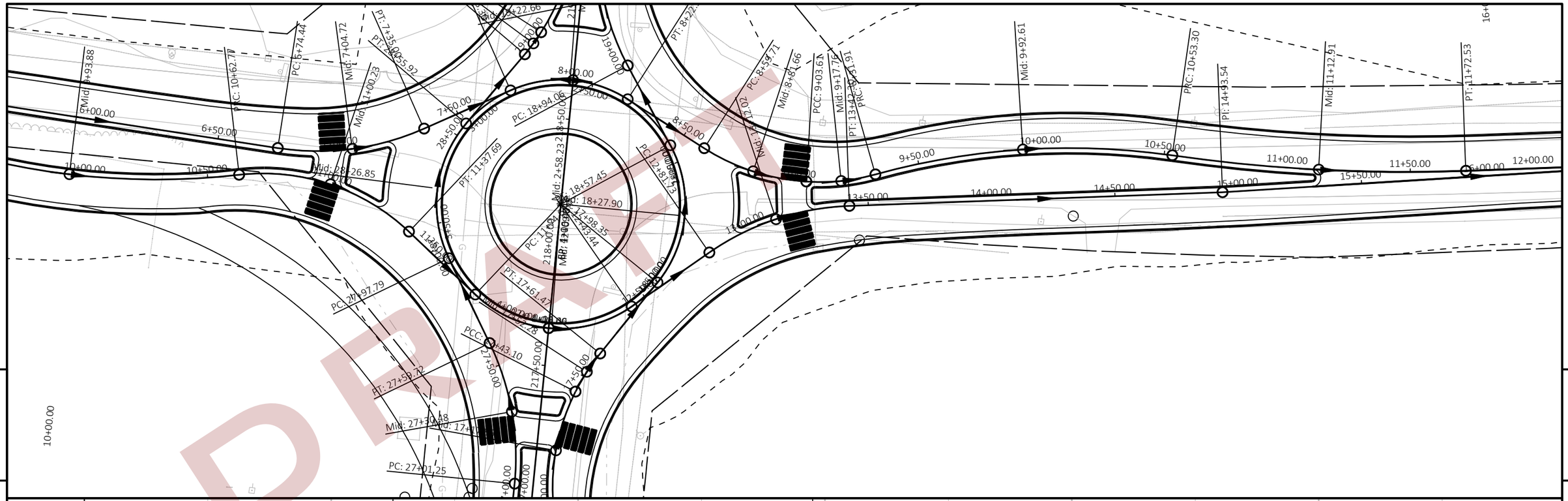


PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_BAIN_EB_RAB - (2)	SHEET PRE_8

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050204

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

DRAFT



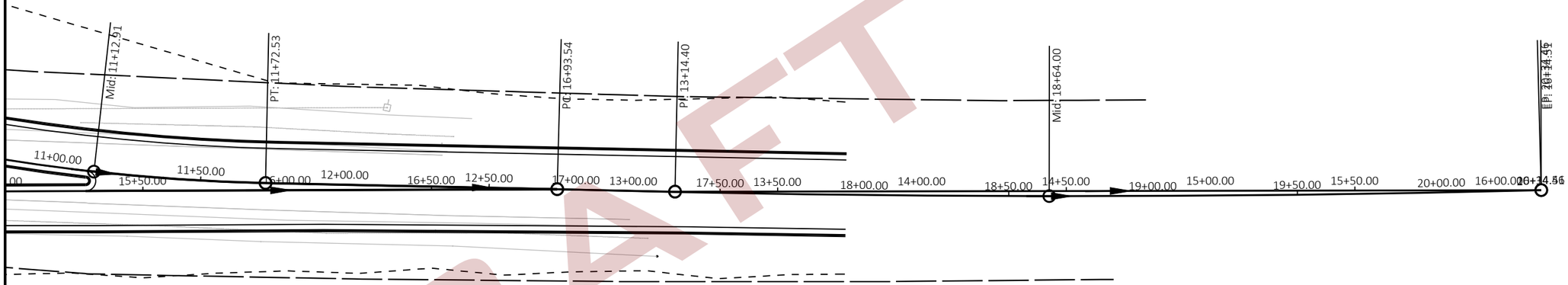
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_BAIN_EB_RAB - (2)	SHEET E

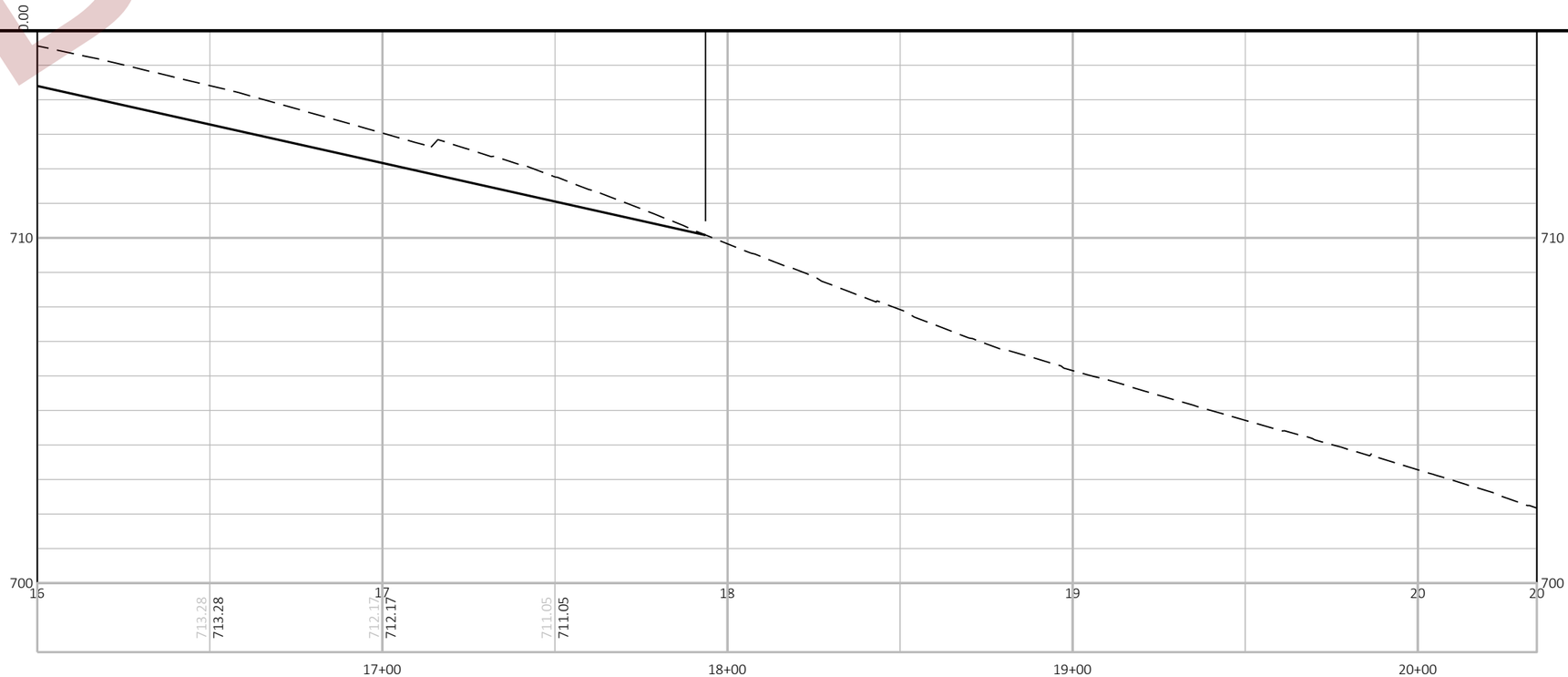
FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050205

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

PRE_9

DRAFT





PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_BAIN_EB_RAB - (2)	SHEET E

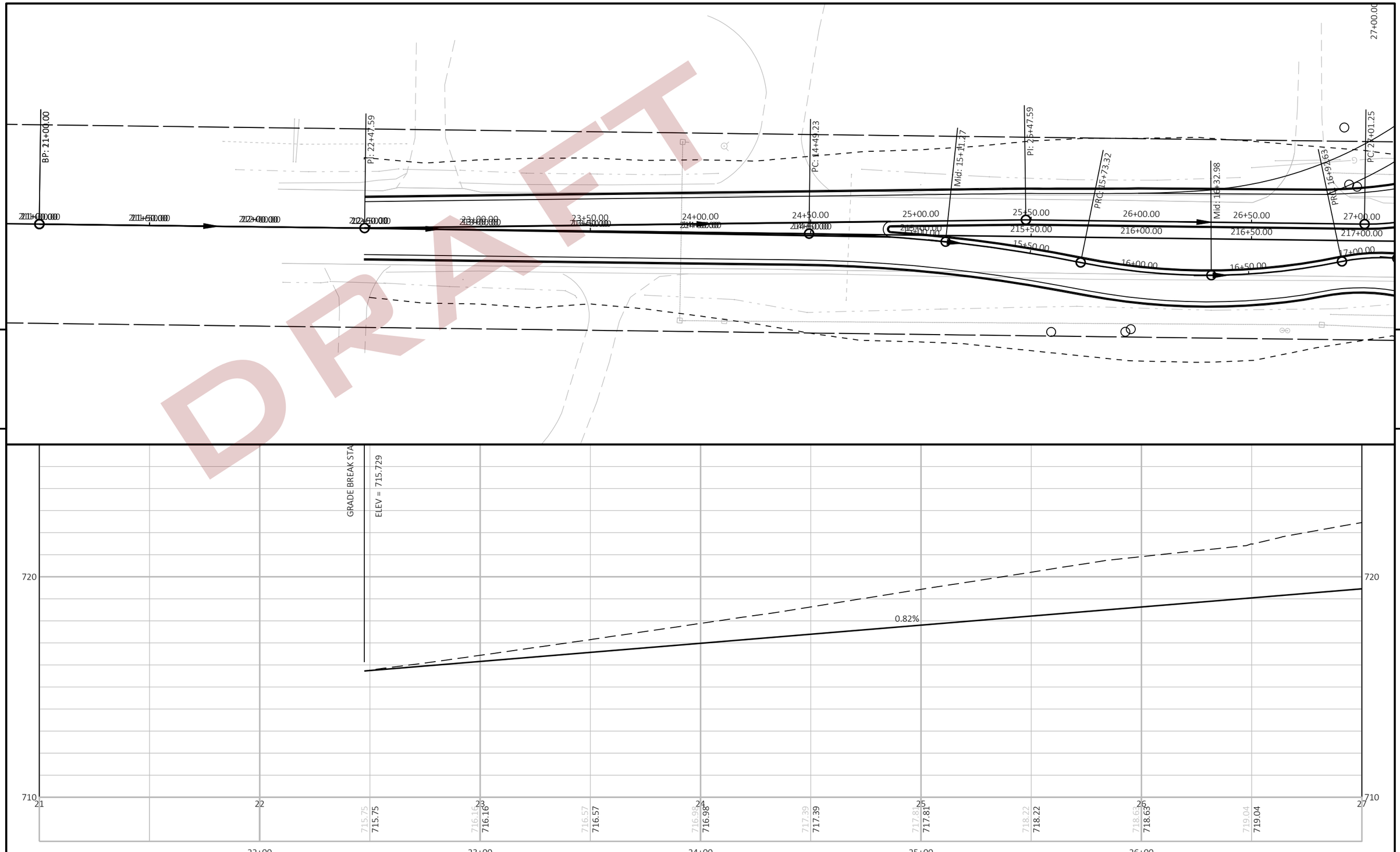
FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050206

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

PRE_10

WISDOT/CADDS SHEET 44

DRAFT



5 5

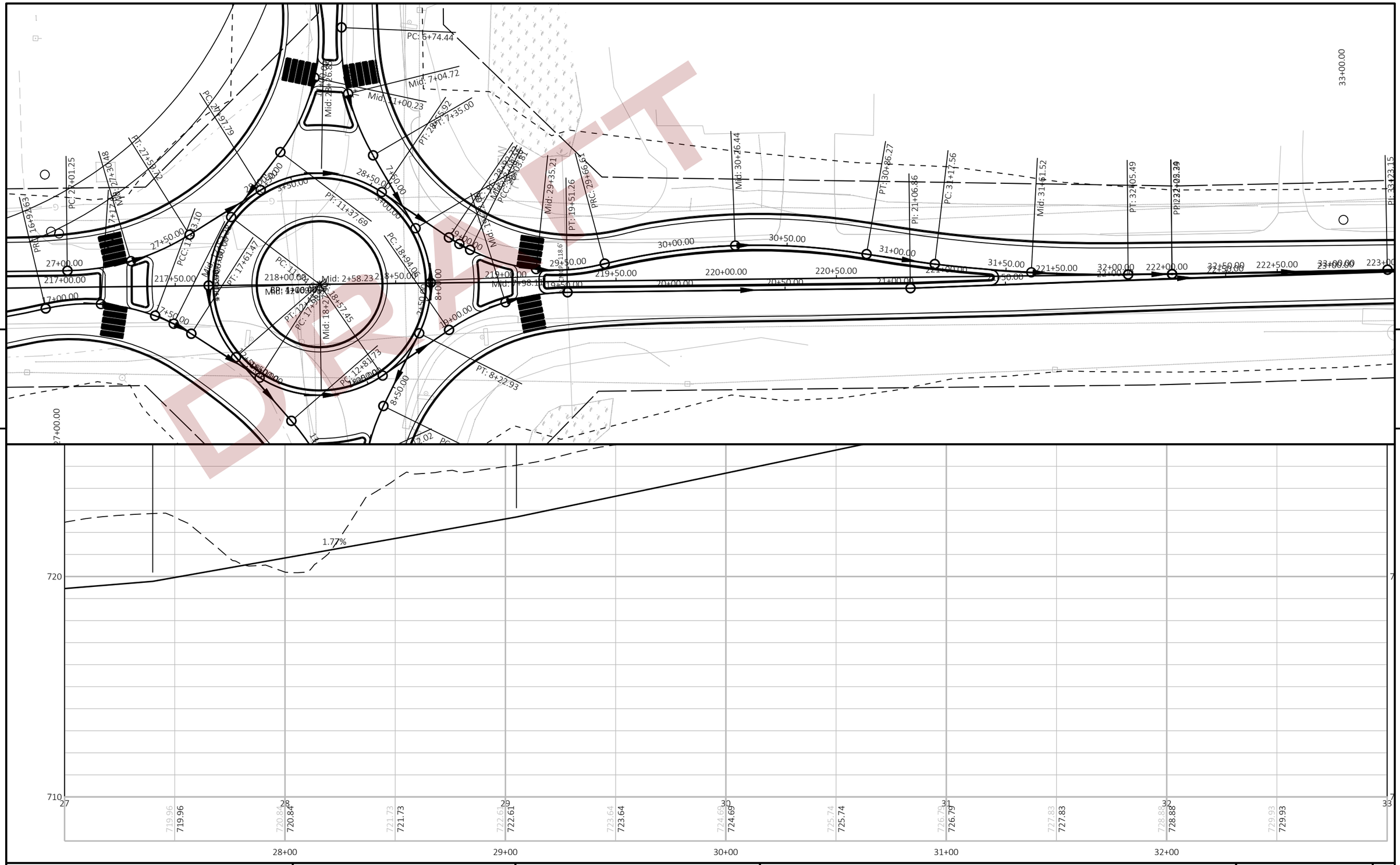
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_SB_RAB - (3)	SHEET E

PRE_11

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050207

PLOT DATE : 7/21/2016 7:50 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

DRAFT



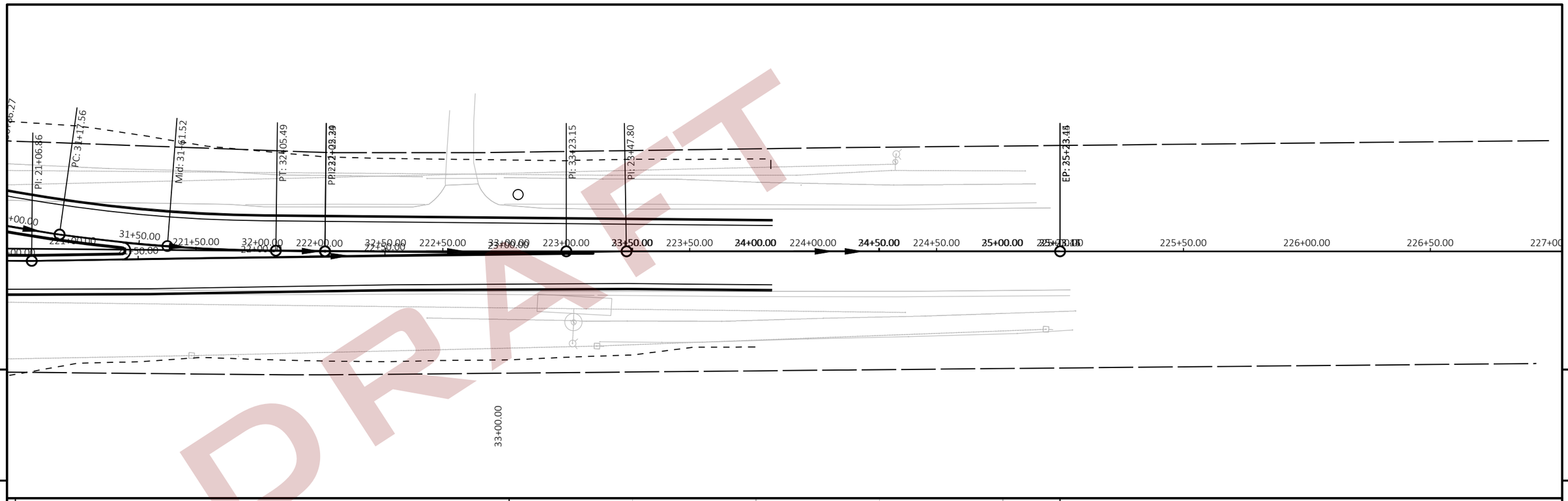
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_SB_RAB - (3)	SHEET E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050208

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

PRE_12

DRAFT



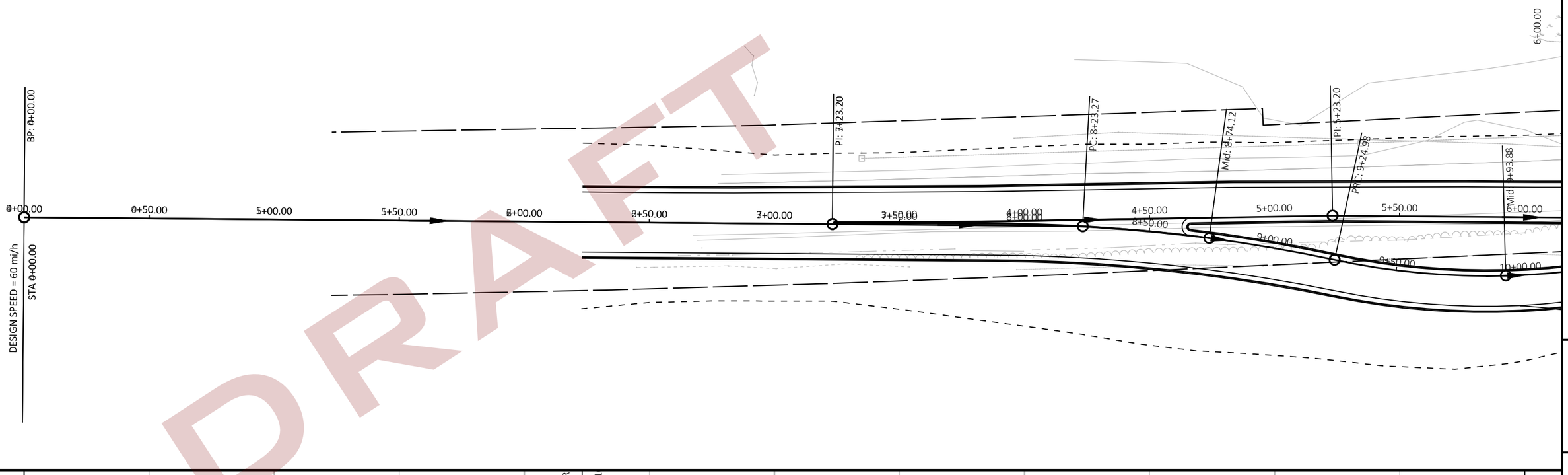
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_CTH_H_SB_RAB - (3)	SHEET E

PRE_13

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 050209

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

DRAFT



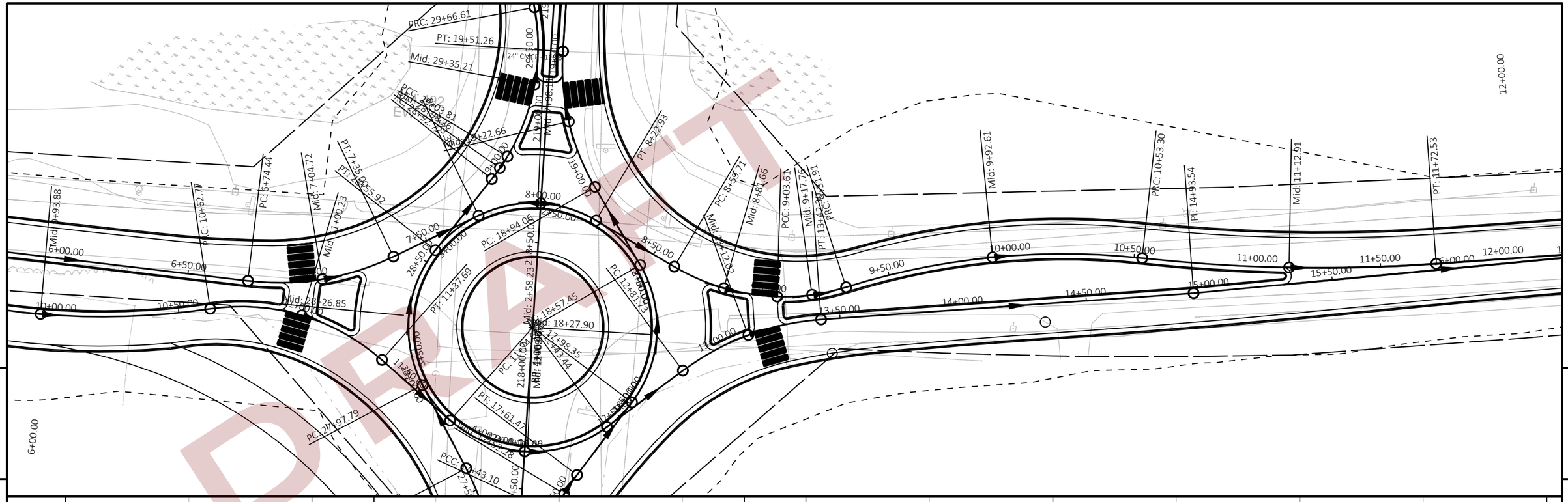
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_BAIN_WB_RAB - (4)	SHEET E

PRE_14

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 0502010

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

DRAFT

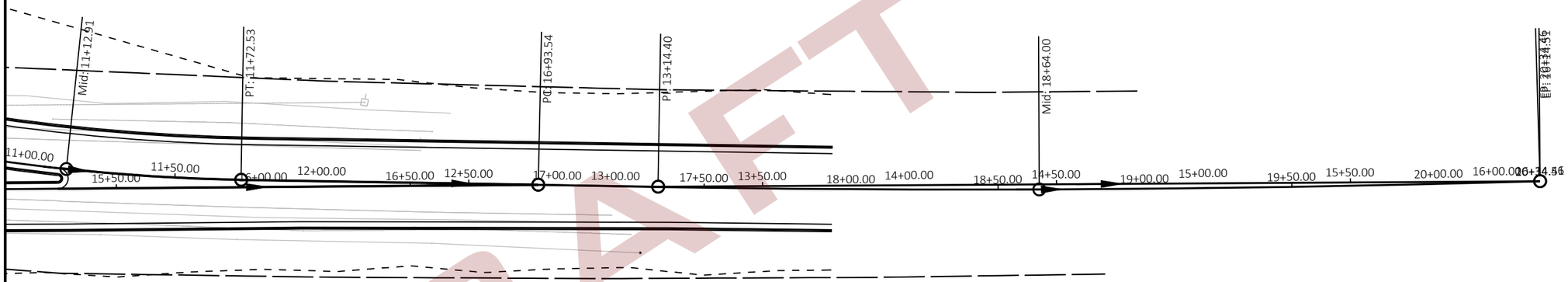


PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PLOT: VFG - ALI_BAIN_WB_RAB - (4)	SHEET E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 0502011

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

PRE_15

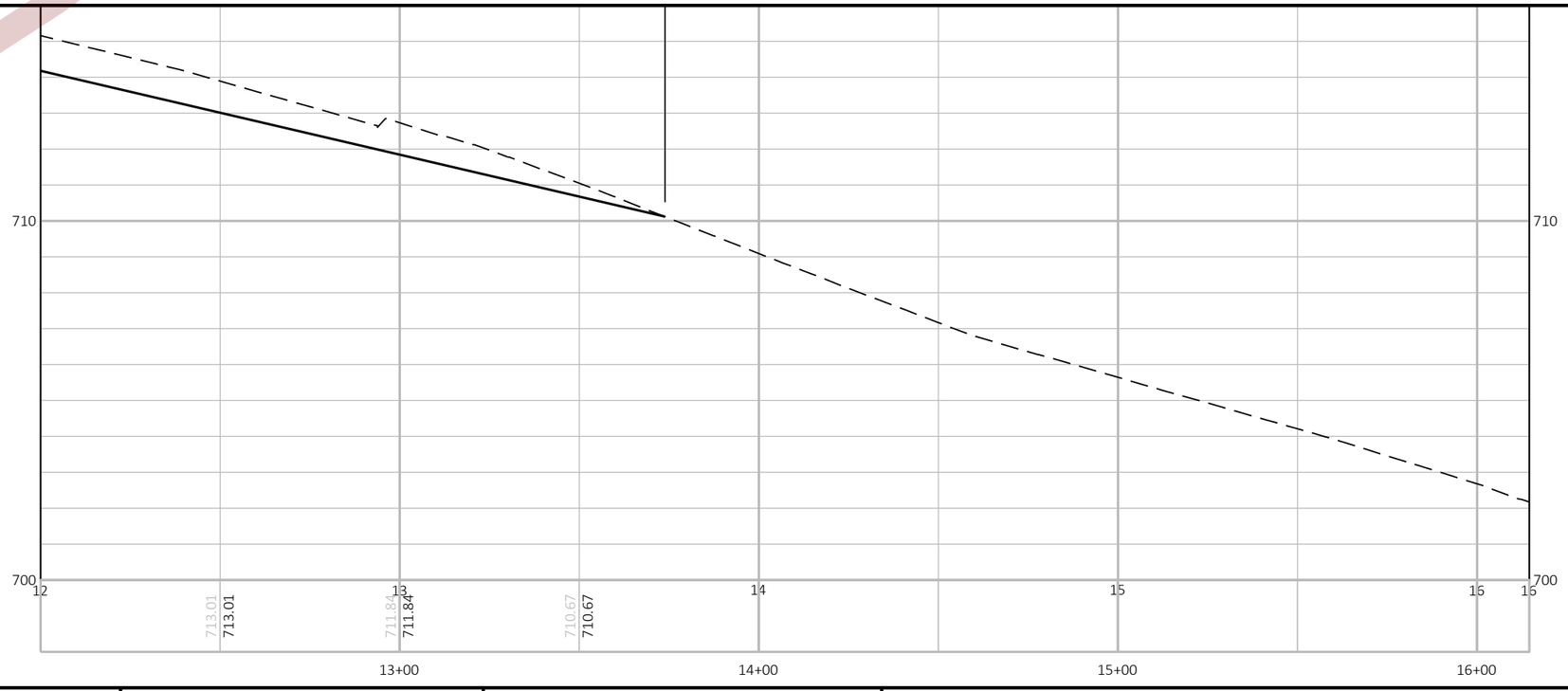


DRAFT

5

5

12+00.00

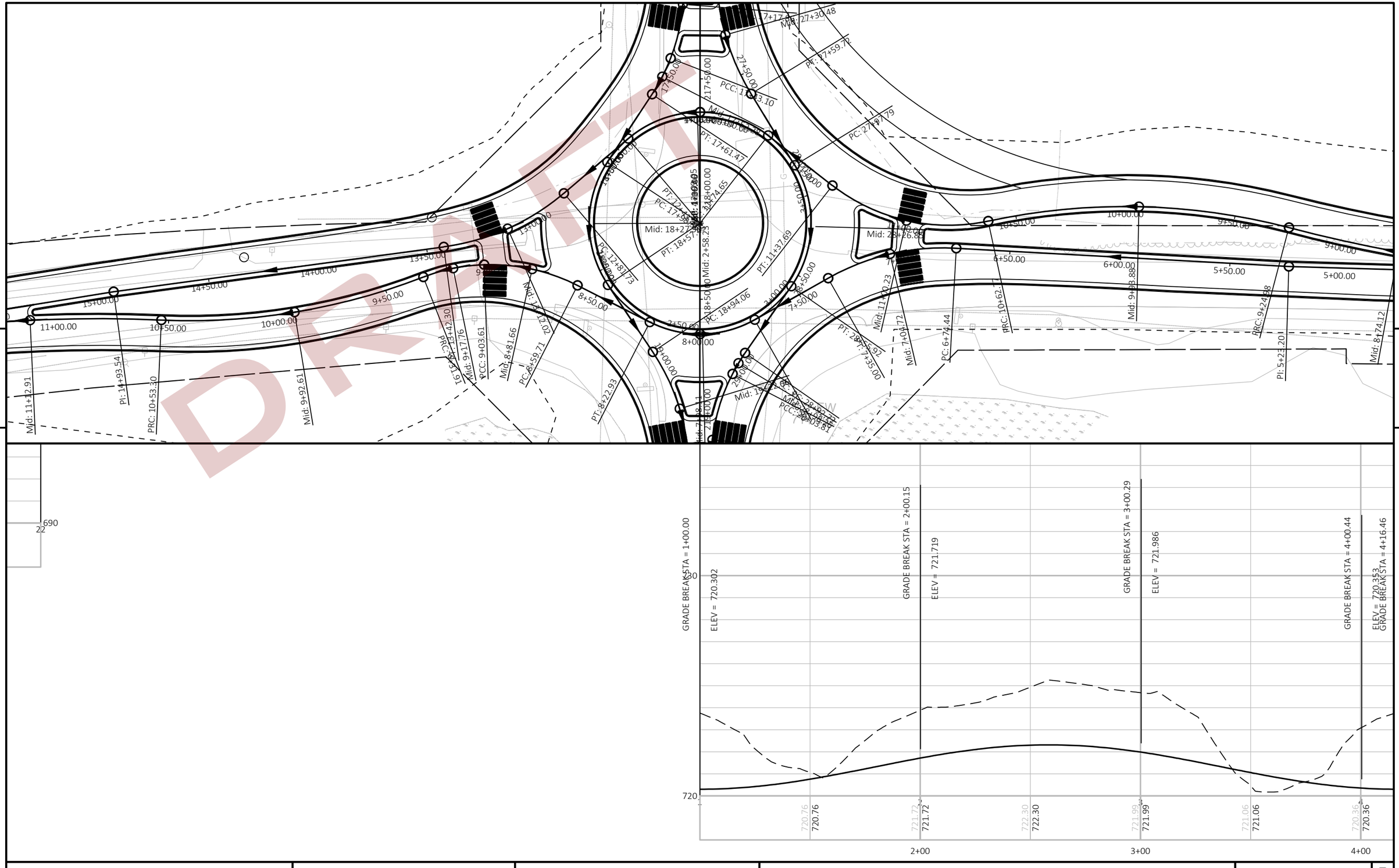


PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - ALI_BAIN_WB_RAB - (4)	SHEET E

PRE_16

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 0502012

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT



PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	PLAN AND PROFILE: VFG - RAB-TRUCK APRON - (5)	SHEET E

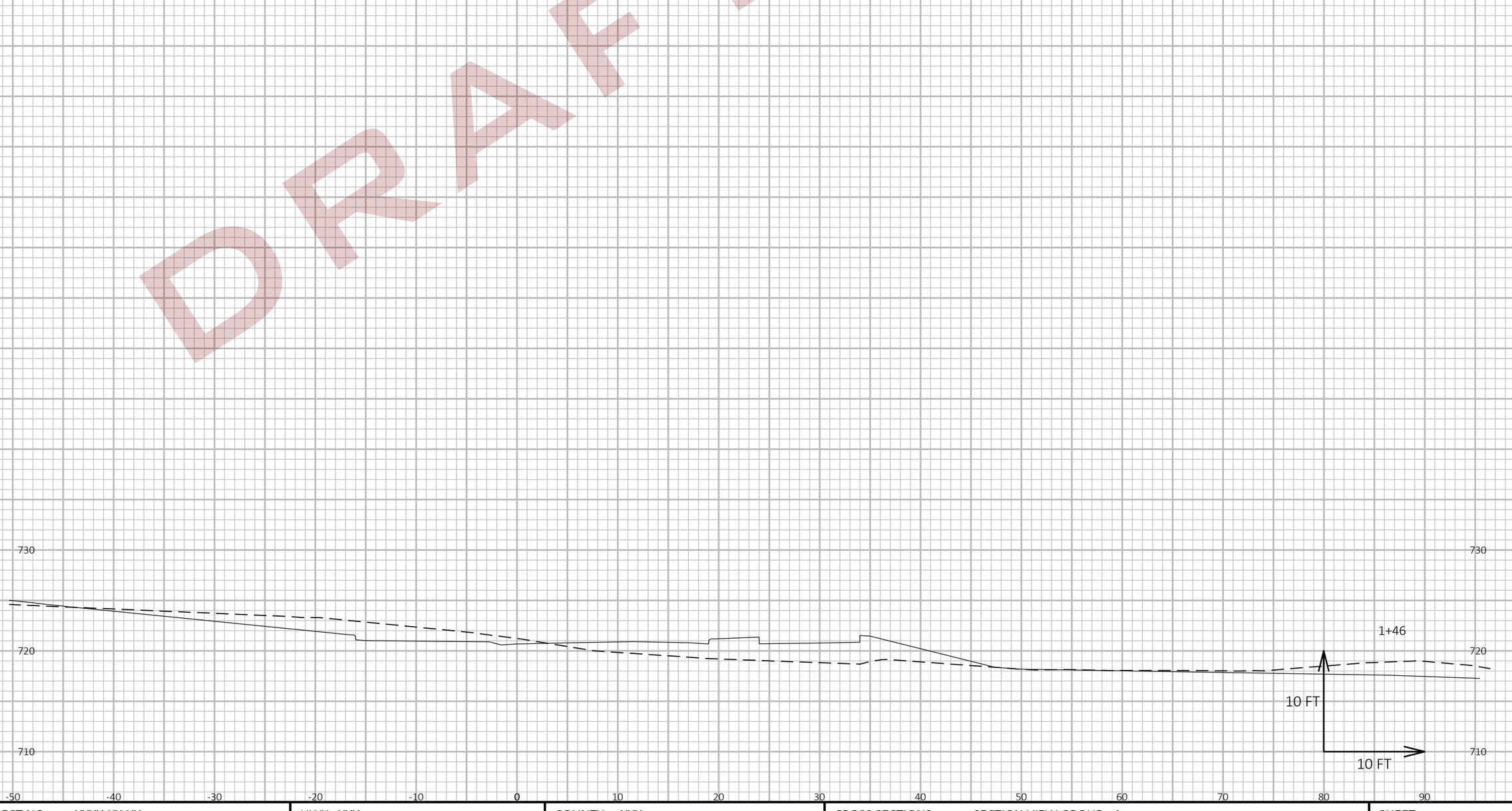
PRE_17

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\050101-PP.DWG
LAYOUT NAME - 0502013

PLOT DATE : 7/21/2016 7:51 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:40 FT

WISDOT/CADDS SHEET 44

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1	SHEET PRE_18 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (1)

PLOT DATE : 7/21/2016 6:16 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

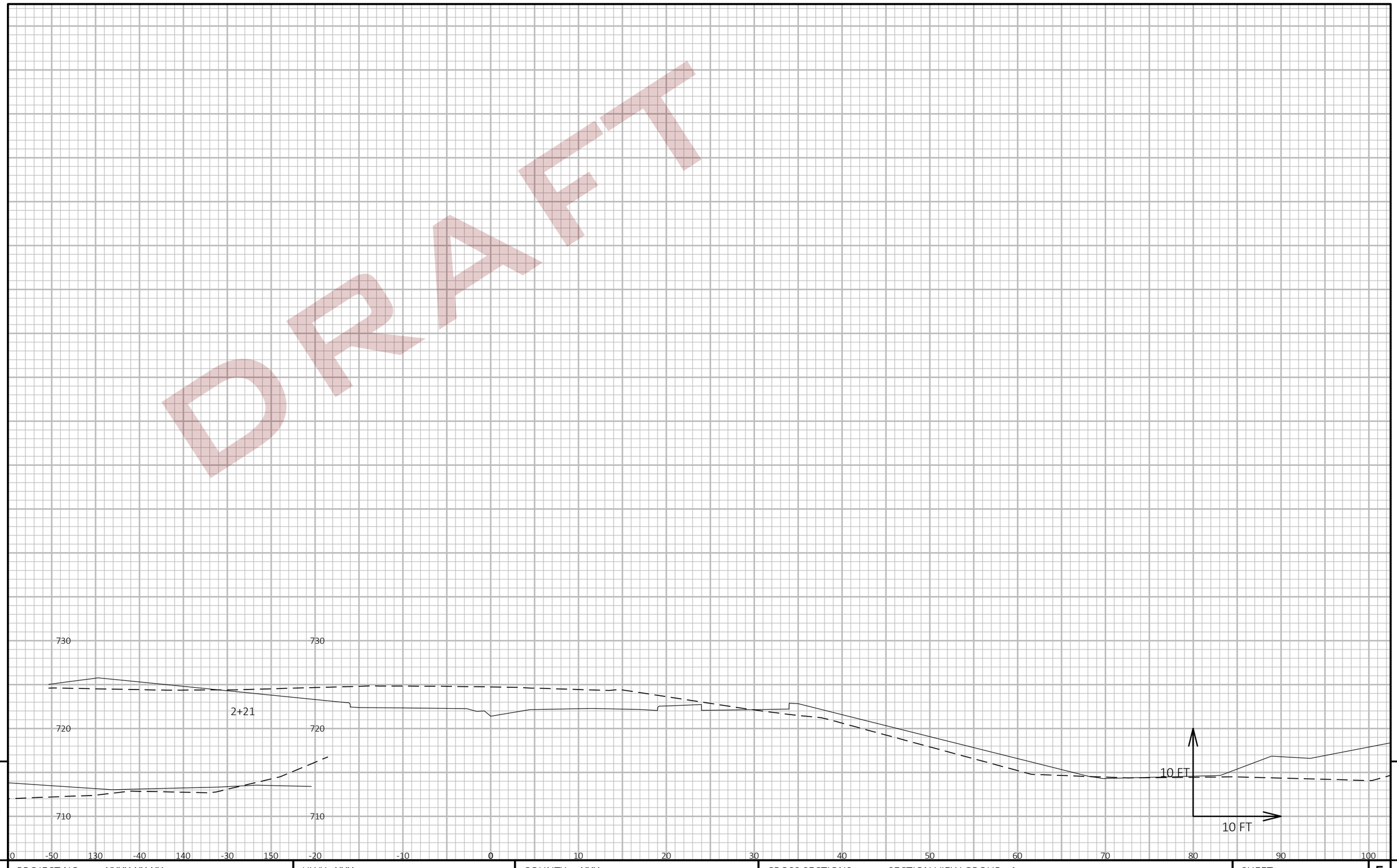
DRAFT

9 9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1	SHEET PRE_19 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (2)
PLOT DATE : 7/21/2016 6:16 AM
PLOT BY : RONALD SCHILDT
PLOT NAME :
PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.
WISDOT/CADDS SHEET 49

DRAFT



9 9

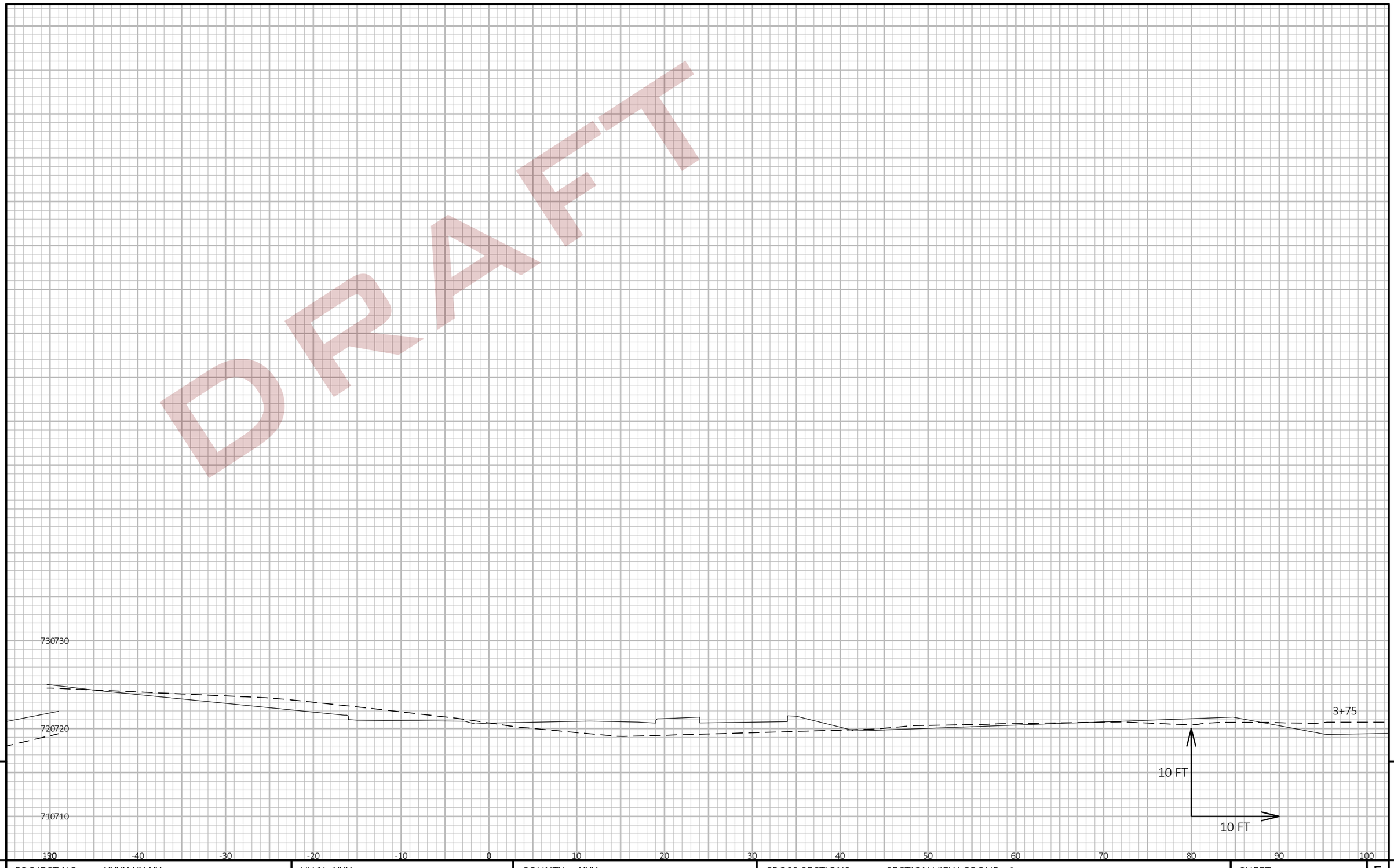
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1	SHEET E

PRE_20

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (3)

PLOT DATE : 7/21/2016 6:16 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9 9

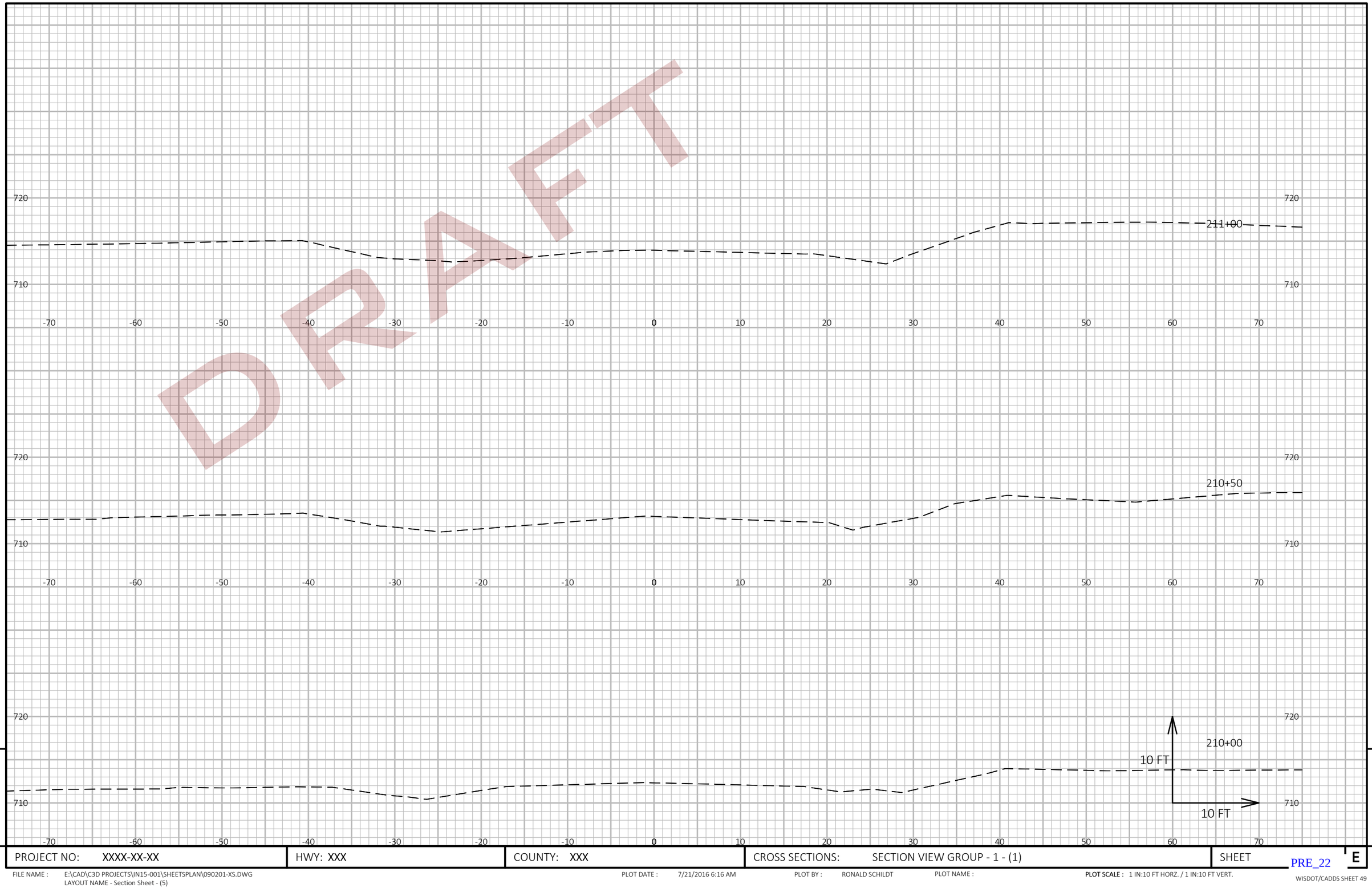
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1	SHEET E

PRE_21

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (4)

PLOT DATE : 7/21/2016 6:16 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET

PRE_22

E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (5)

PLOT DATE : 7/21/2016 6:16 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

720
710
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
212+50

720
710
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
212+00

720
710
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
211+50
10 FT
10 FT

9

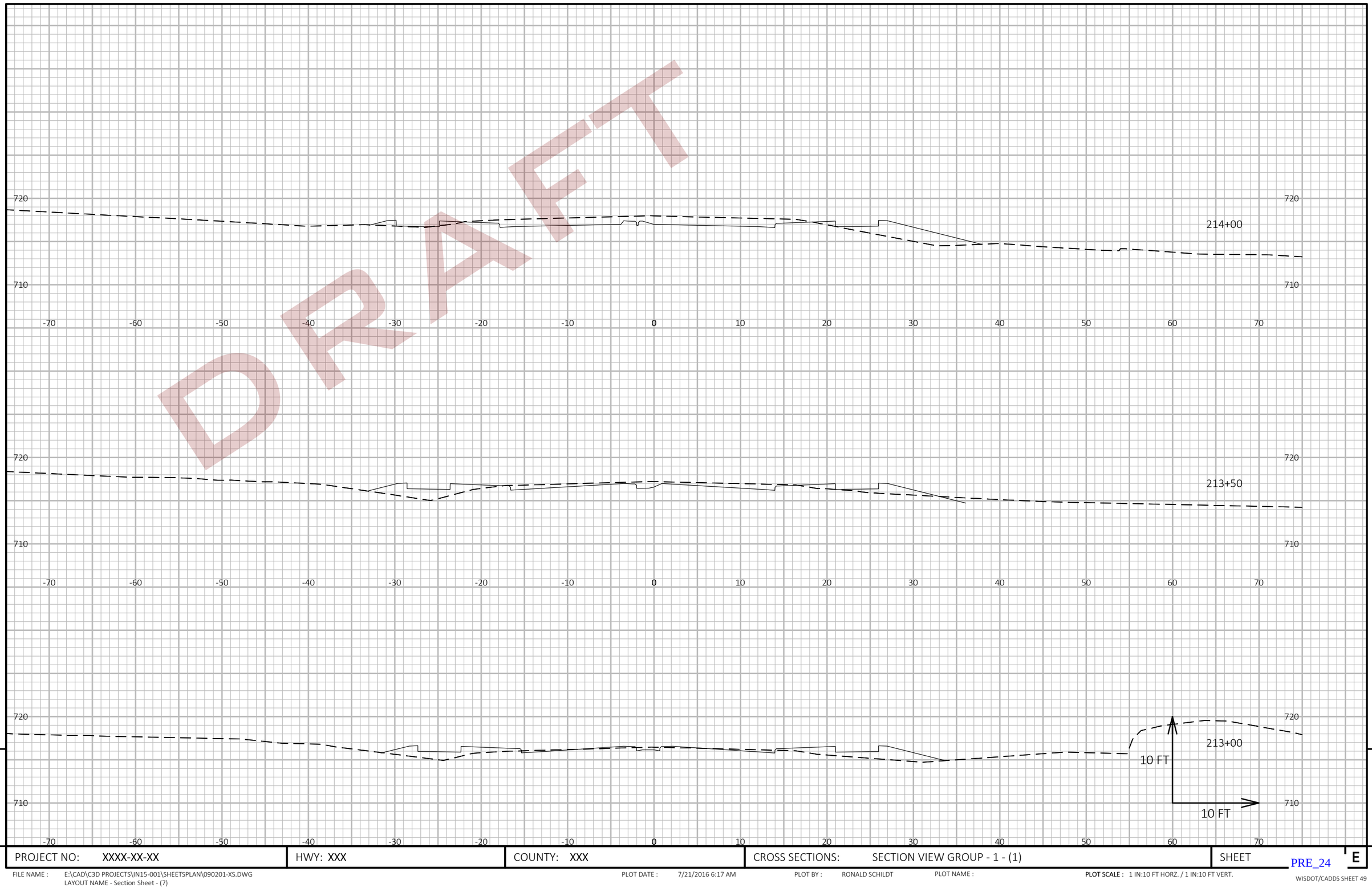
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET PRE_23 E

9

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (6)

PLOT DATE : 7/21/2016 6:17 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET PRE_24 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (7)

PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET PRE_25 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (8)

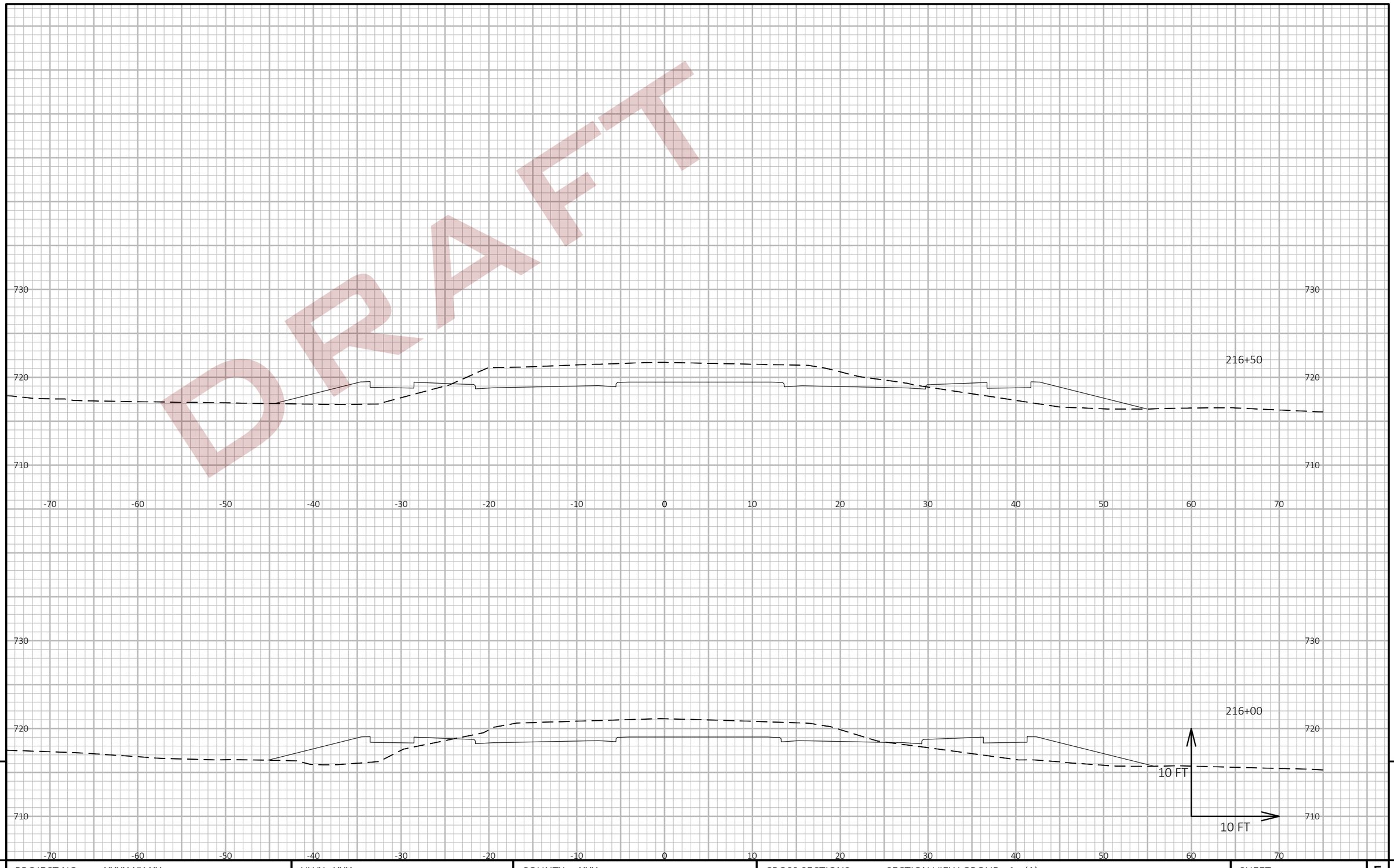
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET

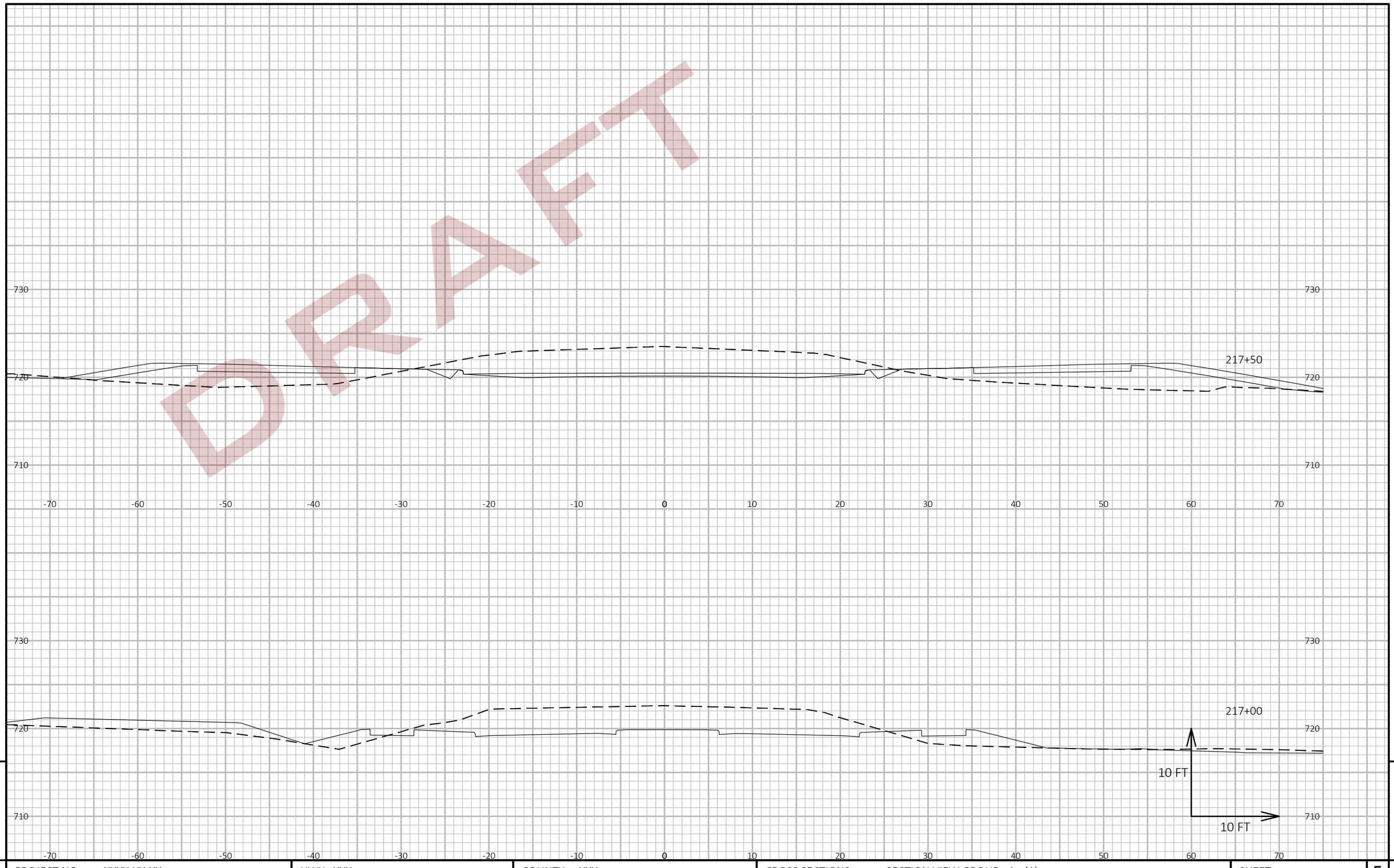
PRE_26

E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (9)

PLOT DATE : 7/21/2016 6:17 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET

PRE_27

E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (10)

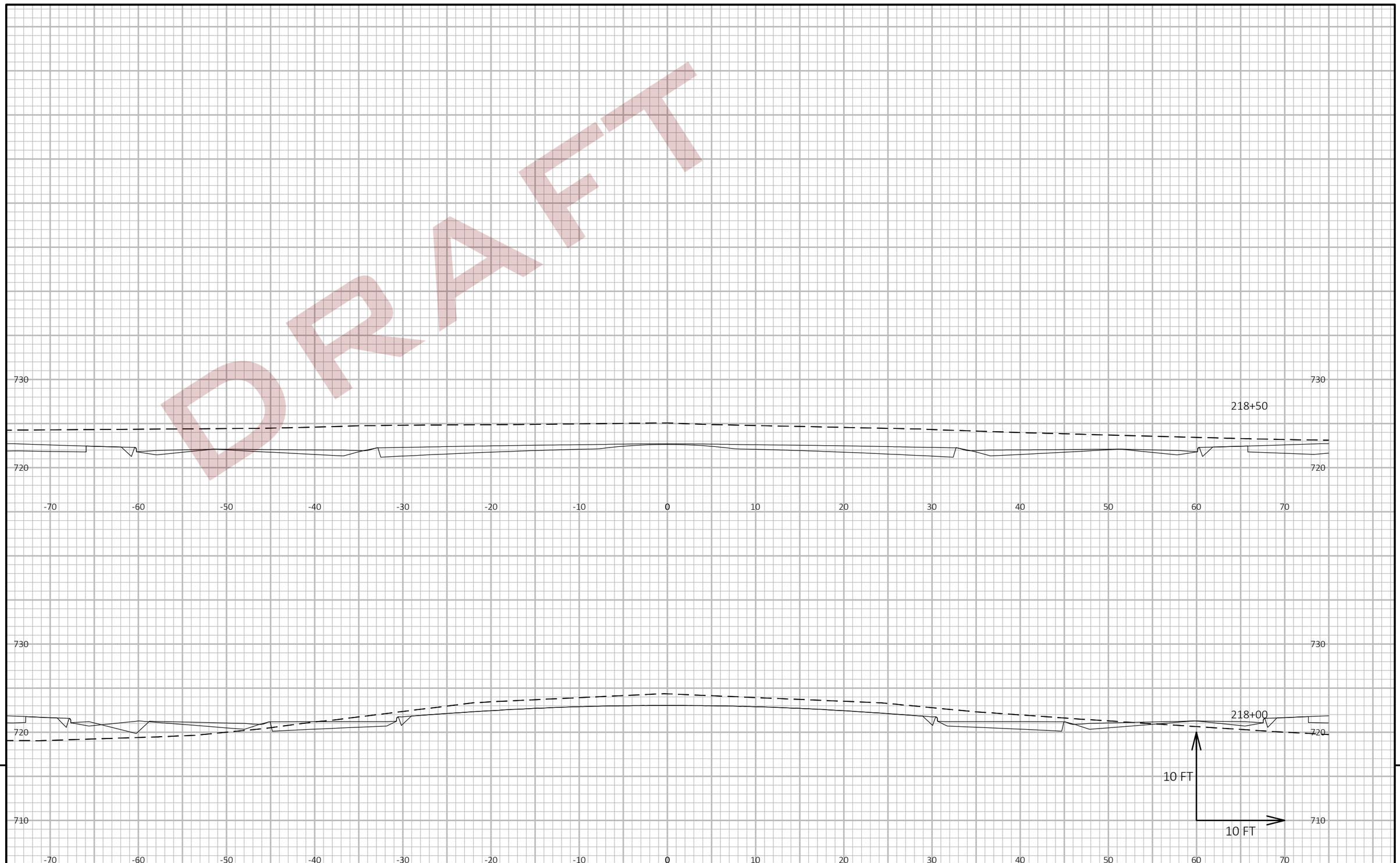
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

PRE_28

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (11)

PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET

PRE_29

E

9

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (12)

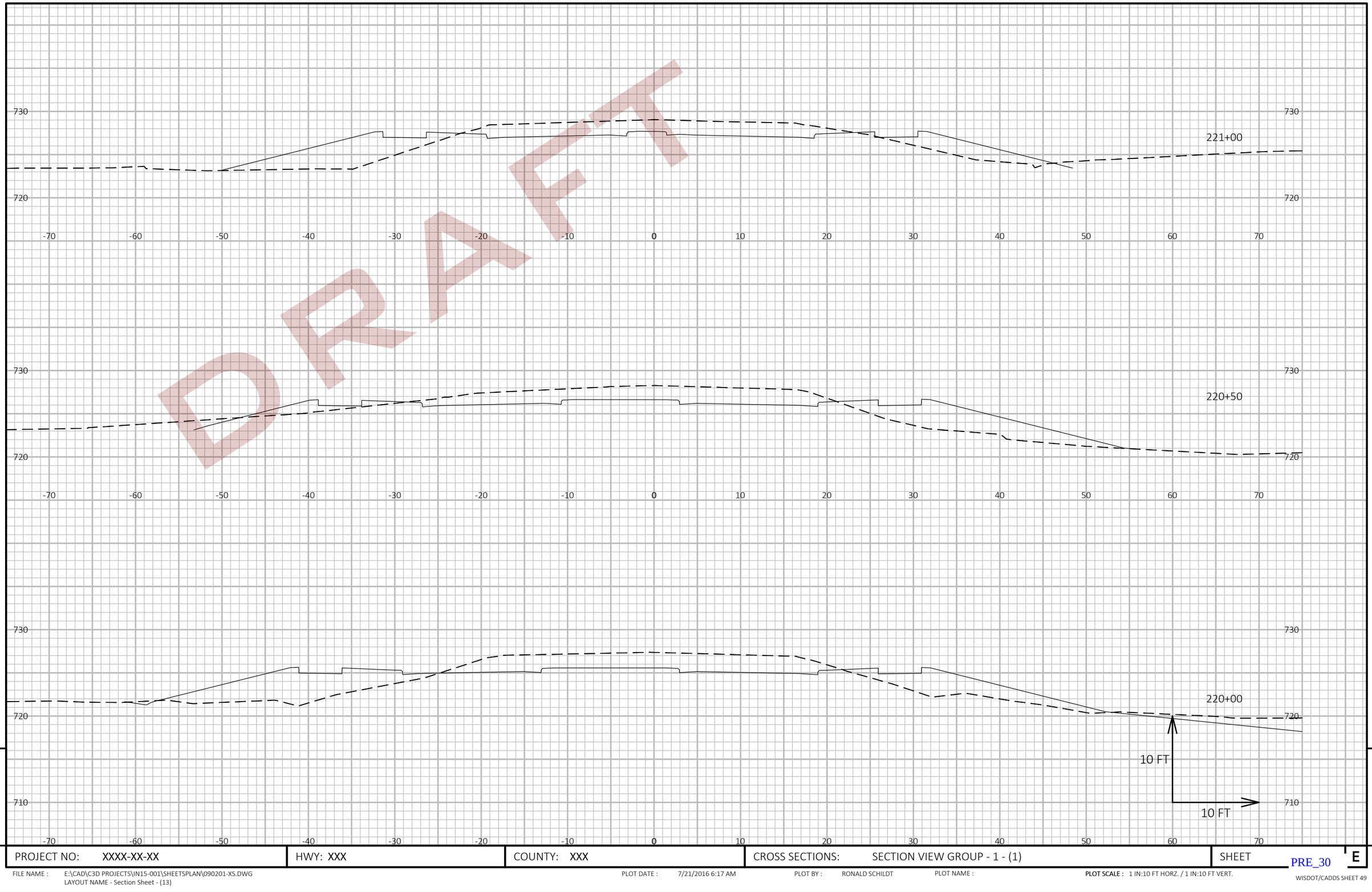
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

PRE_30

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (13)

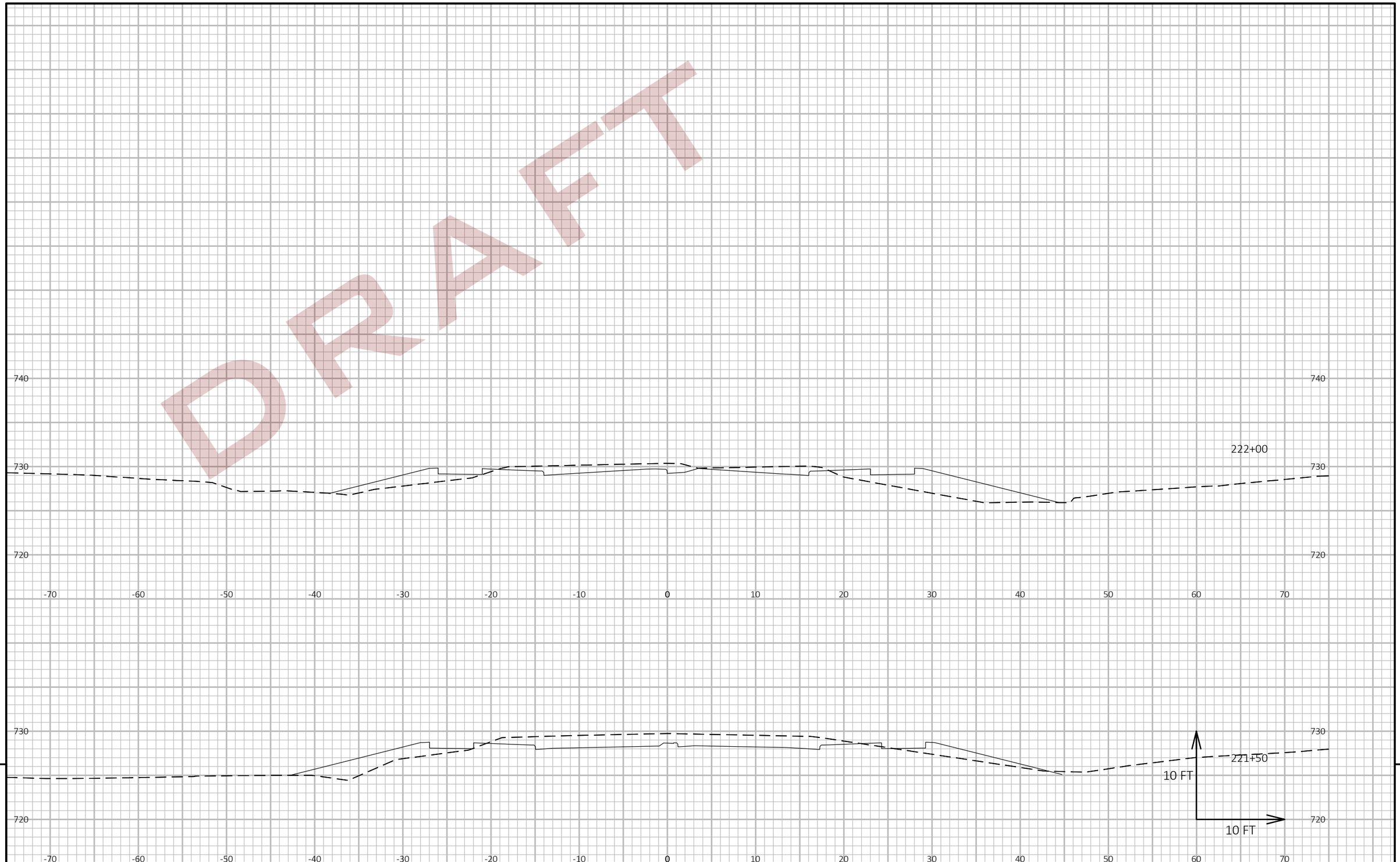
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (14)

PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

PRE_31

DRAFT

740
730
720
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
223+00
222+50
10 FT
10 FT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET

PRE_32

E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (15)

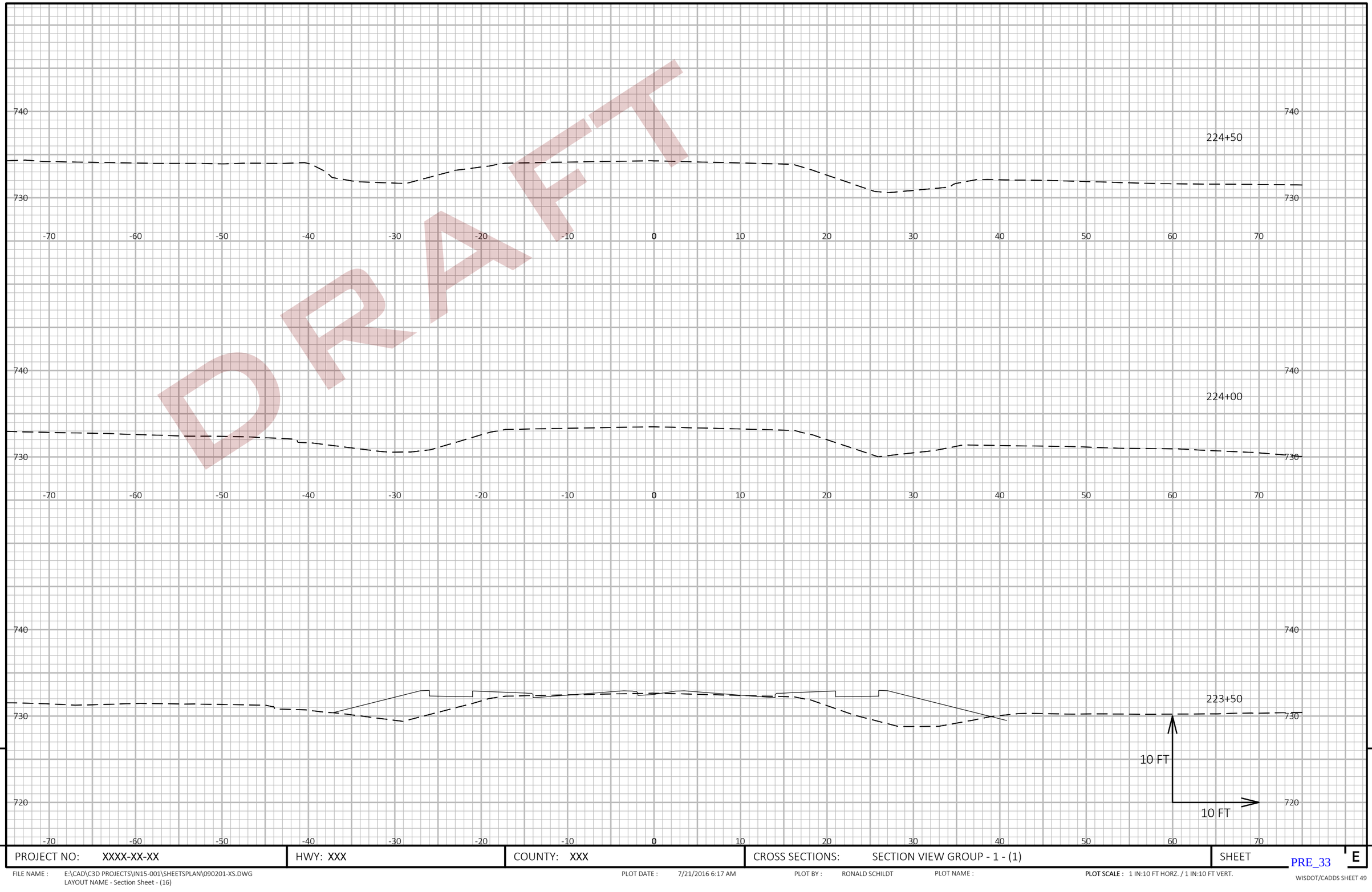
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

PRE_33

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (16)

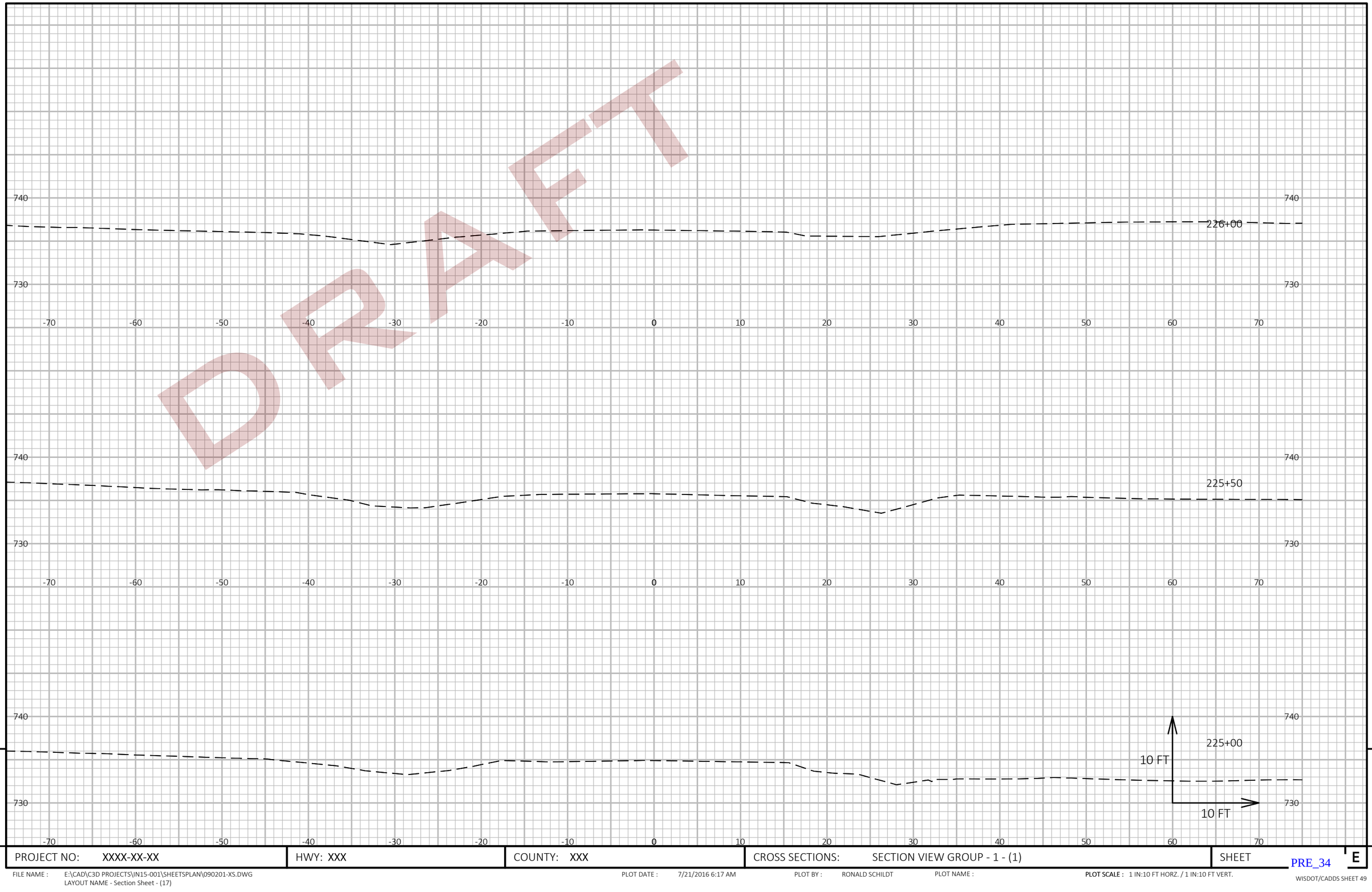
PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET PRE_34 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (17)

PLOT DATE : 7/21/2016 6:17 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

750 750

227+00

740 740

730 730

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

740 740

226+50

10 FT

10 FT

730 730

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

9 9

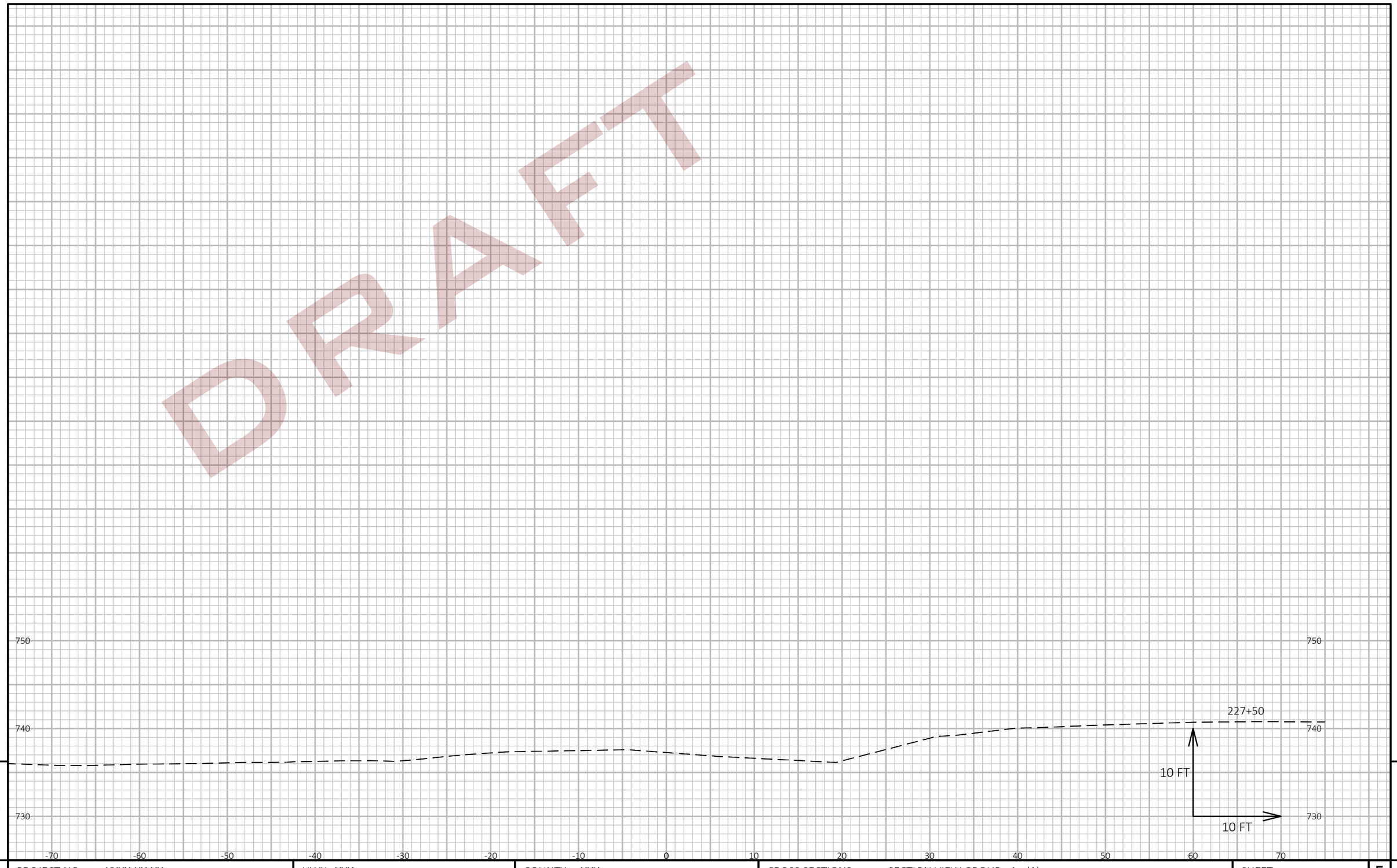
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (18)

PLOT DATE : 7/21/2016 6:18 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

PRE_35

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (1)	SHEET E

PRE_36

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (19)

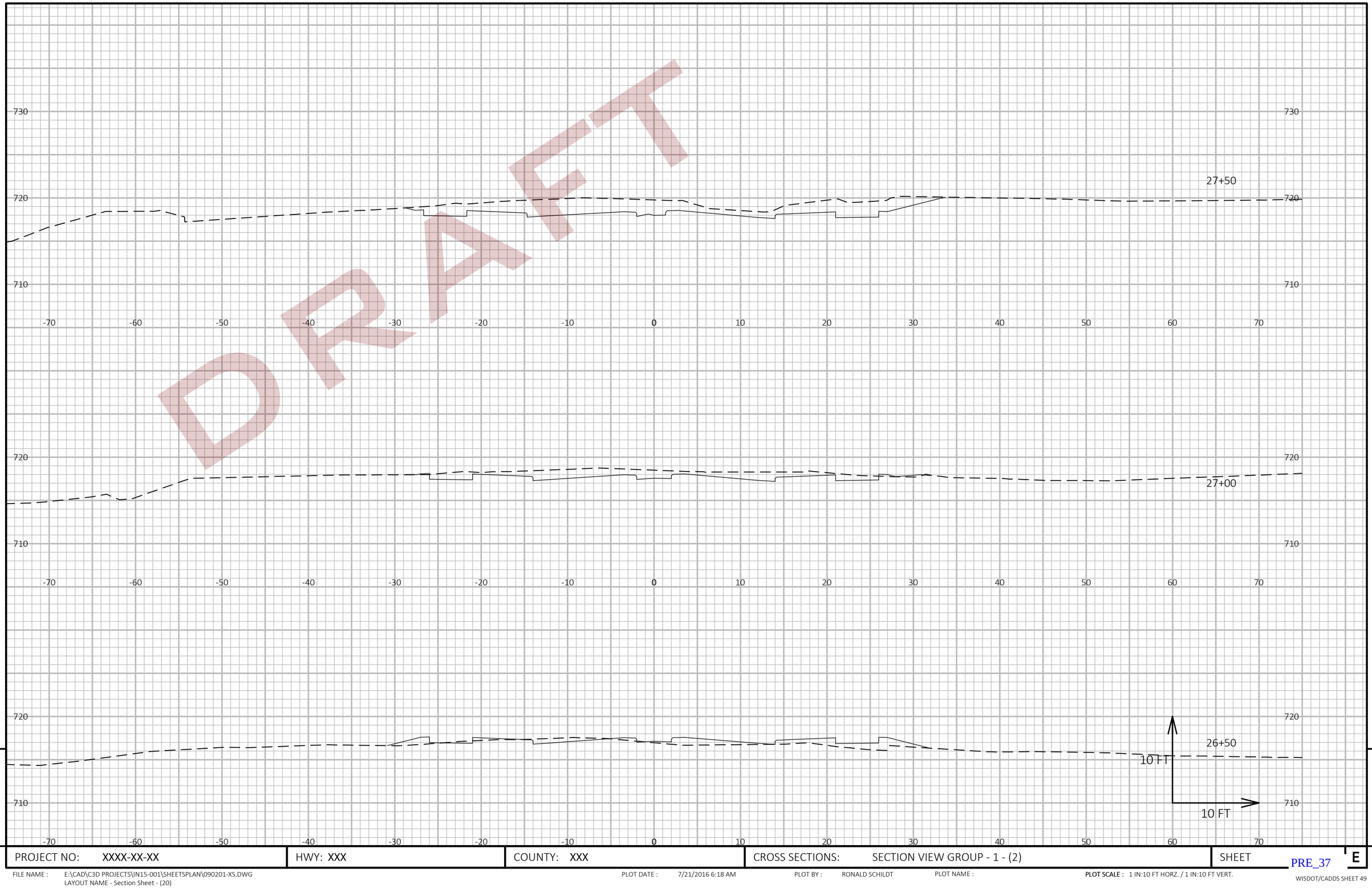
PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET E

PRE_37

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (20)

PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

730
720
710

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

28+50

28+00

10 FT

10 FT

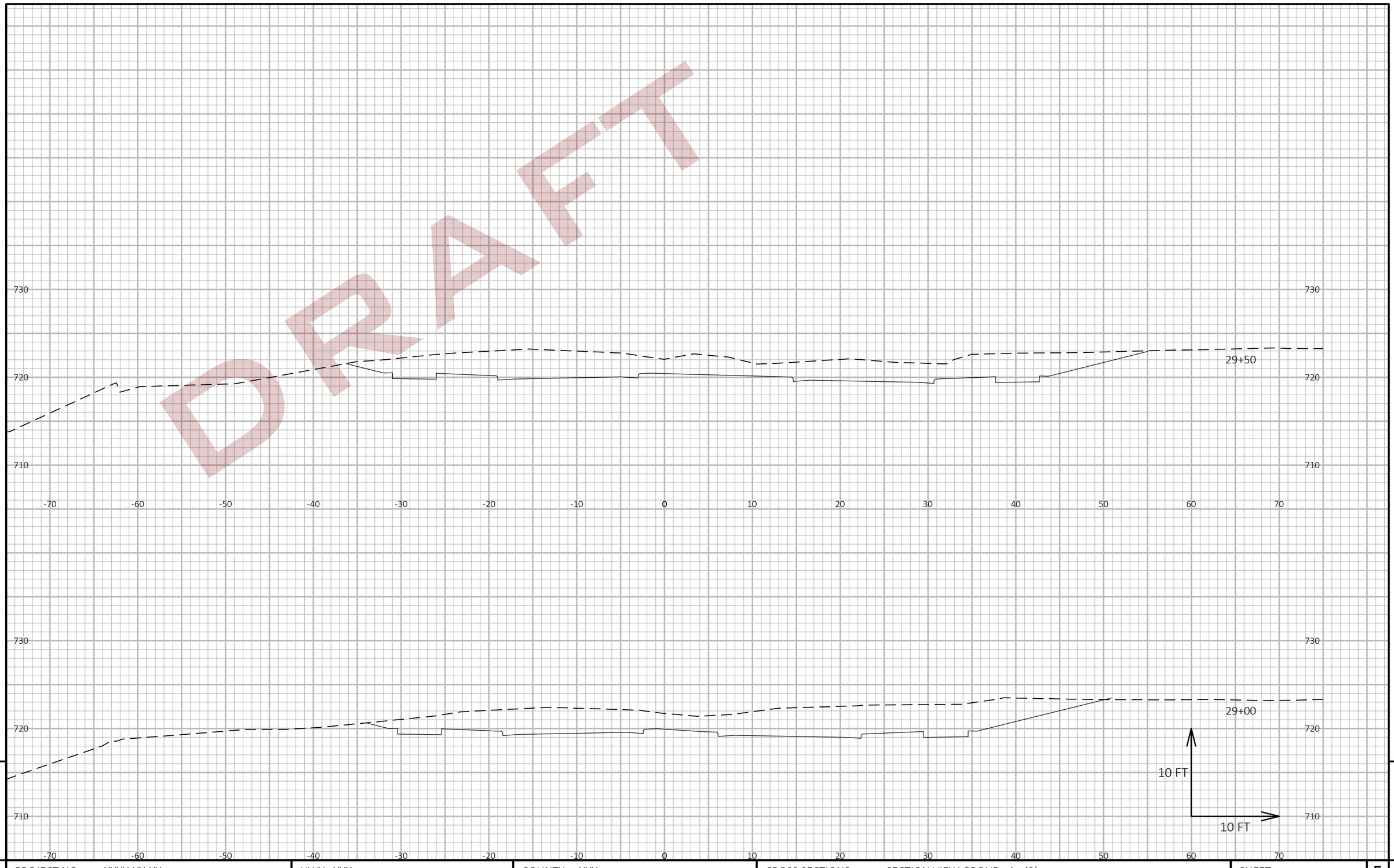
9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET PRE_38 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (21)

PLOT DATE : 7/21/2016 6:18 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET PRE_39 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (22)

PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

730
720
710
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
30+50
730
720
710
730
720
710
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
30+00
10 FT
10 FT
730
720
710

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET

PRE_40

E

9

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (23)

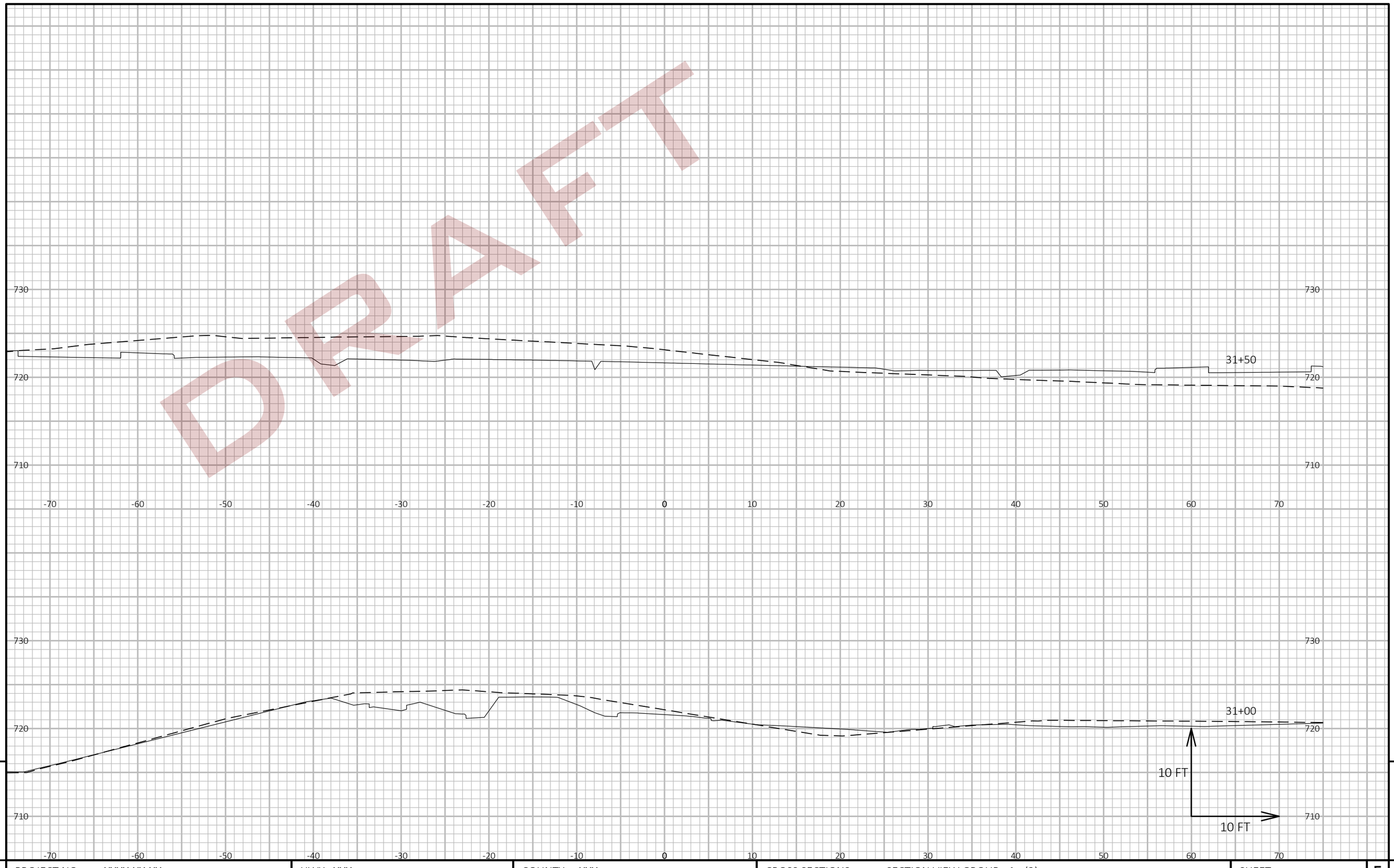
PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET E

PRE_41

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (24)

PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

730 730

720 720

710 710

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

32+50

730 730

720 720

10 FT

10 FT

32+00

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

9 9

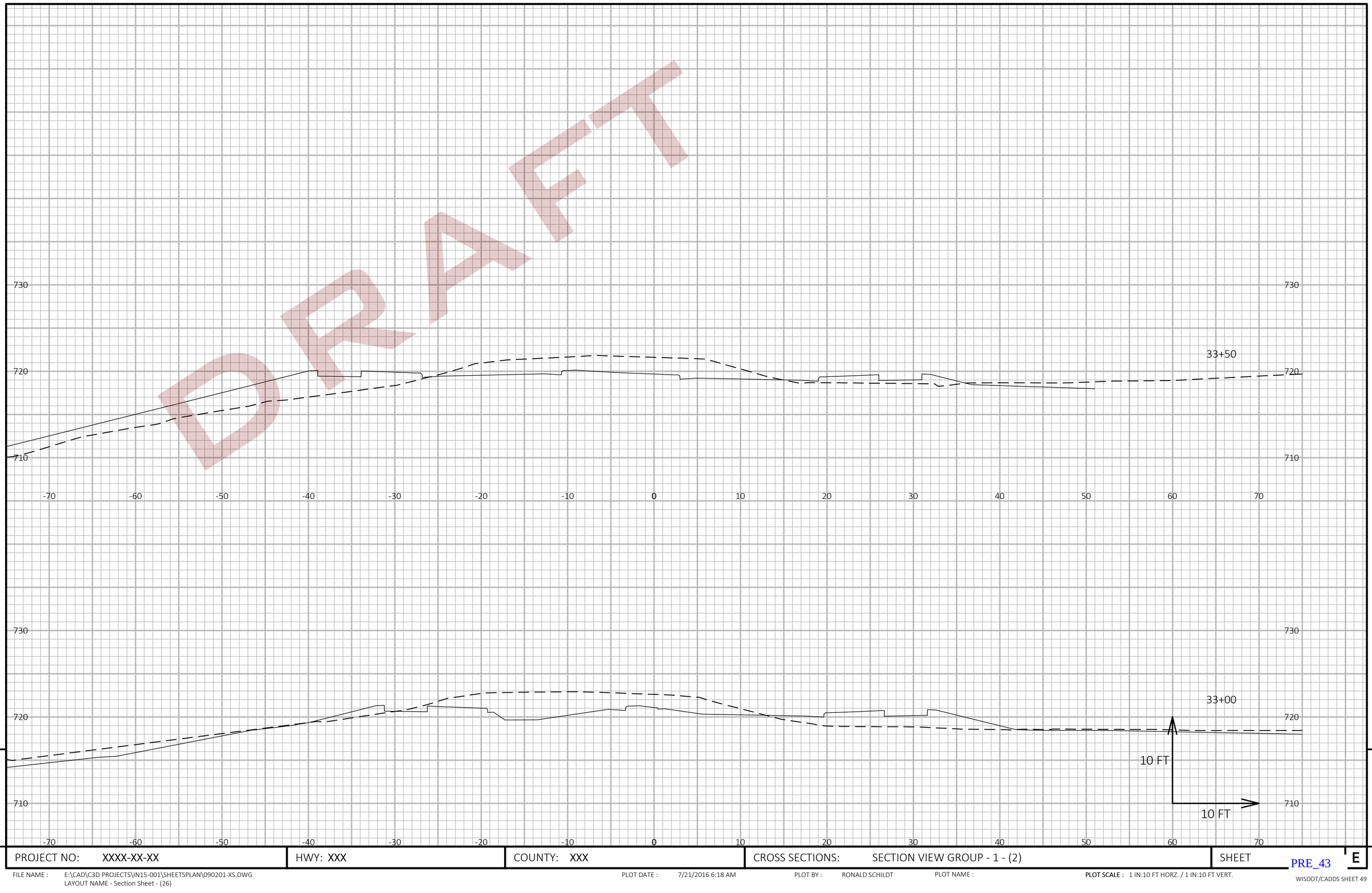
PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET E

PRE_42

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (25)

PLOT DATE : 7/21/2016 6:18 AM PLOT BY : RONALD SCHILDT PLOT NAME : PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



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9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET E

PRE_43

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (26)

PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

730
720
710
700

-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70

34+50

34+00

10 FT
10 FT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET PRE_44 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (27)

PLOT DATE : 7/21/2016 6:18 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET

PRE_45

E

9

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (28)

PLOT DATE : 7/21/2016 6:18 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET

PRE_46

E

9

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (29)
PLOT DATE : 7/21/2016 6:18 AM
PLOT BY : RONALD SCHILDT
PLOT NAME :
PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.
WISDOT/CADDS SHEET 49

DRAFT

720
710
700
-70 -60 -50 -40 -30 -20 -10 0 10 20 30 40 50 60 70
37+50
37+00
10 FT
10 FT

9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET

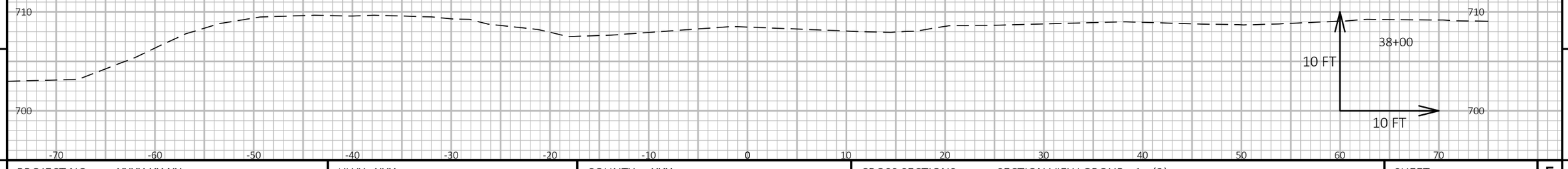
PRE_47

E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (30)

PLOT DATE : 7/21/2016 6:19 AM PLOT BY : RONALD SCHILDT PLOT NAME : **PLOT SCALE :** 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

DRAFT



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9

PROJECT NO: XXXX-XX-XX	HWY: XXX	COUNTY: XXX	CROSS SECTIONS: SECTION VIEW GROUP - 1 - (2)	SHEET PRE_48 E

FILE NAME : E:\CAD\C3D PROJECTS\IN15-001\SHEETSPLAN\090201-XS.DWG
LAYOUT NAME - Section Sheet - (31)

PLOT DATE : 7/21/2016 6:19 AM

PLOT BY : RONALD SCHILDT

PLOT NAME :

PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT.

WISCONSIN DEPARTMENT OF TRANSPORTATION

EPlans Preliminary Sheet Numbering Tool

This sheet: ftp://ftp.dot.state.wi.us/transp/roads/eplans/prelim_sheet_numbers.pdf

DRAFT

Notes

- Acrobat 5 or higher is required to use this tool.
- The Bureau of Highway Construction places sheet numbers in the final plan.
- This sheet is for placing preliminary sheet numbers with a “PRE_" prefix.
- If a plan contains multiple projects, number each plan individually.
- Leave this sheet in the plan.

TO ADD PRELIMINARY SHEET NUMBERS

1. Insert this sheet at the end of the plan

a. With the plan open in Acrobat, select Document > Insert Pages.
b. In the Select File to Insert dialog box, select this file (prelim_sheet_numbers.pdf)
c. In the Insert dialog box, choose After for Location and Last page for Page.
d. Click OK.

2. Click the Place Preliminary Sheet Numbers button

a. Go to the last sheet of the plan.
b. Click the Place Preliminary Sheet Numbers button once.
(The preliminary sheet number appears in the bottom right corner of the sheets.
The number should match te page number in the Acrobat Status bar).

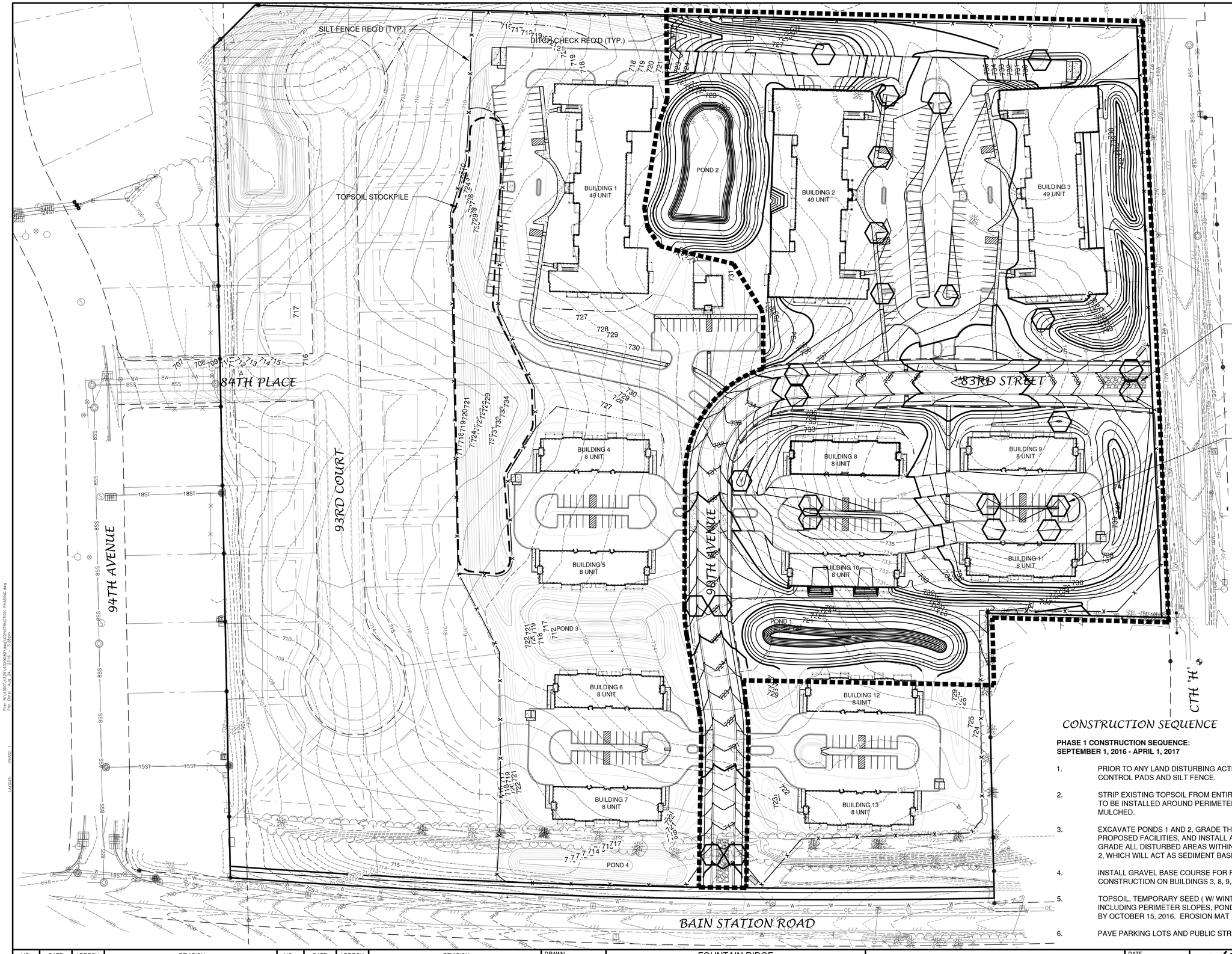
3. Re-Save the PDF

a. Select File > Save As and save the PDF.

Place Preliminary Sheet Numbers

TO REMOVE PRELIMINARY SHEET NUMBERS

Remove



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 1 CONSTRUCTION SEQUENCE:
SEPTEMBER 1, 2016 - APRIL 1, 2017

1. PRIOR TO ANY LAND DISTURBING ACTIVITY, INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE.
2. STRIP EXISTING TOPSOIL FROM ENTIRE SITE AND STOCKPILE ON WEST SIDE OF SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. EXCAVATE PONDS 1 AND 2, GRADE THE PHASE 1 PORTION OF THE SITE TO ACCOMMODATE PROPOSED FACILITIES, AND INSTALL ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. GRADE ALL DISTURBED AREAS WITHIN THE INTERNAL AREA OF THE SITE TO DRAIN TO PONDS 1 AND 2, WHICH WILL ACT AS SEDIMENT BASINS TO REMOVE SEDIMENT THROUGHOUT CONSTRUCTION.
4. INSTALL GRAVEL BASE COURSE FOR PARKING LOTS AND THE PUBLIC STREET AND BEGIN CONSTRUCTION ON BUILDINGS 3, 8, 9, 10, AND 11.
5. TOPSOIL, TEMPORARY SEED (W/ WINTER WHEAT/OATS), AND MULCH ALL DISTURBED AREAS, INCLUDING PERIMETER SLOPES, POND SLOPES, AND BOTH TEMPORARY AND PERMANENT SWALES BY OCTOBER 15, 2016. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.
6. PAVE PARKING LOTS AND PUBLIC STREET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 1

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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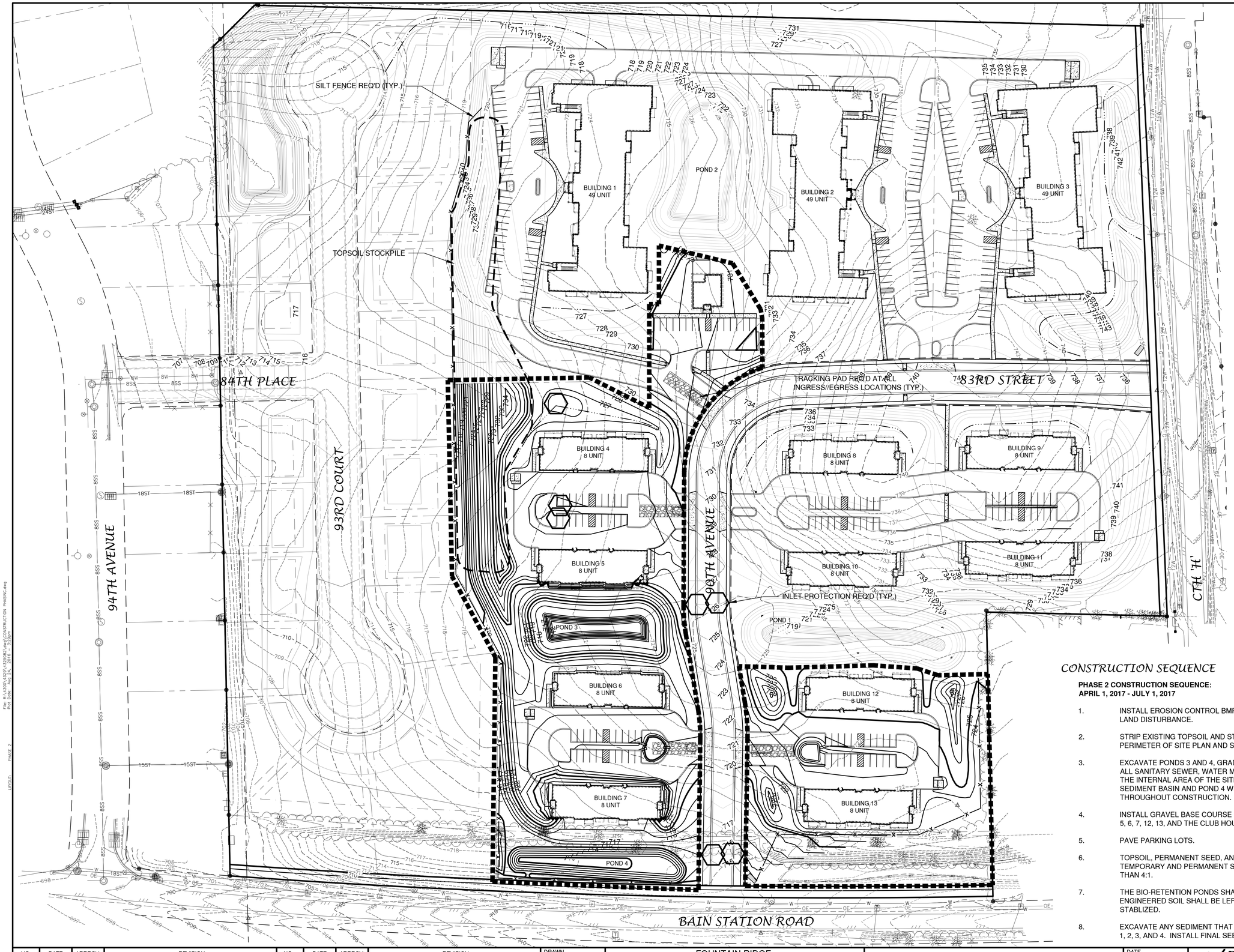
SHEET NO. 29

File: R:\4300\4329\4329R87.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:35pm
Layout: PHASE 1



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 2 CONSTRUCTION SEQUENCE:
APRIL 1, 2017 - JULY 1, 2017

1. INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE PRIOR TO LAND DISTURBANCE.
2. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. EXCAVATE PONDS 3 AND 4, GRADE SITE TO ACCOMMODATE PROPOSED FACILITIES, AND INSTALL ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER. GRADE ALL DISTURBED AREAS WITHIN THE INTERNAL AREA OF THE SITE TO DRAIN TO PONDS 3 AND 4. POND 3 WILL SERVE AS A SEDIMENT BASIN AND POND 4 WILL SERVE AS A SEDIMENT TRAP TO REMOVE SEDIMENT THROUGHOUT CONSTRUCTION.
4. INSTALL GRAVEL BASE COURSE FOR PARKING LOTS AND BEGIN CONSTRUCTION ON BUILDINGS 2, 4, 5, 6, 7, 12, 13, AND THE CLUB HOUSE BUILDING.
5. PAVE PARKING LOTS.
6. TOPSOIL, PERMANENT SEED, AND MULCH ALL PERIMETER SLOPES, POND SLOPES, AND BOTH TEMPORARY AND PERMANENT SWALES. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.
7. THE BIO-RETENTION PONDS SHALL BE EXCAVATED AND DRAIN TILE INSTALLED BUT THE ENGINEERED SOIL SHALL BE LEFT OUT UNTIL THE CONTRIBUTING DRAINAGE BASINS ARE STABLIZED.
8. EXCAVATE ANY SEDIMENT THAT HAS ACCUMULATED THROUGHOUT CONSTRUCTION FROM PONDS 1, 2, 3, AND 4. INSTALL FINAL SEEDING IN POND 4 AND IN BOTH BIO-RETENTION PONDS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 2

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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SHEET NO. 30

File: R:\4300\4329\4329R07.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:35pm
Layout: PHASE 2

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- INLET PROTECTION

NORTH

0' 60' 120'

SCALE IN FEET

CONSTRUCTION SEQUENCE

PHASE 3 CONSTRUCTION SEQUENCE:
JULY 1, 2017 - AUGUST 1, 2018

1. INSTALL EROSION CONTROL BMP'S SUCH AS TRACKING CONTROL PADS AND SILT FENCE PRIOR TO LAND DISTURBANCE
2. STRIP EXISTING TOPSOIL AND STOCKPILE ON SITE. SILT FENCE TO BE INSTALLED AROUND PERIMETER OF SITE PLAN AND STOCKPILE TO BE SEEDED AND MULCHED.
3. INSTALL GRAVEL BASE COURSE AND CONSTRUCT BUILDING 1.
4. PAVE THE PARKING LOT
5. TOPSOIL, PERMANENT SEED, AND MULCH ALL PERIMETER SLOPES AND INTERIOR GREEN SPACES PRIOR TO SEPTEMBER 15, 2017. EROSION MAT IS REQUIRED ON ALL SLOPES STEEPER THAN 4:1.

EXHIBIT A-4

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

EROSION CONTROL PHASING MAP - PHASE 3

DATE 7/30/14
FILE CONSTRUCTION PHASING
JOB NO. JN. #

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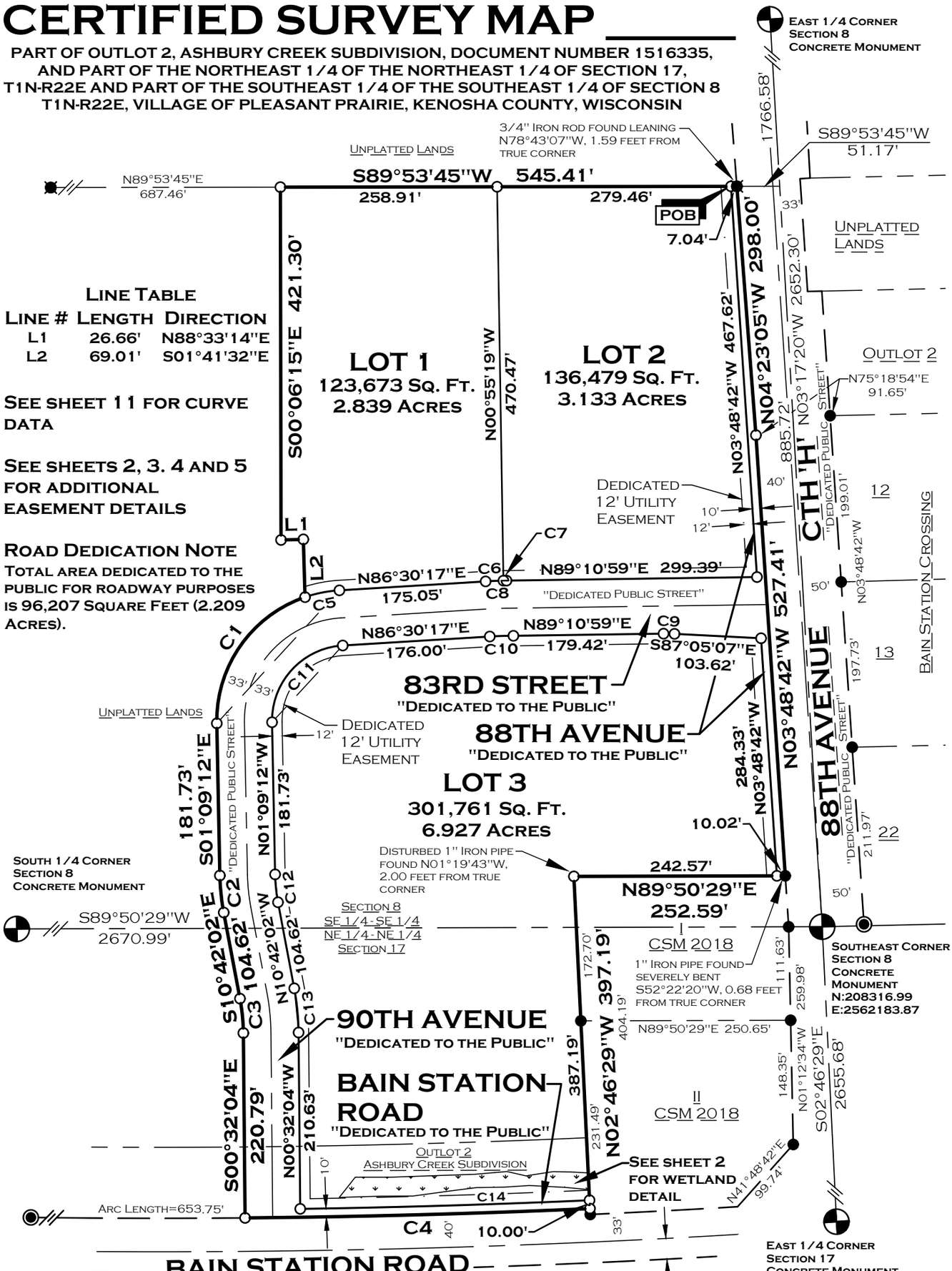
SHEET NO. 31

File: R:\4300\4329\4329SBA1.dwg\CONSTRUCTION PHASING.dwg
Plot Date: Aug 24, 2016 - 3:30pm
Layout: PHASE 3

CERTIFIED SURVEY MAP

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, DOCUMENT NUMBER 1516335, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N-R22E AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 T1N-R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	26.66'	N88°33'14"E
L2	69.01'	S01°41'32"E

SEE SHEET 11 FOR CURVE DATA

SEE SHEETS 2, 3. 4 AND 5 FOR ADDITIONAL EASEMENT DETAILS

ROAD DEDICATION NOTE

TOTAL AREA DEDICATED TO THE PUBLIC FOR ROADWAY PURPOSES IS 96,207 SQUARE FEET (2.209 ACRES).

LEGEND

- EXISTING 2"Ø IRON PIPE
- EXISTING 1"Ø IRON PIPE
- SET 1" x 18" IRON PIPE WITH CAP WEIGHING 1.38 LBS./LIN. FT.
- RECORDED COUNTY MONUMENT
- EXISTING 3/4"Ø IRON ROD

SCALE: 1"= 150'

0' 75' 150' 300'

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 8 BEARS N03°17'20"W.

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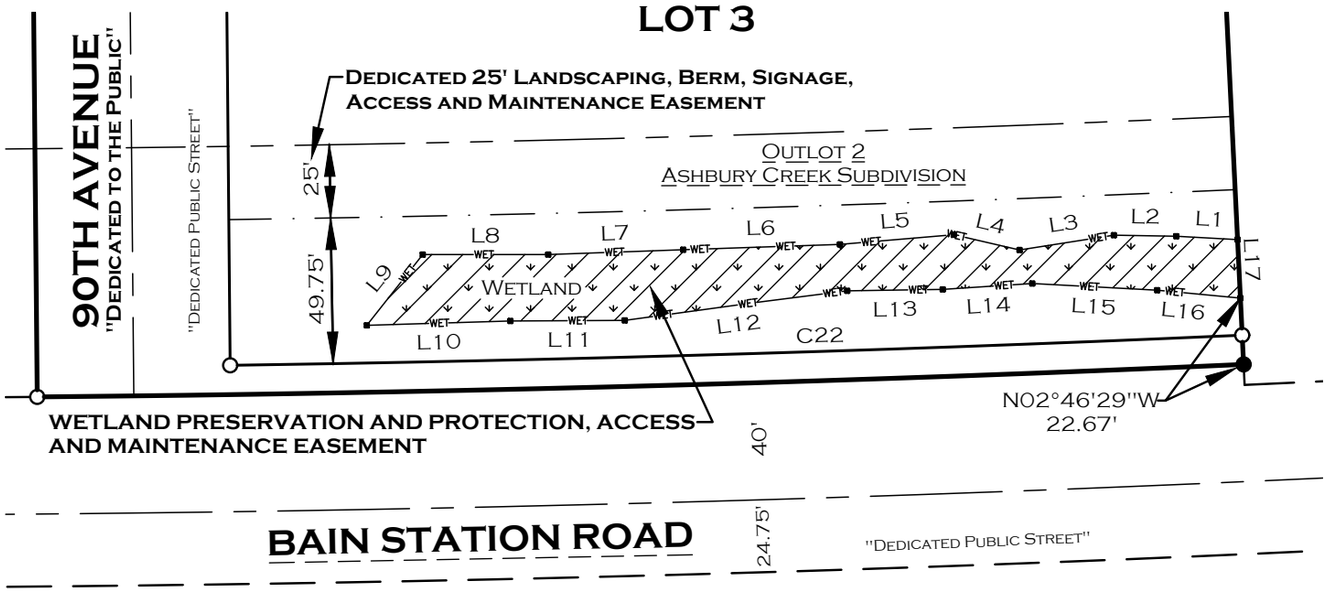
R:\4300\4329\4329082\DWG\4329082CSM_EAST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

WETLAND PRESERVATION AND PROTECTION, ACCESS AND MAINTENANCE EASEMENT DETAIL



SCALE: 1"= 60'

0' 30' 60' 120'

WETLAND LINE TABLE

LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	20.95'	N85°25'31"W	L10	49.09'	N89°42'19"E
L2	21.35'	N87°34'26"W	L11	39.07'	S88°49'57"E
L3	32.61'	S82°32'43"W	L12	76.65'	N83°52'11"E
L4	23.06'	N75°30'32"W	L13	32.62'	S89°24'35"E
L5	39.01'	S86°34'46"W	L14	30.66'	N87°40'56"E
L6	53.57'	S89°30'13"W	L15	42.75'	S85°28'51"E
L7	46.15'	S89°24'00"W	L16	28.54'	S83°08'18"E
L8	42.86'	N88°32'59"W	L17	20.00'	N01°19'43"W
L9	30.81'	S39°46'08"W			

CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C22	1°32'39"	11483.94'	309.52'	N88°12'10"E	309.51'	N88°58'30"E	N87° 25' 51"E
C23	0°10'53"	11483.94'	36.35'	N89°03'56"E	36.35'	N89°09'23"E	N88° 58' 30"E

WETLAND LEGAL DESCRIPTION AND NOTE

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N, R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID OUTLOT 2; THENCE N01°19'43"W, 22.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N01°19'43"W, 20.00 FEET; THENCE N85°25'31"W, 20.95 FEET; THENCE N87°34'26"W, 21.35 FEET; THENCE S82°32'43"W, 32.61 FEET; THENCE N75°30'32"W, 23.06 FEET; THENCE S86°34'46"W, 39.01 FEET; THENCE S89°30'13"W, 53.57 FEET; THENCE S89°24'00"W, 46.15 FEET; THENCE N88°32'59"W, 42.86 FEET; THENCE S39°46'08"W, 30.81 FEET; THENCE N89°42'19"E, 49.09 FEET; THENCE S88°49'57"E, 39.07 FEET; THENCE N83°52'11"E, 76.65 FEET; THENCE S89°24'35"E, 32.62 FEET; THENCE N87°40'56"E, 30.66 FEET; THENCE S85°28'51"E, 42.75 FEET; THENCE S83°08'18"E, 28.54 FEET TO THE POINT OF BEGINNING.

ONE ISOLATED WETLAND WAS IDENTIFIED ON THE PARCEL. WETLAND FIELD DELINEATED BY JAMES HAVEL, A DNR ASSURED WETLAND DELINEATOR, ON OCTOBER 29, 2015. REFERENCE THE WETLAND REPORT, PREPARED BY NES ECOLOGICAL SERVICES, DATED JANUARY 15, 2016.

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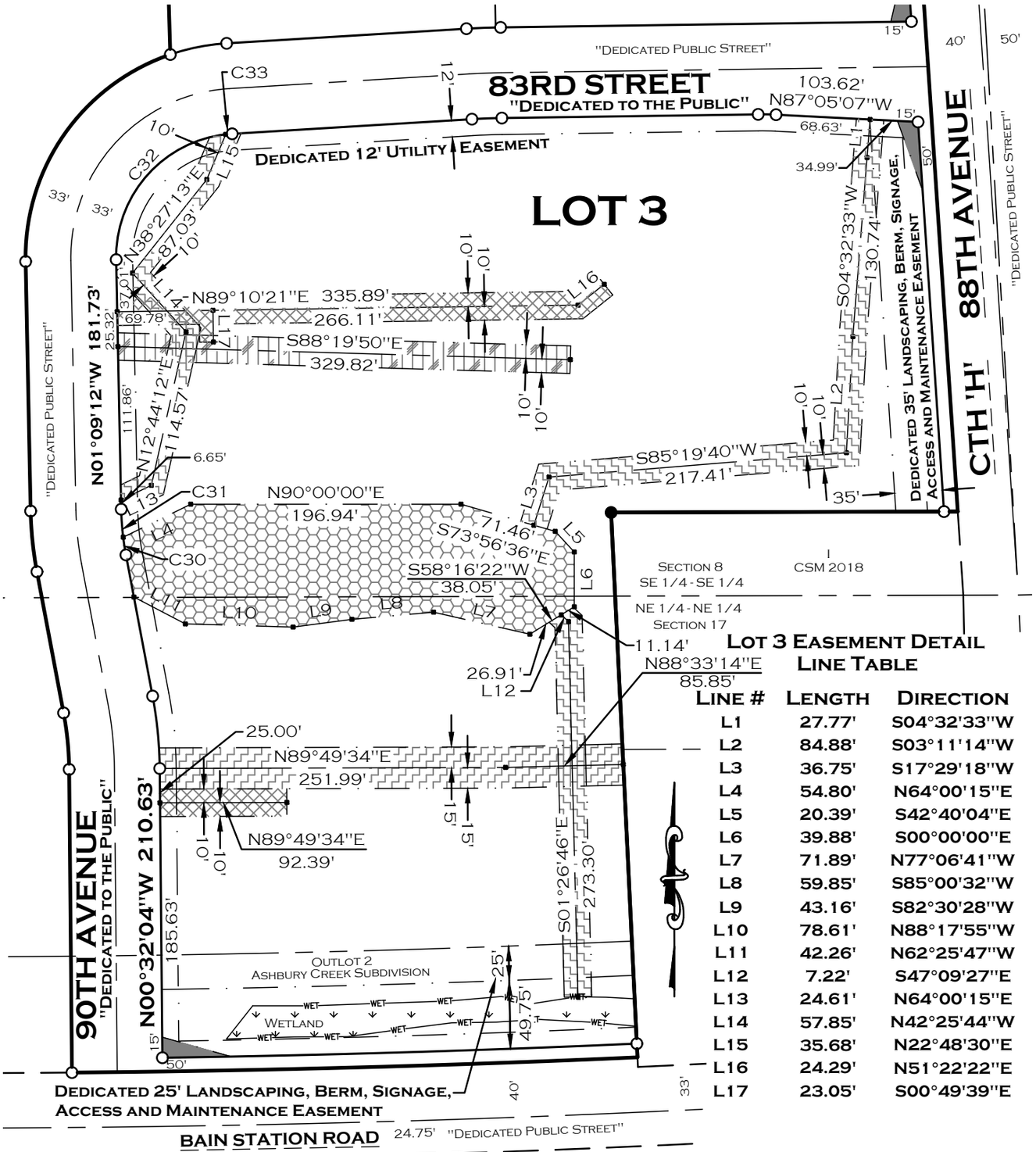
CERTIFIED SURVEY MAP ____

LOT 3 EASEMENT DETAILS



LOT 3 EASEMENT DETAIL LINE TABLE

LINE #	LENGTH	DIRECTION
L1	27.77'	S04°32'33"W
L2	84.88'	S03°11'14"W
L3	36.75'	S17°29'18"W
L4	54.80'	N64°00'15"E
L5	20.39'	S42°40'04"E
L6	39.88'	S00°00'00"E
L7	71.89'	N77°06'41"W
L8	59.85'	S85°00'32"W
L9	43.16'	S82°30'28"W
L10	78.61'	N88°17'55"W
L11	42.26'	N62°25'47"W
L12	7.22'	S47°09'27"E
L13	24.61'	N64°00'15"E
L14	57.85'	N42°25'44"W
L15	35.68'	N22°48'30"E
L16	24.29'	N51°22'22"E
L17	23.05'	S00°49'39"E

LOT 3 EASEMENT DETAIL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C30	3°42'57"	201.00'	13.04'	S08°50'34"E	13.03'	S06°59'05"E	S10° 42' 02"E
C31	5°49'53"	201.00'	20.46'	S04°04'08"E	20.45'	S01°09'12"E	S06° 59' 05"E
C32	84°40'20"	90.00'	133.00'	S41°10'58"W	121.23'	S83°31'08"W	S01° 09' 12"E
C33	2°59'09"	90.00'	4.69'	S85°00'43"W	4.69'	S86°30'17"W	S83° 31' 08"W

20' PRIVATE SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 15' X 50' VISION TRIANGLE EASEMENT

SCALE: 1"= 100'

0' 50' 100' 200'

SHEET 3 OF 13

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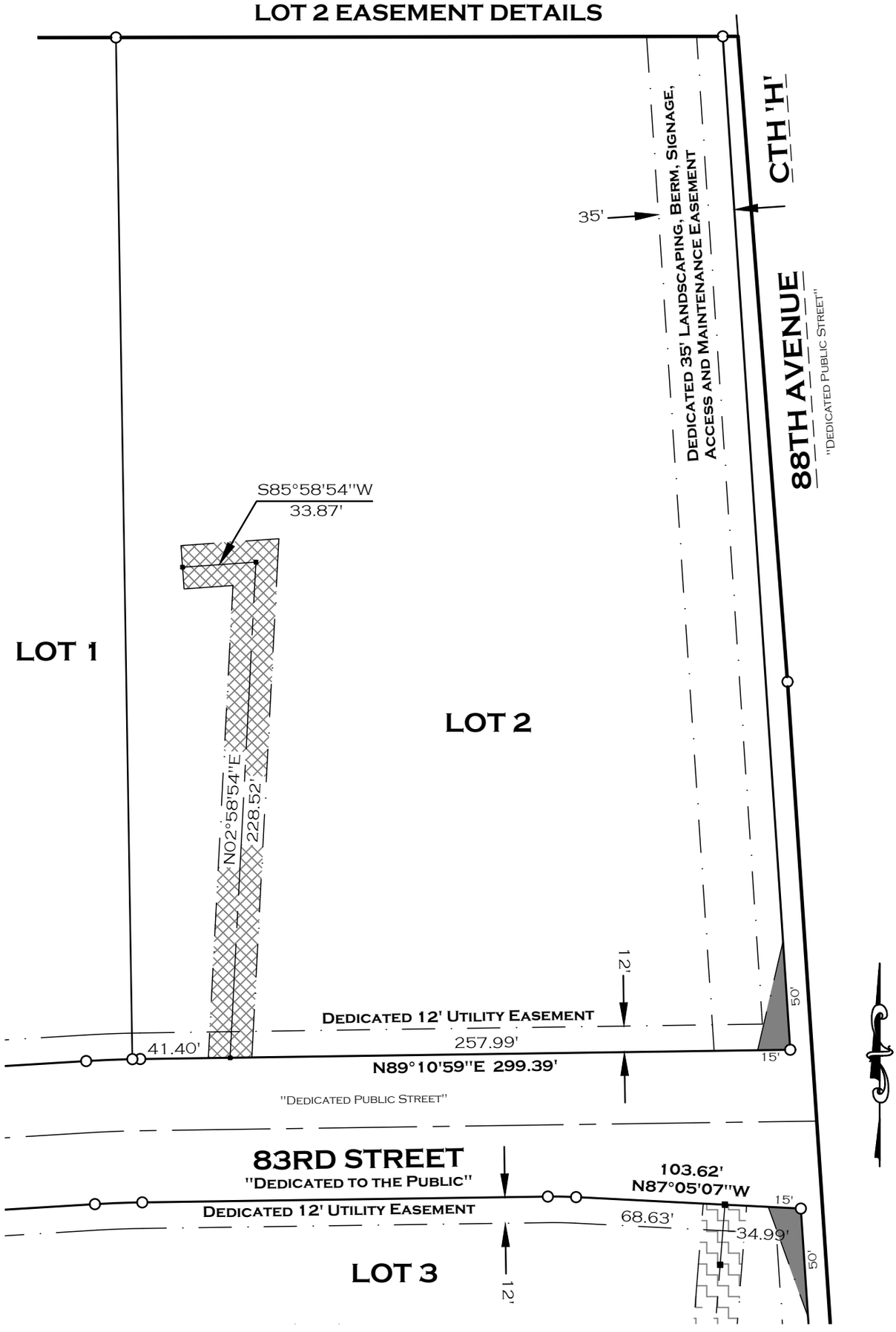
FAX:(920) 662-9141

R:\4300\4329\4329082\DWG\4329082CSM_EAST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

LOT 2 EASEMENT DETAILS



SCALE: 1"= 60'

0' 30' 60' 120'

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

15' / 50" DEDICATED 15' x 50' VISION TRIANGLE EASEMENT

SHEET 4 OF 13

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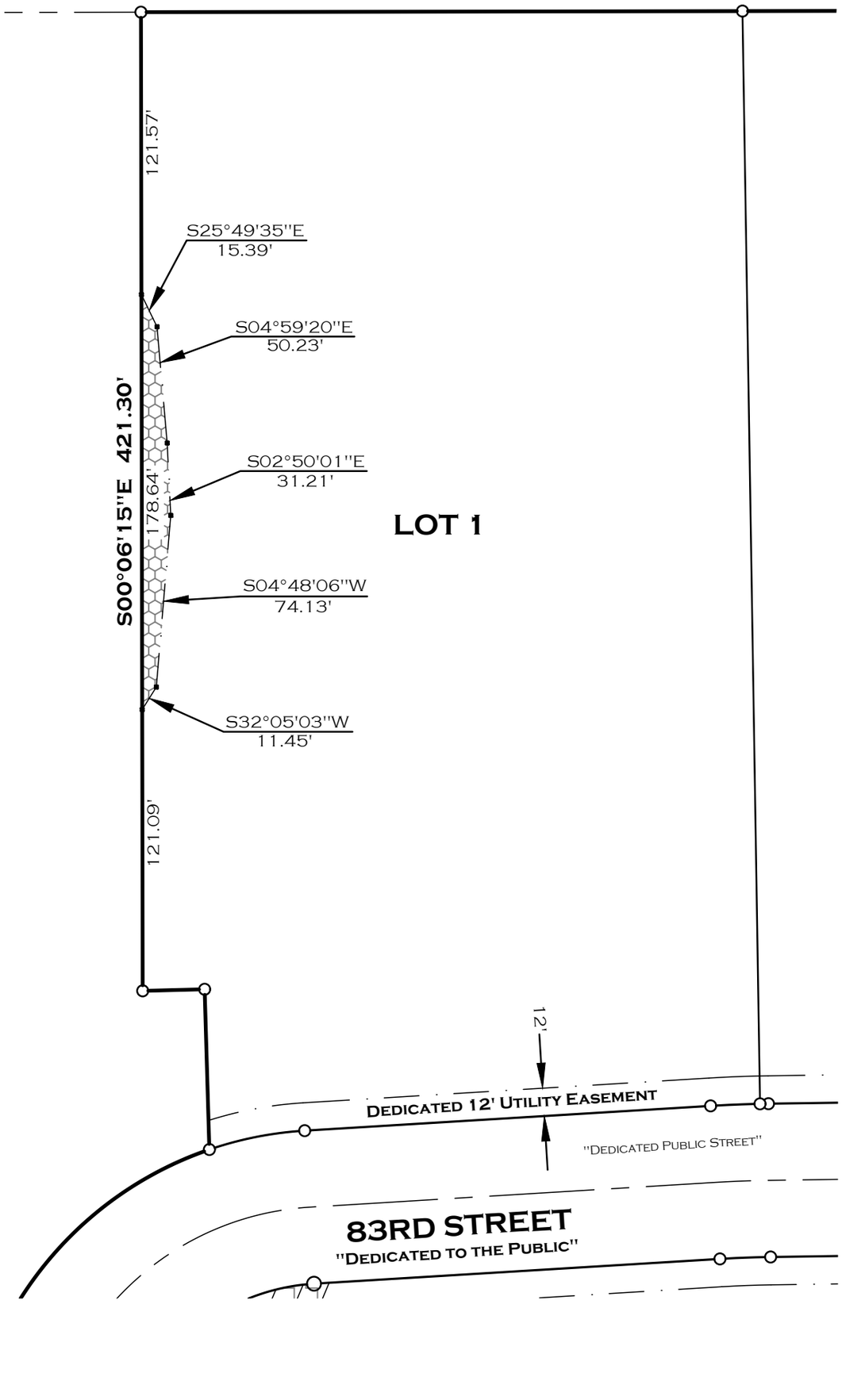
R:\4300\4329\4329082\DWG\4329082CSM_EAST STATE PLANE.DWG

CERTIFIED SURVEY MAP _____

LOT 1 EASEMENT DETAILS



PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

SHEET 5 OF 13

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CERTIFIED SURVEY MAP _____

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (88th and 90th Avenues, 83rd Street and Bain Station Road) are hereby dedicated, given, granted and conveyed by the Developer, Fountain Ridge LLC (referred to as the "Developer") to the Village of Pleasant Prairie, its successors and assigns (the "Village") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communication facilities, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interests are subject to the following: (1) temporary nonexclusive easements coextensive with the areas of each such "Dedicated Public Street" are hereby retained by the Developer for the construction, installation, repair, replacement and maintenance of such public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and for all related ingress and egress pursuant to a Development Agreement entered into between the Developer and the Village dated as of _____ , ____ 2016 (subject to the rights of the Village to perform the same functions); and (2) a nonexclusive easement hereby reserved by the Developer for any future Fountain Ridge Association (Association) or the Owners of the Lots shown on this CSM which are adjacent to each such "Dedicated Public Street" for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of public street trees and the clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the Lots; for the replanting, watering, weeding and maintenance of public trees and plantings; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the areas between the roadway and the Lots as are approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights but not the obligation 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 each "Dedicated Public Street" and the rights of the Developer, or of the Owners of any of the Lots or of any Association pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

   The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, planting and maintenance of the public streets and related improvements, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and landscaping referred to herein, in accordance with the terms and conditions of the Development Agreement on file with the Village Clerk.

2. Nonexclusive easements coextensive with the areas shown as Dedicated 12' Utility Easement on this CSM are hereby given, granted and conveyed by the Developer ("the Grantor") to We Energies f/k/a Wisconsin Electric Power Company, Ameritech-Wisconsin f/k/a Wisconsin Bell, Inc. and Time Warner Cable Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) shown on this CSM and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communications Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities and communications lines within the easement areas as such restoration does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, signage, fences, or structures of any kind shall be placed within the utility and communication easement areas without the prior written approval of the Utility and Communications Grantees.

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CERTIFIED SURVEY MAP _____

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street right-of-ways with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to the proper grade and to a vegetatively stabilized condition, the Developer shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the concrete roadway course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as either a 20' Private Storm Water Drainage, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the developer, collectively the Lot Owners for the areas shown on this CSM as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveways or other uses of the easement areas as may be approved by the Village and subject to any conditions that the Village may impose. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water Drainage, Access and Maintenance Easement areas, the Village's rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of all private storm water drainage and drainage way improvements contained within these nonexclusive easements.

4. Nonexclusive easements coextensive with the areas shown as Private Storm Water Drainage, Retention/Detention Basin, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, storm water Retention/Detention basin purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, signage, maintenance, access and maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein to others with respect to the same area or any portion thereof and (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners for the areas as shown on this CSM as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the Private Storm Water Drainage Retention/Detention Basin, Access and Maintenance Easement areas, the Village's rights under the easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for all costs associated with the installation and maintenance of the private storm water drainage, retention/detention basin and drainageway improvements contained in these nonexclusive easements.

5. Nonexclusive easements coextensive with the areas shown as Dedicated 25' or 35' Landscaping, Berm, Signage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Developer to the Lot Owners for landscaping, signage, lighting, access and maintenance and for all related construction, installation, repair, alteration, replacement, maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof to the Utility and Communication Grantees; (2) such easements as dedicated and conveyed herein with respect to the same area or any portion thereof to the Village; and (3) such temporary use, planting, care and maintenance responsibilities of the Developer which shall be required until such responsibility is transferred to Lot Owners as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the easement rights of the Developer or the easement rights that may be granted to the Utility and Communication Grantees or the Village pursuant to these easement areas, the Village's rights under the easement granted to it shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for the planting and warranty period and then the Lot Owners shall be responsible for all costs associated with the installation and maintenance of the landscaping, signage, lighting and open space areas within the easements.

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CERTIFIED SURVEY MAP _____

6. Easements coextensive with the areas shown as a 20' Private Sanitary Sewer and a 20' Private Water, Access and Maintenance Easement on this CSM on each of the Lots are hereby given, granted and conveyed by the Developer to the Village for private sanitary sewer system improvements, private water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Developer shall be responsible for the construction, installation, repair, alteration, replacement and maintenance activities for the private sanitary sewer and private water system improvements, uses and purposes. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. In the event of any conflicts between the rights of the Village pursuant to these 20' private sanitary sewer and 20' private water main easement and the rights of other persons or entities with respect to the sanitary sewer and water main easement area, the Village's rights under these easements shall be deemed to be superior.

7. A Nonexclusive easement coextensive within the area shown on Lot 3 on this CSM as a Dedicated Wetland Preservation and Protection, Access and Maintenance Easement is hereby given, granted and conveyed by the Developer to the Village for wetland conservancy protection, preservation 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 this easement as it is the Developer's responsibility to maintain said wetland preservation and protection area.

8. Easements coextensive with the area shown as a 20' Public Sanitary Sewer, Access and Maintenance Easement on this CSM on Lot 3 is hereby given, granted and conveyed by the Developer to the Village for public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This 20' public sanitary sewer easement shall be exclusive, except for: (1) the Developer's temporary easement retained for the construction, installation, repair, alteration, replacement and maintenance activities for the public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress; (2) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; and (3) such planting, care, and maintenance of the easement area by the Lot Owner on which the easement is located as will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to these 20' public sanitary sewer main easement area and the rights of other persons or entities with respect to the 20' public sanitary sewer easement area, the Village's rights under these easements shall be deemed to be superior.

9. Perpetual nonexclusive easements co-extensive with the areas shown as 15' x 50' Dedicated Vision Triangle Easements on Lots 2 and 3 of this CSM are hereby dedicated, given, granted, and conveyed by the Owner to the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village or Kenosha County. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and Kenosha County.

RESTRICTIVE COVENANTS

1. Fountain Ridge LLC (referred to as the "Developer") hereby covenants that the Owners of Lot 3 shown on this CSM shall have the obligation of maintaining the 20' Private Storm Water Drainage, Maintenance and Access Easement area on their respective Lot in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the developer's transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage or retention/detention basin maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

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CERTIFIED SURVEY MAP _____

2. The Developer hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the Private Storm Water Drainage, Retention/Detention Basin, Maintenance and Access Easement areas located within Lots 1, 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; excavating or ditching to reestablish basin design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage or basin easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

3. The Developer covenants that that the Owners of Lot 2 and 3 shown on this CSM shall have the obligation of maintaining the Dedicated Private Sanitary Sewer, Private Water, Access and Maintenance Easements areas shown on Lots 1, 2, and 3 on this CSM hereby places restrictions on Lots 2 and 3 because of the location of the private sanitary sewer main and private water main easements which were given, granted and conveyed by the Developer to the Village for private sanitary sewer and private water main 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. Clean, televise and repair sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. Operate, maintain and repair water valves and hydrants and the repainting of hydrants to maintain a functional system. Repair of breaks or leaks in the watermains, services or leads.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the private sewer and private water easement areas granted to the Village and in the event that the Village exercises its rights to maintain, repair or replace said private sanitary sewer main, private water main and related appurtenances, the Owner(s) of the affected Lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such private utility maintenance activities, the Owners of the Lots 1 through 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

4. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the Public Street Trees located within 83rd Street, 88th and 90th Avenues and Bain Station Road and the landscape plantings and grassy terrace areas within Lots 1 through 3 as shown on this CSM. Such public street tree and plantings maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way or private boulevards, which might damage the street trees or the boulevard plantings or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Lot Owners shall continue to perform such street, trees and landscaping maintenance and street trees and planting replacement as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such public street tree or landscaping related maintenance activities, the Owners of the Lots 1 through 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

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CERTIFIED SURVEY MAP _____

5. The Developer covenants that the 30' Dedicated Public Sanitary Sewer, Access and Maintenance Easement shown on Lot 3 on this CSM hereby places restrictions on Lot 3 because of the location of the public sanitary sewer main easement which were given, granted and conveyed by the Developer to the Village for public sanitary sewer 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.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement area unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the public sewer easement areas granted to the Village and in the event that the Village exercises it's rights to maintain, repair or replace said public sanitary sewer main and related appurtenances, the Owners of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

6. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the berms, trees, plantings and irrigation systems located within the Dedicated 35' Landscaping, Berm, Signage, Access and Maintenance Easement shown along Bain Station Road and County Trunk Highway H as shown on this CSM. Such maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition and repairing or replacing the underground irrigation systems. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the easement areas, which might damage the trees or plantings or might interfere with the Village's or Kenosha County's rights to maintain the public street improvements. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Developer shall perform such landscape maintenance, mowing and trees and planting replacements as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such landscaping or related maintenance activities, the Lot Owners, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

7. The Developer hereby covenants that the Lot 3 Owner shall have the obligation of preserving and protecting the wetland areas located within the Dedicated Wetland Preservation and Protection, Access and Maintenance Easement shown within Lot 3 on this CSM. Such maintenance shall include without limitation and as needed removing of dead, dying or decayed trees, plant material or evasive 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 wetlands, which might damage the wetland areas. This covenant shall run with the land, shall be binding upon the Lot Owner, its successors, assigns and successors-in-title of the Lot, in their capacity as Owner of Lot 3, and shall benefit and be enforceable by the Village. The Lot 3 Owner 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, the Owner of Lot 3 shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owner 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

8. The Developer hereby covenants that Lots 2 and 3 shall have the obligation of protecting and preserving the Dedicated Vision Triangle Easements on Lots 2 and 3 of this CSM to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village or Kenosha County.

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CERTIFIED SURVEY MAP _____

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of Lexington Homes, Inc., I have surveyed, mapped and divided part of Outlot 2, Ashbury Creek Subdivision, Document Number 1516335, and part of the Northeast 1/4 of the Northeast 1/4 of Section 17, T1N-R22E and part of the Southeast 1/4 of the Southeast 1/4 of Section 8 T1N-R22E, Village of Pleasant Prairie, Kenosha County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 8; thence N03°17'20"W, 885.72 feet on the east line of said Southeast 1/4; thence S89°53'45"W, 51.17 feet to the westerly right of way of 88th Avenue (aka CTH 'H'), the POINT OF BEGINNING; thence continuing S89°53'45"W, 545.41 feet on the northerly line of lands described in Document Number 1696865; thence S00°06'15"E, 421.30 feet; thence N88°33'14"E, 26.66 feet; thence S01°41'32"E, 69.01 feet; thence 196.73 feet on the arc of a 156.00 foot radius curve to the left, having a long chord which bears S34°58'25"W, 183.95 feet; thence S01°09'12"E, 181.73 feet; thence 44.49 feet on the arc of a 267.00 foot radius curve to the left, having a long chord which bears S05°55'37"E, 44.44 feet; thence S10°42'02"E, 104.62 feet; thence 41.34 feet on the arc of a 233.00 foot radius curve to the right, having a long chord which bears S05°37'03"E, 41.29 feet; thence S00°32'04"E, 220.79 feet to the northerly right of way of Bain Station Road; thence 412.26 feet on the arc of a 11493.94 foot radius curve to the right, having a long chord which bears N88°27'29"E, 412.24 feet to the southeast corner of said Outlot 2; thence N02°46'29"W, 397.19 feet on the easterly line of said Outlot 2 extended northerly to the northwest corner of Certified Survey Map Number 2018 (CSM 2018); thence N89°50'29"E, 252.59 feet on the north line of said CSM 2018 to said westerly right of way; thence N03°48'42"W, 527.41 feet on said westerly right of way; thence N04°23'05"W, 298.00 feet on said westerly right of way to the Point of Beginning.

Said parcel contains 658,120 Square Feet (15.108 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 395 of the Village of Pleasant Prairie Land Division and Development Control Ordinance in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2016.

_____
Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01° 09' 12"E
C2	9°32'50"	267.00'	44.49'	S05°55'37"E	44.44'	S01°09'12"E	S10° 42' 02"E
C3	10°09'58"	233.00'	41.34'	S05°37'03"E	41.29'	N00°32'04"W	N10° 42' 02"W
C4	2°03'18"	11493.94'	412.26'	N88°27'29"E	412.24'	N89°29'08"E	N87° 25' 50"E
C5	15°24'15"	156.00'	41.94'	S78°48'09.5"W	41.82'	S86°30'17"W	S71° 06' 02"W
C6	2°17'21"	533.00'	21.29'	S87°38'57.5"W	21.29'	S88°47'38"W	S86° 30' 17"W
C7	0°23'21"	533.00'	3.62'	S88°59'18.5"W	3.62'	S89°10'59"W	S88° 47' 38"W
C8	2°40'42"	533.00'	24.91'	S87°50'38"W	24.91'	S89°10'59"W	S86° 30' 17"W
C9	3°43'54"	200.00'	13.03'	N88°57'04"W	13.02'	N87°05'07"W	S89° 10' 59"W
C10	3°28'01"	467.00'	28.26'	S88°14'17.5"W	28.25'	S89°58'18"W	S86° 30' 17"W
C11	87°39'29"	90.00'	137.69'	S42°40'32.5"W	124.65'	S86°30'17"W	S01° 09' 12"E
C12	9°32'50"	201.00'	33.49'	S05°55'37"E	33.45'	S01°09'12"E	S10° 42' 02"E
C13	10°09'58"	299.00'	53.05'	N05°37'03"W	52.98'	N00°32'04"W	N10° 42' 02"W
C14	1°43'32"	11483.94'	345.87'	N88°17'37"E	345.86'	N89°09'23"E	N87° 25' 51"E

ROBERT E. LEE & ASSOCIATES, INC.
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INTERNET: WWW.RELEEINC.COM FAX:(920) 662-9141

CERTIFIED SURVEY MAP _____

OWNER'S CERTIFICATE:

As owner's, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on the Certified Survey Map. we also certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: VILLAGE OF PLEASANT PRAIRIE

_____

Fountain Ridge LLC Date
Jeffrey T. Marlow, Managing Member

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the herein described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this plat, and we do hereby consent to the owner certificate of Steinbrink Limited Partnership.

Witness the hand and seal of _____, Mortgagee, this _____ day of _____, 2016.

In the presence of:

_____

_____
(Print name and title above)

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

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CERTIFIED SURVEY MAP _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Thomas W. Terwall
Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Michael J. Serpe
Village President Pro Tem

ATTEST:

_____
Jane M. Romanowski
Village Clerk

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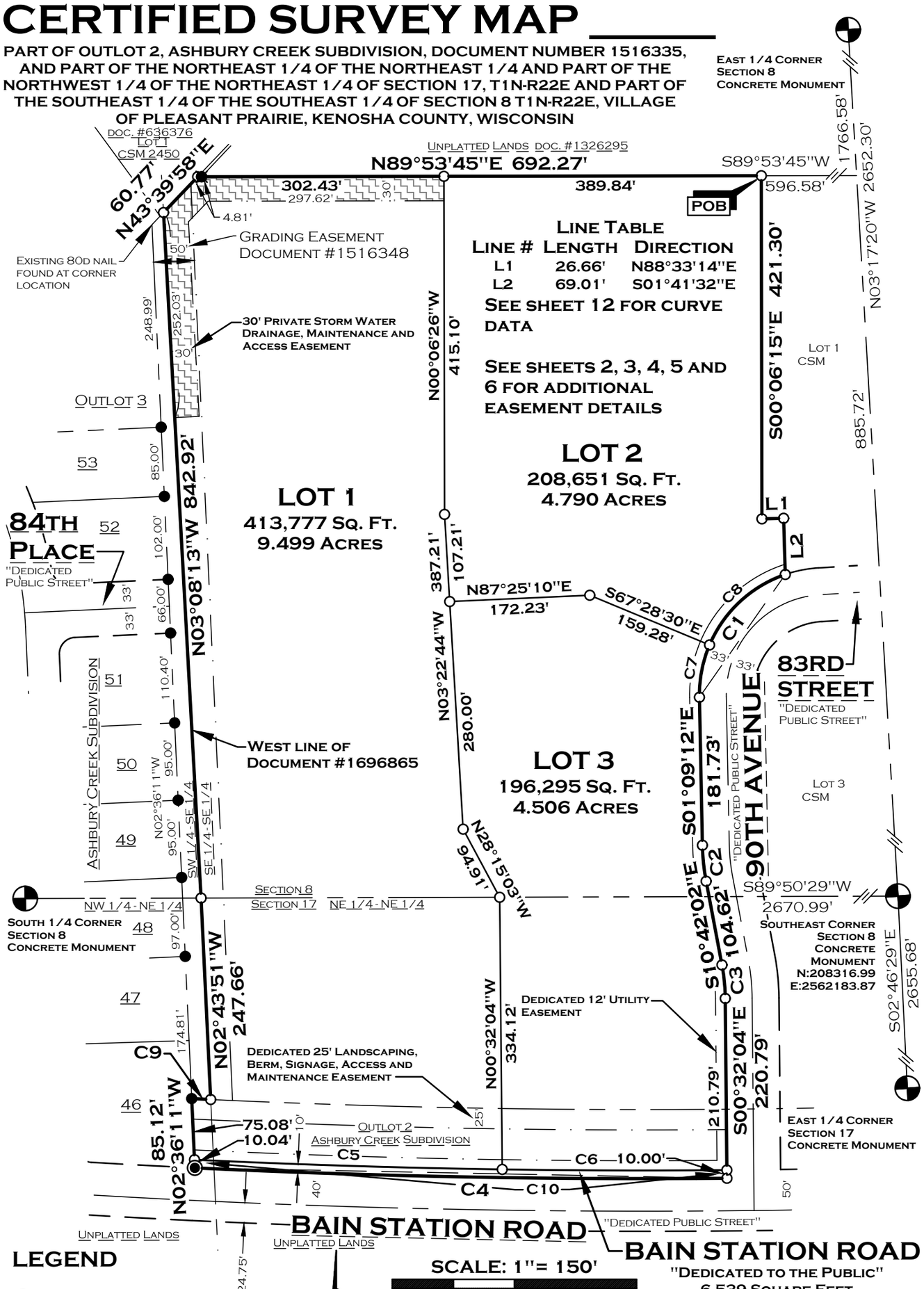
CERTIFIED SURVEY MAP

PART OF OUTLOT 2, ASHBURY CREEK SUBDIVISION, DOCUMENT NUMBER 1516335, AND PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, T1N-R22E AND PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 T1N-R22E, VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



LEGEND

- Existing 2"Ø Iron Pipe
- Existing 1"Ø Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Recorded County Monument
- Existing 3/4"Ø Iron Rod

SCALE: 1"= 150'

0' 75' 150' 300'

All bearings are referenced to grid north of the Wisconsin State Plane Coordinate System, South Zone. The east line of the Southeast 1/4 of Section 8 bears N03°17'20"W.

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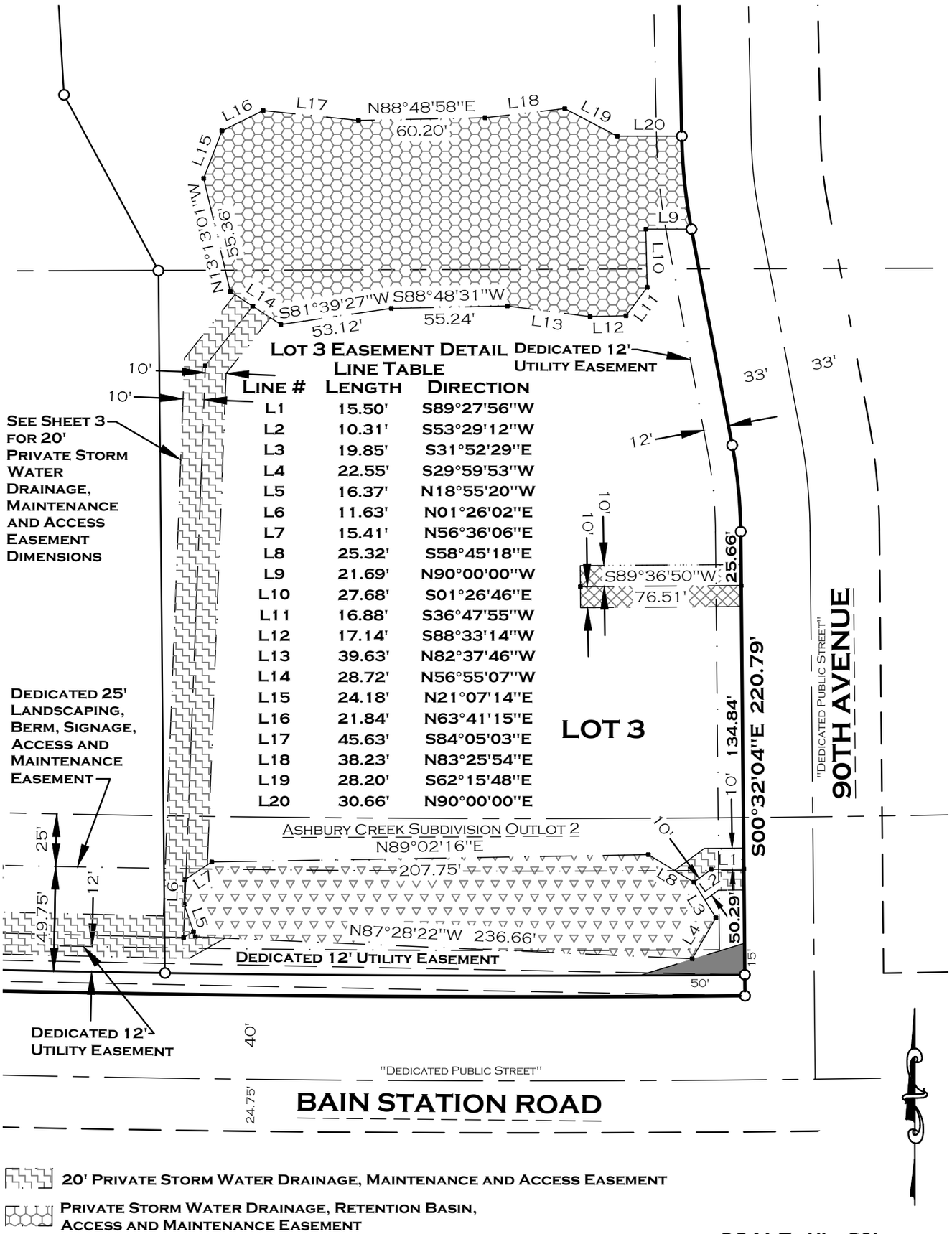
R:\4300\4329\4329082\dwg\4329082csm_revised west STATE PLANE.dwg

CERTIFIED SURVEY MAP _____

LOT 3 EASEMENT DETAILS



20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

15' x 50' VISION TRIANGLE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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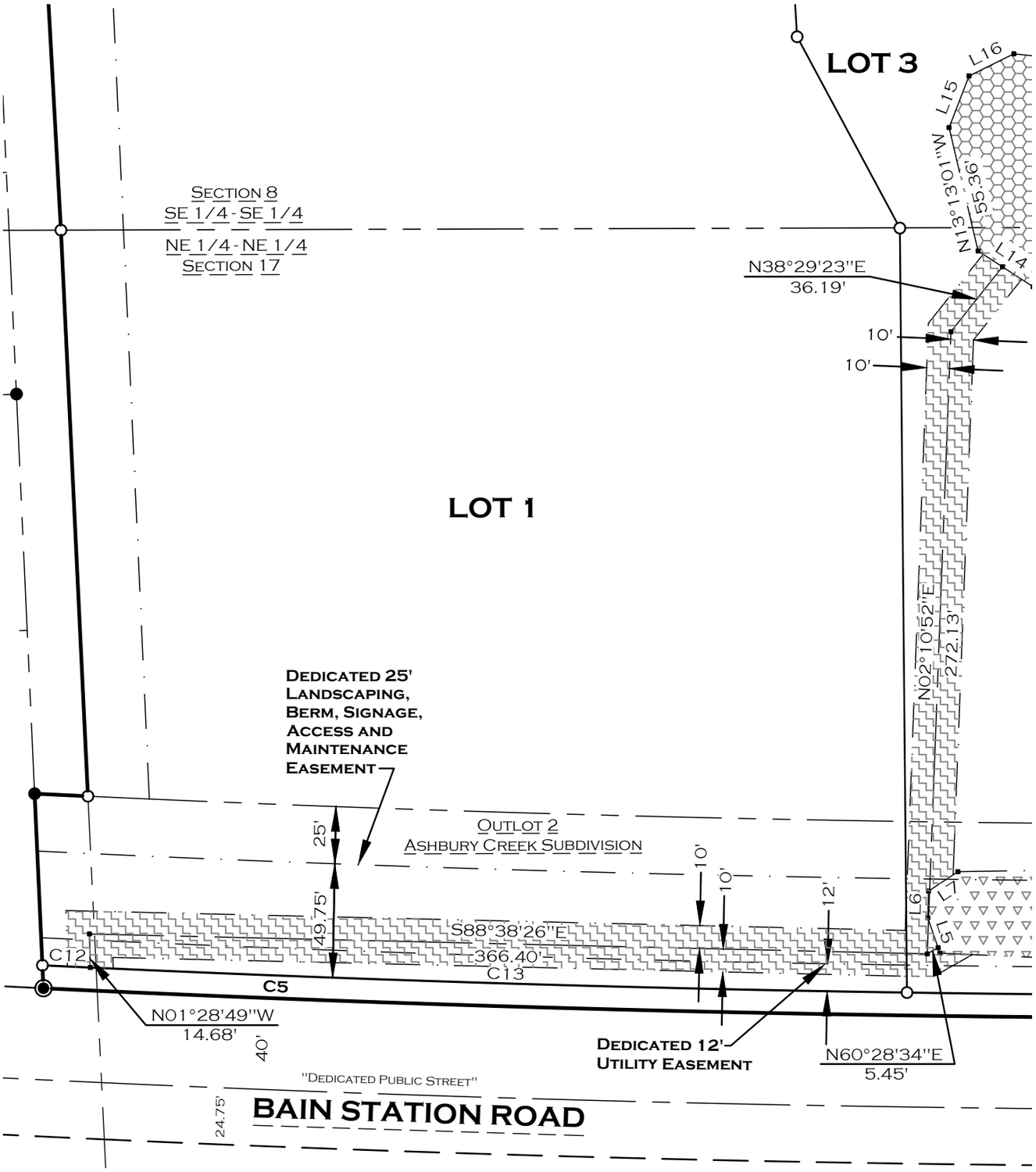
CERTIFIED SURVEY MAP _____

LOT 1 AND 3 EASEMENT DETAILS



LOT 1 AND 3 EASEMENT DETAIL CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C5	1°53'13"	11483.94'	378.21'	S88°11'39.5"E	378.19'	S87°15'03"E	S89°08'16"E
C12	0°06'17"	11483.94'	20.97'	S87°18'11.5"E	20.96'	S87°15'03"E	S87°21'20"E
C13	1°46'56"	11483.94'	357.24'	S88°14'48"E	357.23'	S87°21'20"E	S89°08'16"E

20' PRIVATE STORM WATER DRAINAGE, MAINTENANCE AND ACCESS EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, DETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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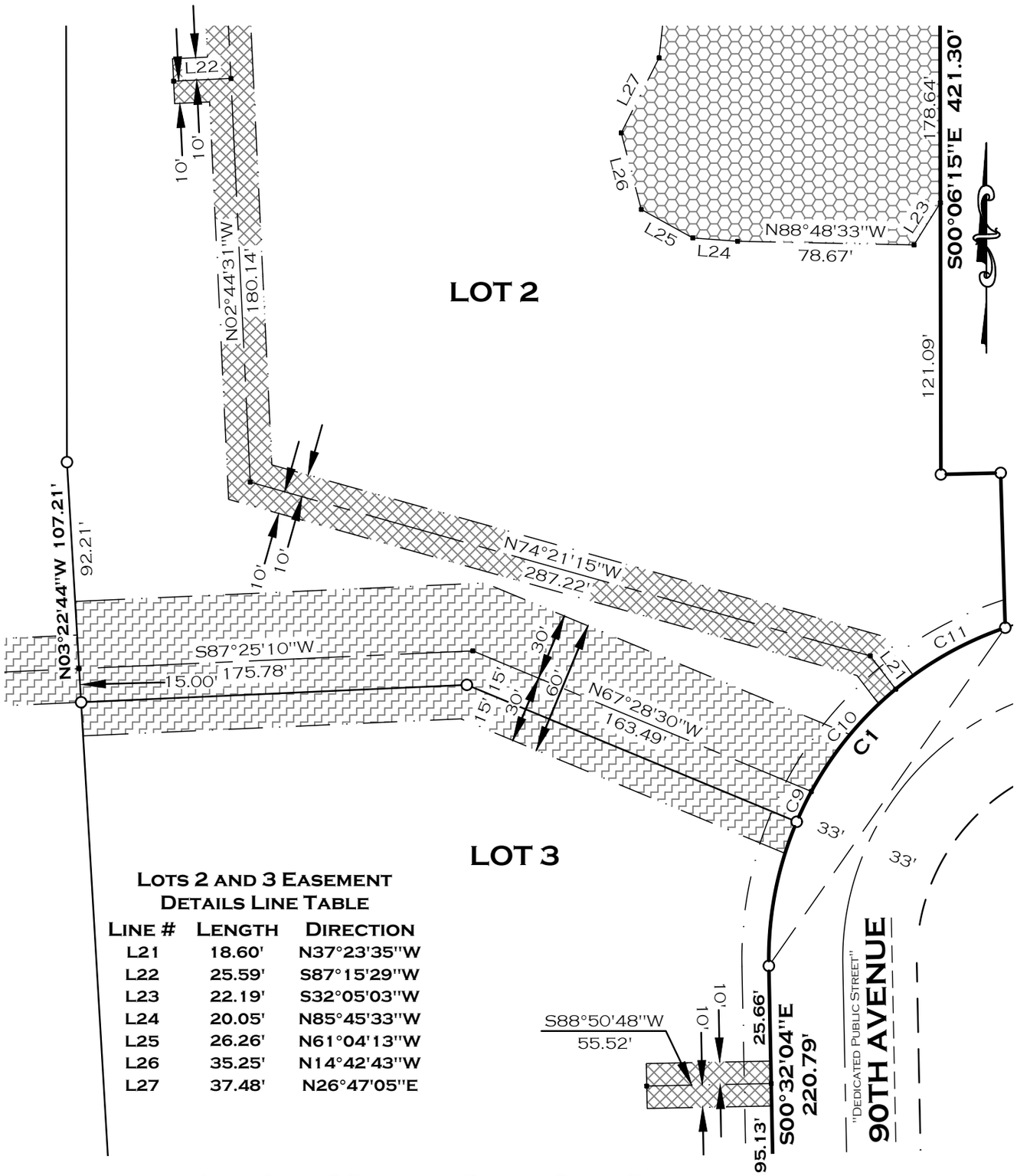
CERTIFIED SURVEY MAP _____

LOTS 2 & 3 EASEMENT DETAILS



LOTS 2 AND 3 EASEMENT DETAILS LINE TABLE

LINE #	LENGTH	DIRECTION
L21	18.60'	N37°23'35"W
L22	25.59'	S87°15'29"W
L23	22.19'	S32°05'03"W
L24	20.05'	N85°45'33"W
L25	26.26'	N61°04'13"W
L26	35.25'	N14°42'43"W
L27	37.48'	N26°47'05"E

LOTS 2 AND 3 EASEMENT DETAILS CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	TANGENT BEARING	SECOND TANGENT BEARING
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01° 09' 12"E
C9	5°31'14"	156.00'	15.03'	S25°48'57"W	15.02'	S28°34'34"W	S23° 03' 20"W
C10	21°50'04"	156.00'	59.45'	S39°29'36"W	59.09'	S50°24'37"W	S28° 34' 34"W
C11	20°41'24"	156.00'	56.33'	S60°45'20"W	56.03'	S71°06'02"W	S50° 24' 37"W

20' PRIVATE WATER, ACCESS AND MAINTENANCE EASEMENT

PRIVATE STORM WATER DRAINAGE, RETENTION BASIN, ACCESS AND MAINTENANCE EASEMENT

DEDICATED 60' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

SCALE: 1"= 60'

0' 30' 60' 120'

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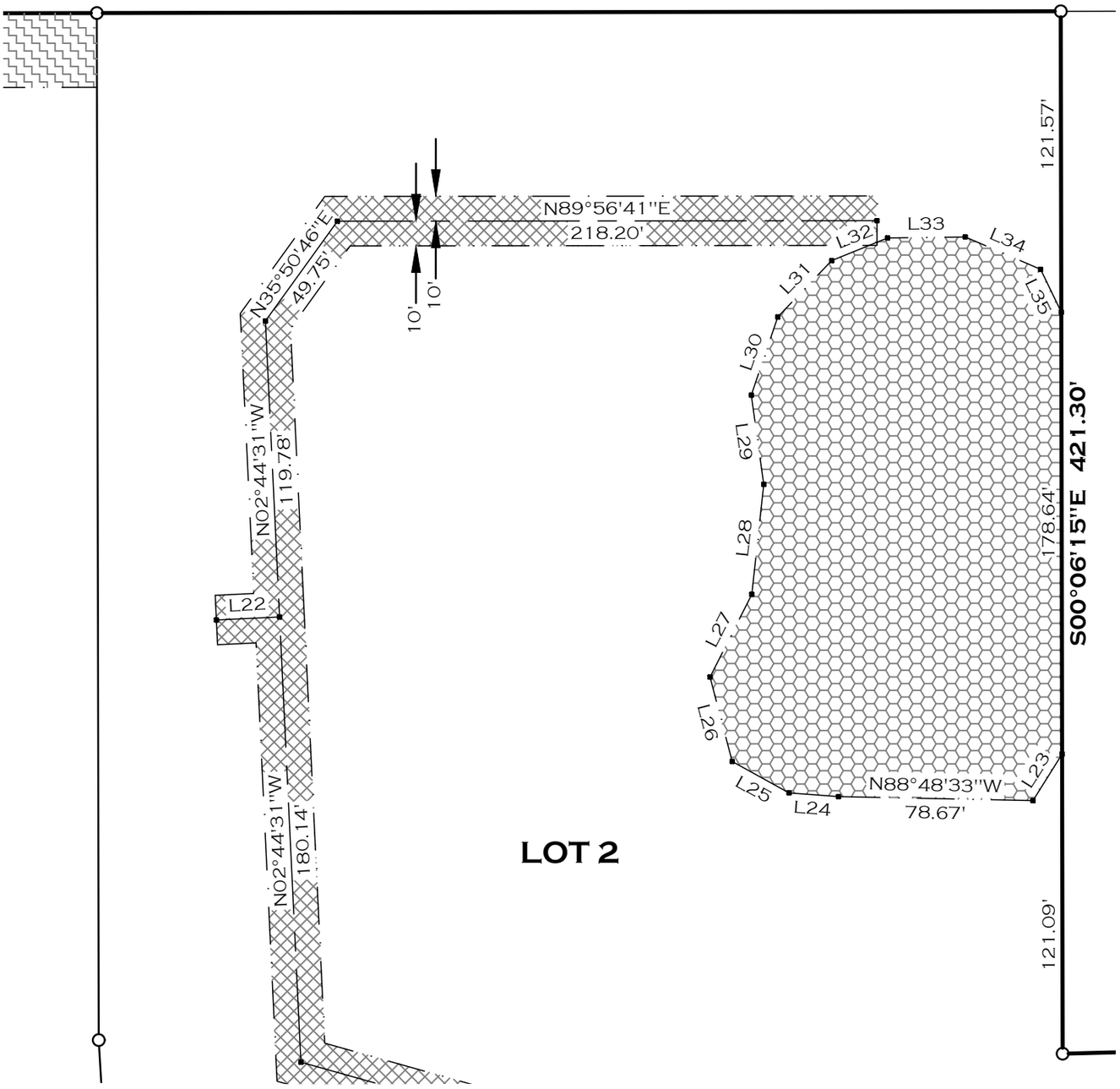
CERTIFIED SURVEY MAP _____

LOT 2 EASEMENT DETAILS

Unplatted Lands



SCALE: 1"= 60'

0' 30' 60' 120'

Lots 2 and 3 Easement Details Line Table

Line #	Length	Direction
L23	22.19'	S32°05'03"W
L24	20.05'	N85°45'33"W
L25	26.26'	N61°04'13"W
L26	35.25'	N14°42'43"W
L27	37.48'	N26°47'05"E
L28	44.69'	N06°11'51"E
L29	36.45'	N07°56'40"W
L30	33.34'	N18°44'32"E
L31	31.54'	N43°44'52"E
L32	24.38'	N67°58'34"E
L33	31.41'	N89°16'55"E
L34	33.16'	S66°47'17"E
L35	19.21'	S25°49'35"E

Private Storm Water Drainage, Retention Basin, Access and Maintenance Easement

20' Private Water, Access and Maintenance Easement

SHEET 5 OF 14

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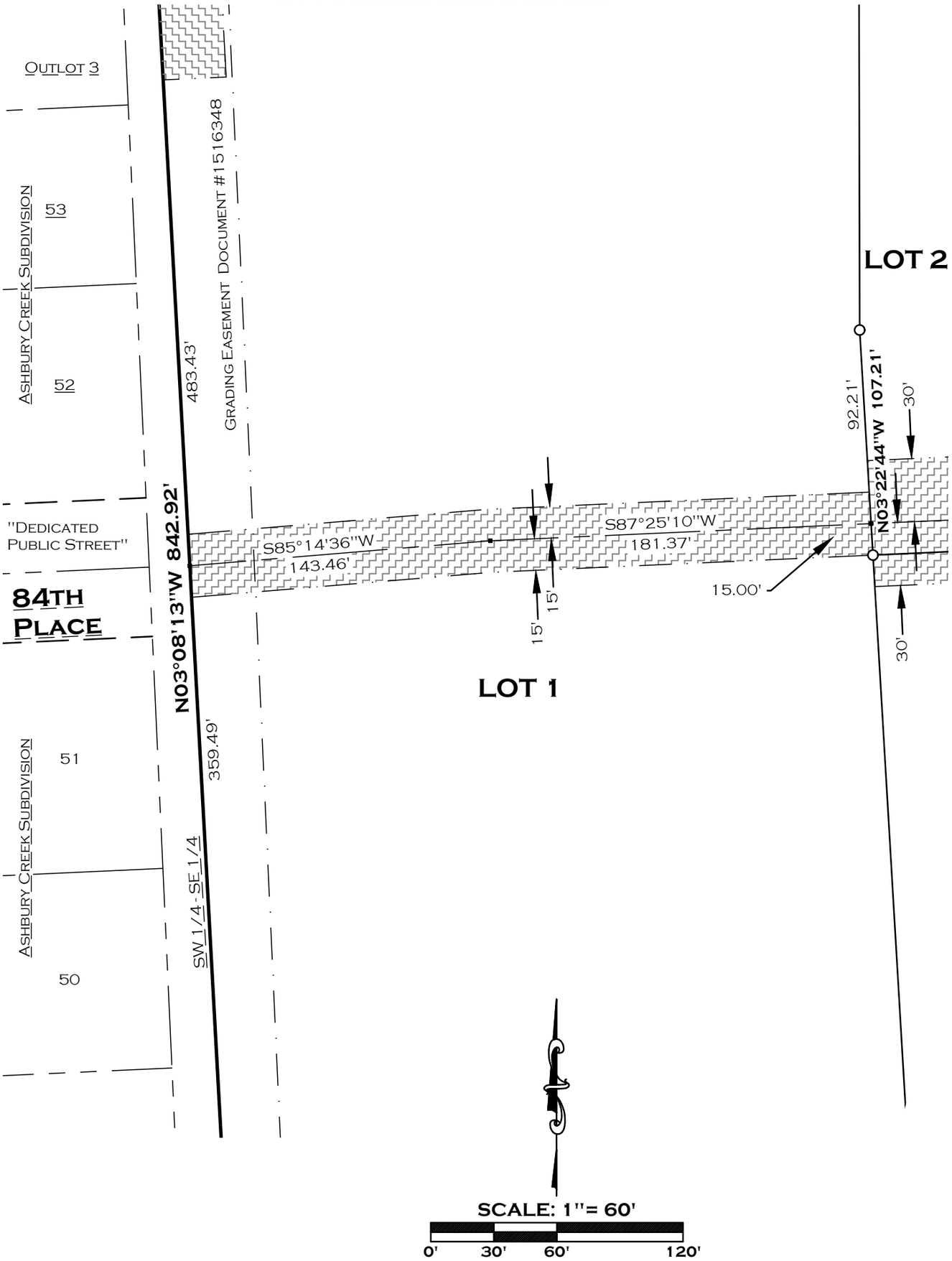
CERTIFIED SURVEY MAP _____

LOT 1 EASEMENT DETAILS



DEDICATED 30' PUBLIC SANITARY SEWER, ACCESS AND MAINTENANCE EASEMENT

SHEET 6 OF 14

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CERTIFIED SURVEY MAP _____

DEDICATION AND EASEMENT PROVISIONS

1. The fee interest in the areas shown as a "Dedicated Public Street" on this Certified Survey Map (Bain Station Road) are hereby dedicated, given, granted and conveyed by the Developer, Fountain Ridge LLC (referred to as the "Developer") to the Village of Pleasant Prairie, its successors and assigns (the "Village") for the construction, installation, repair, alteration, replacement, planting and maintenance of public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communication facilities, and for all related ingress and egress, construction, installation, repair, alteration, replacement, planting and maintenance activities. Such fee interests are subject to the following: (1) temporary nonexclusive easements coextensive with the areas of each such "Dedicated Public Street" are hereby retained by the Developer for the construction, installation, repair, replacement and maintenance of such public street improvements, uses and purposes, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and for all related ingress and egress pursuant to a Development Agreement entered into between the Developer and the Village dated as of _____ , ____ 2016 (subject to the rights of the Village to perform the same functions); and (2) a nonexclusive easement hereby reserved by the Developer for any future Fountain Ridge Association (Association) or the Owners of the Lots shown on this CSM which are adjacent to each such "Dedicated to the Public" for the required planting, mowing, watering and maintenance of grass within the grassy terrace area, for the maintenance and replanting of public street trees and the clearance, maintenance, repair and replacement of sidewalks in the area between the roadway and the Lots; for the replanting, watering, weeding and maintenance of public trees and plantings; and for the construction, installation, repair, replacement, maintenance and use of such private driveways in the areas between the roadway and the Lots as are approved by the Village and as will not interfere with the public improvements, uses and purposes of the Village (all subject to the rights but not the obligation 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 each "Dedicated Public Street" and the rights of the Developer, or of the Owners of any of the Lots pursuant to the easements retained herein, the rights of the Village shall be deemed to be superior.

   The Developer shall be responsible for all costs associated with the construction, installation, repair, alteration, replacement, planting and maintenance of the public streets and related improvements, including, without limitation, pavement, curbs and gutters, sidewalks, street signs, street lights, street trees, sanitary sewerage system improvements, water system improvements, storm sewer and drainage system improvements, mailboxes, utility and communications facilities, and landscaping referred to herein, in accordance with the terms and conditions of the Development Agreement on file with the Village Clerk.

2. Nonexclusive easements coextensive with the areas shown as Dedicated 12' Utility Easement on this CSM are hereby given, granted and conveyed by the Developer ("the Grantor") to We Energies f/k/a Wisconsin Electric Power Company, Ameritech-Wisconsin f/k/a Wisconsin Bell, Inc. and Time Warner Cable Inc. and their respective successors and assigns (collectively, the "Utility and Communications Grantees"), for the purposes of constructing, installing, operating, repairing, altering, replacing and maintaining utility and communication lines and other related facilities to serve the Lots (or portions thereof) shown on this CSM and for any related ingress and egress. These easements shall also include the right to trim or cut down trees, bushes, branches, and roots as reasonably required so as not to interfere with the Utility and Communications Grantees use of the easement areas. To the extent possible, all such utility and communications lines and facilities shall be installed underground. Upon the installation of the utility cables and related appurtenances, the elevation of the existing ground surface within the easement areas shall not be altered by more that four (4) inches of final grade without the written approval of the Utility and Communications Grantees. The Grantor shall restore or cause to be restored, all such land, as nearly as is reasonably possible, to the condition existing prior to installing such utilities and communications lines within the easement areas as such restoration does not interfere with the purposes of the utility and communications easements and the use of such easements by the Utility and Communications Grantees unless a separate agreement is entered into between the Grantor and Grantees regarding the transfer of the restoration and maintenance responsibilities to the Grantees. No buildings, signage, fences, or structures of any kind shall be placed within the utility and communication easement areas without the prior written approval of the Utility and Communications Grantees.

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CERTIFIED SURVEY MAP _____

The Village generally allows private utilities, including but not limited to electric and communications facilities, to be installed in public street right-of-ways with prior written approval from the Village, subject to the requirements of applicable Village ordinances and the requirements of such public uses and purposes of the Village. Further, each individual private utility, electric or communications company shall be responsible for promptly restoring the public street areas and public highway areas to their pre-existing condition, at its own cost, after any use of such areas. In the event the private companies do not restore the easement areas to the proper grade and to a vegetatively stabilized condition, the Developer shall be ultimately responsible for the costs of such restoration and may pursue its remedies against the respective utility company(s). Under no circumstances shall any private utility, electric or communications company conduct any open cutting of public roadways after the concrete roadway course is installed without prior written approval of the Village. Any such private utility or communications facilities shall be promptly relocated, at the cost of the individual utility, electric or communications company, upon written request of the Village, to serve the public functions and purposes of the Village in the public street area. In the event of any conflict between the rights of the Village and the rights of the private utility, electric or communications company in such public street areas, the Village's rights shall be deemed to be superior.

3. Nonexclusive easements coextensive with the areas shown as either a 20' or 30' Private Storm Water Drainage, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, maintenance and ingress and egress. These storm water easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof; (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners as will not interfere with the improvements, uses and purposes of the Village; and (3) such future driveways or other uses of the easement areas as may be approved by the Village and subject to any conditions that the Village may impose. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water Drainage, Access and Maintenance Easement areas, the Village's rights under these easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements. The Developer shall be responsible for all costs associated with the construction and maintenance of all private storm water drainage and drainage way improvements contained within these nonexclusive easements.

4. Nonexclusive easements coextensive with the areas shown as a Private Storm Water Drainage, Retention/Detention Basin, Access and Maintenance Easement on this CSM are hereby given, granted and conveyed by the Developer to the Village for private storm water management purposes, storm water retention/retention basin purposes, public drainageways, and for all related construction, installation, repair, alteration, replacement, landscaping, signage, maintenance, access and maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein to others with respect to the same area or any portion thereof and (2) such use, planting, care and maintenance responsibilities of the easement areas which shall be required by the Developer, collectively the Lot Owners for the areas as shown on this CSM as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the rights of the Developer, the easement rights of the Village pursuant to these easements and the rights of the Lot Owners or other entities with respect to the 20' Private Storm Water, Drainage, Retention/Detention Basin, Access and Maintenance Easement areas, the Village's rights under the easements shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible for all costs associated with the installation and maintenance of the 20' private storm water drainage, retention/detention basin, open space areas, landscape areas and drainage way improvements contained in these nonexclusive easements.

5. Nonexclusive easements coextensive with the areas shown as Dedicated 25' Landscaping, Berm, Signage, Access and Maintenance Easement areas on this CSM are hereby given, granted and conveyed by the Developer to the Lot Owners for landscaping, signage, lighting, access and maintenance and for all related construction, installation, repair, alteration, replacement, maintenance, ingress and egress. These easements shall be exclusive, except for: (1) such other easements as may be dedicated and conveyed herein with respect to the same area or any portion thereof to the Utility and Communication Grantees; (2) such easements as dedicated and conveyed herein with respect to the same area or any portion thereof to the Village; and (3) such temporary use, planting, care and maintenance responsibilities of the Developer which shall be required until such responsibility is transferred to Lot Owners as it will not interfere with the improvements, uses and purposes of the Village. In the event of any conflict between the easement rights of the Developer or the easement rights that may be granted to the Utility and Communication Grantees or the Village pursuant to these easement areas, the Village's rights under the easement granted to it shall be deemed to be superior. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. The Developer shall be responsible the planting and warranty period and then the Lot Owners shall be responsible for all costs associated with the installation and maintenance of the landscaping, signage, lighting and open space areas within the easements.

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CERTIFIED SURVEY MAP _____

6. Easements coextensive with the area shown as a 30' and 60' Dedicated Public Sanitary Sewer, Access and Maintenance Easement on this CSM on Lots 1, 2 and 3 are hereby given, granted and conveyed by the Developer to the Village for public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. This public sanitary sewer easement shall be exclusive, except for: (1) the Developer's temporary easement retained for the construction, installation, repair, alteration, replacement and maintenance activities for the public sanitary sewer system improvements, uses and purposes, and for all related ingress and egress; (2) such other easements as may be dedicated on this CSM with respect to the same area or any portion thereof; and (3) such planting, care, and maintenance of the easement areas by the Lot Owners on which the easements are located as will not interfere with the improvements, uses and purposes of the Village. In the event of any conflicts between the rights of the Village pursuant to these public sanitary sewer main easement area and the rights of other persons or entities with respect to the public sanitary sewer easement area, the Village's rights under these easements shall be deemed to be superior.

7. Easements coextensive with the areas shown as a Dedicated Private Sanitary Sewer, Private Water, Access and Maintenance Easement on this CSM on Lots 1, 2 and 3 are hereby given, granted and conveyed by the Developer to the Village for private sanitary sewer system improvements, private water system improvements, uses and purposes, and for all related ingress and egress, construction, installation, repair, alteration, replacement and maintenance activities. The Developer shall be responsible for the construction, installation, repair, alteration, replacement and maintenance activities for the private sanitary sewer and private water system improvements, uses and purposes. Unless the Village exercises the rights granted to it hereunder with respect to any easement areas, the Village shall have no obligation to do anything pursuant to its rights under the easements. In the event of any conflicts between the rights of the Village pursuant to these private sanitary sewer and private water main easement and the rights of other persons or entities with respect to the sanitary sewer and water main easement area, the Village's rights under these easements shall be deemed to be superior.

8. Perpetual nonexclusive easements co-extensive with the areas shown as 15' x 50' Dedicated Vision Triangle Easements on Lot 3 of this CSM are hereby dedicated, given, granted, and conveyed by the Owner to the Village to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village and Kenosha County.

RESTRICTIVE COVENANTS

1. Fountain Ridge LLC (referred to as the "Developer") hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the 20' Private Storm Water Drainage, Maintenance and Access Easement areas on their respective Lots and the Private Stormwater Drainage, Retention/Detention Basin, Access and Maintenance Easement areas located within Lots 1, 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; ditching to reestablish design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the developed transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage or retention/detention basin maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

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CERTIFIED SURVEY MAP _____

2. The Developer hereby covenants that the Owners of Lots 1, 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the Private Storm Water Drainage, Retention/Detention Basin, Maintenance and Access Easement areas located within Lots 2 and 3 shown on this CSM in a functional, neat and nuisance free condition to handle storm water in the Development. Such maintenance shall include, without limitation and as needed, grading, seeding or sodding, maintaining erosion control methods to protect the drainageways; excavating or ditching to reestablish basin design capacity; removing of trash, debris, leaves and brush; clearing, repairing and replacing inlets, outlets and catch basin structures; mowing; and weeding to prevent nuisance conditions. Clean, televise, and repair sewers and sewer structures to maintain a clean, safe and functional system. Minimize and eliminate, to the maximum extent practicable, the infiltration of storm or ground water into the sewer system. No driveways, fences, signage or structures shall be erected within the storm water drainage or basin easement areas which blocks, diverts or re-routs the drainage flow or which might interfere with the Village's rights, unless express written approval is granted by the Village and subject to any such conditions as the Village may impose. The Developer shall be relieved of these maintenance obligations pertaining to storm water drainage maintenance activities upon the transfer of said Lots to the Lot Owners who then shall perform such maintenance without compensation to the satisfaction of the Village. This covenant shall run with the land, shall be binding upon the Developer, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such storm water drainage maintenance activities, the Owners of the referenced Lots shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 dedication and easement provisions on this CSM with respect to the easements, the Village shall have no obligation to do anything pursuant to its rights under these easements.

3. The Developer covenants that the 30' and 60' Dedicated Public Sanitary Sewer, Access and Maintenance Easements shown on Lots 1, 2 and 3 on this CSM hereby places restrictions on Lots 1, 2, and 3 because of the location of the public sanitary sewer main easements which were given, granted and conveyed by the Developer to the Village for public sanitary sewer 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.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the public sewer easement areas granted to the Village and in the event that the Village exercises it's rights to maintain, repair or replace said public sanitary sewer main and related appurtenances, the Owners of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

4. The Developer covenants that the Owners of Lots 2 and 3 shown on this CSM shall have the obligation of maintaining the improvements in the 20' Private Water, Access and Maintenance Easement areas shown on Lots 2 and 3 on this CSM hereby places restrictions on Lots 2 and 3 because of the location of the private water main easements which were given, granted and conveyed by the Developer to the Village for private water main 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. Operate, maintain and repair water valves and hydrants and the repainting of hydrants to maintain a functional system. Repair of breaks or leaks in the watermains, services or leads.

   The Developer further covenants that there shall be no buildings, signage, fences, parking areas, driveways or structures of any kind placed within the easement areas unless expressly approved in writing by the Village. Furthermore, if the Village allows for the placement of fencing, signage, parking areas, driveways or landscaping within the private water easement areas granted to the Village and in the event that the Village exercises its rights to maintain, repair or replace said private water main and related appurtenances, the Owner(s) of the affected lots, not the Village, shall be responsible for any and all costs associated with the removal and or replacement of said fencing, parking areas, driveways or landscaping. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of these Lots, and shall benefit and be enforceable by the Village.

   To the extent that the Village performs any such private utility maintenance activities, the Owners of the Lots 2 and 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

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CERTIFIED SURVEY MAP _____

5. The Developer hereby covenants that the Owners of Lots 1 through 3 shall have the obligation of maintaining and replacing the Public Street Trees located within 83rd Street, 84th Place, 90th Avenue and Bain Station Road and the landscape plantings and grassy terrace areas within Lots 1, 2, and 3 as shown on this CSM. Such public street tree and plantings maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the rights-of-way private boulevards, which might damage the street trees or the private boulevard plantings or might interfere with the Village's rights to maintain the public street improvements, unless approved by the Village. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Lot Owners shall continue to perform such street, tree and landscaping maintenance and street trees and planting replacement as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such public street tree or landscaping related maintenance activities, the Owners of the Lots 1, 2 and 3, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement language on this CSM, the Village shall have no obligation to do any maintenance activities.

6. The Developer hereby covenants that the Owners of Lots 1 and 3 shall have the obligation of maintaining and replacing the berms, trees, plantings and irrigation systems located within the Dedicated 35' Landscaping, Berm, Signage, Access and Maintenance Easement Areas shown along Bain Station Road as shown on this CSM. Such maintenance shall include without limitation and as needed staking, mulching, weeding, pruning, watering, replanting, and removing of trash, debris, leaves and brush around the trees in order to prevent a nuisance condition and repairing or replacing the underground irrigation systems. No driveways, signage, mail boxes, parking areas, structures or fences shall be erected within the easement areas, which might damage the trees or plantings or might interfere with the Village's rights to maintain the public street improvements. This covenant shall run with the land, shall be binding upon the Owners, its successors, assigns and successors-in-title of the Lots, in their capacity as Owners of any such Lots, and shall benefit and be enforceable by the Village. The Developer shall perform such landscape maintenance, mowing and trees and planting replacements as may be needed without compensation to the satisfaction of the Village.

   To the extent that the Village performs any such landscaping, related maintenance activities, the Lot Owners, shall be liable for any costs which may be incurred by the Village, which the Village may recover from such Owners 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 Dedication and Easement Provisions language on this CSM, the Village shall have no obligation to do any maintenance activities.

7. The Developer hereby covenants that Lot 3 shall have the obligation of protecting and preserving the 15'x50' Dedicated Vision Triangle Easement areas on Lot 3 of this CSM to maintain a clear sight line of vision at each identified intersection. There shall be no obstructions, such as but not limited to structures, signage, fences, retaining walls, vehicular parking, vegetation and shelters within the 15'x50' Dedicated Vision Triangle Easement between the heights of two (2) feet and 10 feet unless expressly approved in writing by the Village. This restriction is for the benefit of the traveling public and shall be enforceable by the Village.

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CERTIFIED SURVEY MAP _____

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of Fountain Ridge, LLC, I have surveyed, mapped and divided part of Outlot 2, Ashbury Creek Subdivision, Document Number 1516335, and part of the Northeast 1/4 of the Northeast 1/4 and part of the Northwest 1/4 of the Northeast 1/4 of Section 17, T1N-R22E and part of the Southeast 1/4 of the Southeast 1/4 of Section 8 T1N-R22E, Village of Pleasant Prairie, Kenosha County, Wisconsin more fully described as follows:

Commencing at the southeast corner of said Section 8; thence N03°17'20"W, 885.72 feet on the east line of said Southeast 1/4; thence S89°53'45"W, 596.58 feet on the northerly line of lands described in Document Number 1696865 extended easterly to the POINT OF BEGINNING; thence S00°06'15"E, 421.30 feet; thence N88°33'14"E, 26.66 feet; thence S01°41'32"E, 69.01 feet; thence 196.73 feet on the arc of a 156.00 foot radius curve to the left, having a long chord which bears S34°58'25"W, 183.95 feet; thence S01°09'12"E, 181.73 feet; thence 44.49 feet on the arc of a 267.00 foot radius curve to the left, having a long chord which bears S05°55'37"E, 44.44 feet; thence S10°42'02"E, 104.62 feet; thence 41.34 feet on the arc of a 233.00 foot radius curve to the right, having a long chord which bears S05°37'03"E, 41.29 feet; thence S00°32'04"E, 220.79 feet to the northerly right of way of Bain Station Road; thence 653.75 feet on the arc of a 11493.94 foot radius curve to the right, having a long chord which bears N88°53'06"W, 653.66 feet on said northerly right of way to the southeast corner of Lot 46, Ashbury Creek Subdivision; thence N02°36'11"W, 85.12 feet on the easterly line of said Lot 46 to the northwest corner of said Outlot 2; thence 23.33 feet on the arc of a 11409.19 foot radius curve to the left, having a long chord which bears S87°16'27"E, 23.33 feet on the northerly line of said Outlot 2 to the west line of said Northeast 1/4 of the Northeast 1/4, also being the westerly line of lands described in Document #1696865; thence N02°43'51"W, 247.66 feet on said west line to the northwest corner of said Northwest 1/4 of the Northwest 1/4; thence N03°08'13"W, 842.92 feet on the west line of said Southeast 1/4 of the Southeast 1/4, also being the westerly line of lands described in Document #1696865 to the southeasterly line of lands described in Document #636376; thence N43°39'58"E, 60.77 feet on said southeasterly line to the westerly extension of the southerly line of lands described in Document #1326295; thence N89°53'45"E, 692.27 feet on said westerly extension of the southerly line of lands described in Document #1326295, the Point of Beginning.

Said parcel contains 825,262 Square Feet (18.945 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 395 of the Village of Pleasant Prairie Land Division and Development Control Ordinance in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2016.

_____
Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	72°15'14"	156.00'	196.73'	S34°58'25"W	183.95'	S71°06'02"W	S01°09'12"E
C2	9°32'50"	267.00'	44.49'	S05°55'37"E	44.44'	S01°09'12"E	S10°42'02"E
C3	10°09'58"	233.00'	41.34'	S05°37'03"E	41.29'	N00°32'04"W	N10°42'02"W
C4	3°15'32"	11493.94'	653.75'	N88°53'06"W	653.66'	S87°15'20"E	N89°29'08"E
C5	1°53'13"	11483.94'	378.21'	S88°11'39.5"E	378.19'	S87°15'03"E	S89°08'16"E
C6	1°22'36"	11483.94'	275.90'	S89°49'34"E	275.90'	S89°08'16"E	N89°29'08"E
C7	24°12'32"	156.00'	65.92'	S10°57'04"W	65.42'	S23°03'20"W	S01°09'12"E
C8	48°02'42"	156.00'	130.81'	S47°04'41"W	127.01'	S71°06'02"W	S23°03'20"W
C9	0°07'02"	11409.19'	23.33'	S87°16'27"E	23.33'	S87°12'56"E	S87°19'58"E
C10	3°15'49"	11483.94'	654.11'	S88°52'57.5"E	654.02'	S87°15'03"E	S89°29'08"E

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CERTIFIED SURVEY MAP _____

OWNER'S CERTIFICATE:

As owner's, we hereby certify that we caused the land described on this plat to be surveyed, mapped, divided and dedicated as represented on the certified survey map. we also certify that this plat is required by s-236.10 or s-236.12 to be submitted to the following for approval or objection: VILLAGE OF PLEASANT PRAIRIE

_____

Fountain Ridge LLC Date
Jeffrey T. Marlow, Managing Member

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the herein described land, do hereby consent to the surveying, dividing, dedicating and mapping of the land described on this plat, and we do hereby consent to the owner certificate of Steinbrink Limited Partnership.

Witness the hand and seal of _____, Mortgagee, this _____ day of _____, 2016.

In the presence of:

_____

_____
(Print name and title above)

STATE OF WISCONSIN)
_____ COUNTY) SS

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

_____
Notary Public, State of Wisconsin

(print name)_____

My commission expires:_____

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CERTIFIED SURVEY MAP _____

VILLAGE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Thomas W. Terwall
Village Plan Commission Chairman

VILLAGE BOARD APPROVAL

Resolved that this Certified Survey Map, having been approved by the Plan Commission being the same, is hereby approved by the Village Board of Trustees of the Village of Pleasant Prairie on this _____ day of _____, 2016.

_____
Michael J. Serpe
Village President Pro Tem

ATTEST:

_____
Jane M. Romanowski
Village Clerk

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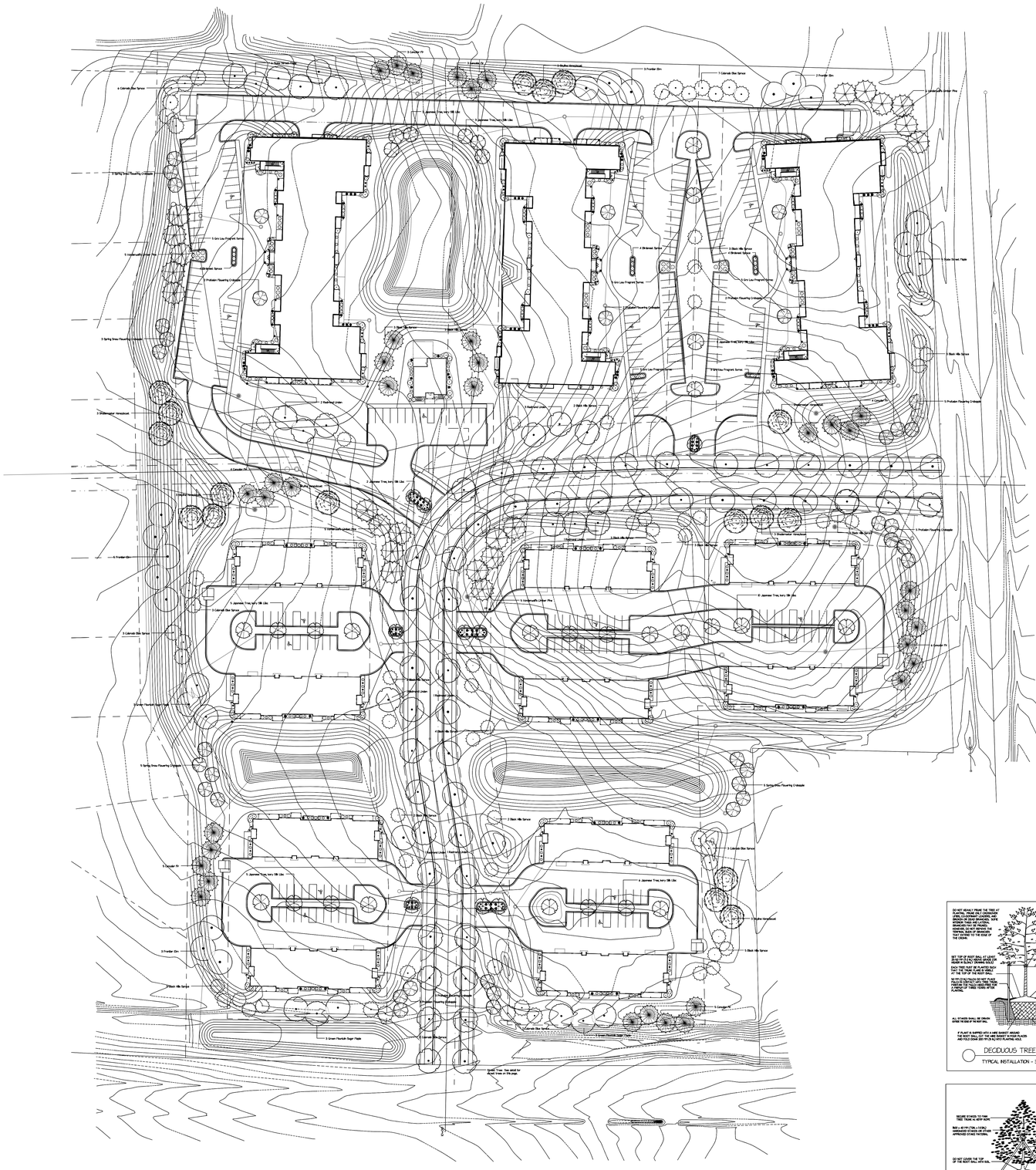
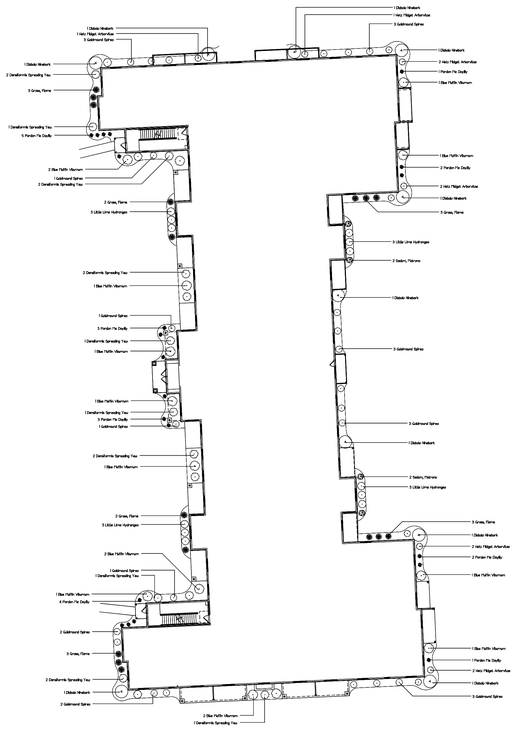
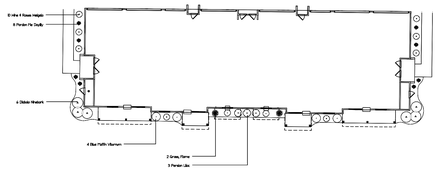
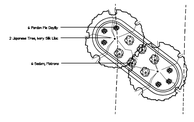




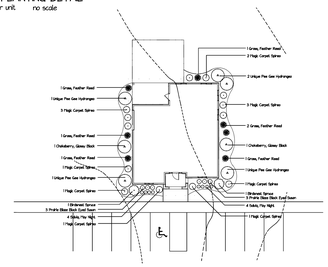
49 UNIT PLANTING DETAIL
per unit no scale



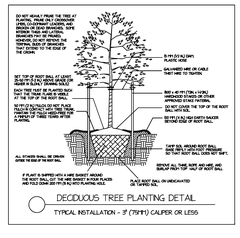
8 UNIT PLANTING DETAIL
per unit no scale



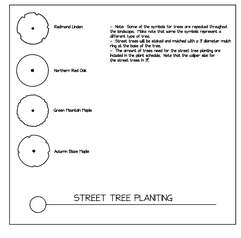
PLANTING DETAIL
no scale



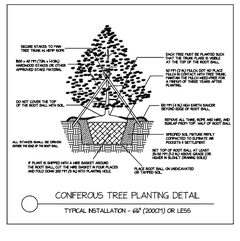
CLUBHOUSE PLANTING DETAIL
no scale



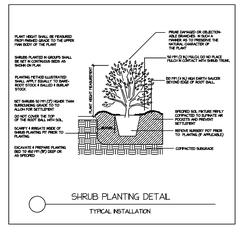
DECIDUOUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS



STREET TREE PLANTING



CONIFEROUS TREE PLANTING DETAIL
TYPICAL INSTALLATION - 6'0" (2000CT) OR LESS



SHRUB PLANTING DETAIL
TYPICAL INSTALLATION

Qty	Botanical Name	Common Name	Size/Condition
Trees			
13	Ulmus x 'Frontier'	Frontier Elm	2.5" Cal.
9	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" Cal.
4	Syringa reticulata 'Ivory Silk'	Japanese Tree, Ivory Silk Lilac	2.5" Cal.
22	'Malus x Profusion	Profusion Flowering Crabapple	2.5" Cal.
10	Tilia americana 'Redmond	Redmond Linden	2.5" Cal.
7	Gleditsia triacanthos var. inermis 'Shademaster'	Shademaster Honeylocust	2.5" Cal.
16	'Malus x Spring Snow	Spring Snow Flowering Crabapple	2.5" Cal.
1	Acer mayabeal 'Morton'	State Street Maple	2.5" Cal.
10	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2.5" Cal.
12	Tilia americana 'Redmond	Redmond Linden	3" Cal.
12	Quercus rubra	Northern Red Oak	3" Cal.
12	Acer x freemanii 'Jeffersred	Autumn Blaze Maple	3" Cal.
12	Acer saccharum 'Green Mountain'	Green Mountain Maple	3" Cal.
Conifers			
14	Picea abies 'Nidiformis'	Birdsnest Spruce	5 Gal.
40	Picea glauca densata	Black Hills Spruce	6' H
27	Picea pungens	Colorado Blue Spruce	6' H
30	Abies concolor	Concolor Fir	6' H
45	Taxus x media 'Densiformis'	Densiformis Spreading Yew	5 Gal.
30	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	5 Gal.
21	Pinus flexis 'Vanderwolf's Pyramid'	Limber Pine	6' H
Shrubs			
85	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.
2	Aronia melanocarpa var. elata	Chokeberry, Glossy Black	5 Gal.
90	Physocarpus opulifolius 'Tanki'	Dbida Ninebark	5 Gal.
68	Spiraea japonica 'Goldmound'	Goldmound Spirea	3 Gal.
36	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	3 Gal.
9	Spiraea japonica 'Magic Carpet'	'Magic Carpet Spirea	3 Gal.
30	Syringa x persica	Persian Lilac	5 Gal.
5	Hydrangea paniculata 'Unique'	Unique Pee Gee Hydrangea	5 Gal.
100	Weigela florida 'Alexandra'	Wine 4 Roses Weigela	3 Gal.
21	Rhus aromatica	Gro Low Sumac	5 Gal.
Ornamental Grasses			
7	Calamagrostis acutiflora 'Karl Foerster'	Grass, Feather Reed	1 Gal.
68	'Miscanthus sinensis 'Purpurascens'	Grass, Flame	1 Gal.
Perennials and Annuals			
174	Hemerocallis 'Pardon Me'	Pardon Me Daylily	1 Gal.
6	Rudbeckia speciosa 'Prairie Blaze'	Prairie Blaze Black Eyed Susan	1 Gal.
8	Salvia 'Marachi'	Salvia, Hay Night	1 Gal.
38	Sedum 'Matrona'	Sedum, Matrona	1 Gal.

NOTES

- Turf areas to be fine graded, drill seeded and hydromulched by landscape contractor.
- All planting beds to be mulched with 1.5" Mississippi stone or similar. Beds will be covered with weed barrier and edged with Ace of Diamond Commercial Black Plastic Edging or similar.
- Trees will be mulched with a 3' daimeter mulch ring. Mulch will be brown dyed mulch. Depth of mulch will be 3.5".
- Plant material will be of the highest quality and will adhere to the "American Standard For Nursery Stock" set by the American Horticulture Industry Association.

No.	Date	Description
5	9-12-16	Revised street tree plantings.
4	8-25-16	Revised contour lines. Changed plant plant material around clubouse.
3	8-24-16	Changed white pine to limber pine. Added plant material in parking lot islands near northern buidlings.
2	8-18-16	Added street tree planting and detail. Added trees on the south end of the property.
1	8-1-16	Revised trees and included different types of deciduous and coniferous trees.

REVISIONS

THE SHARPER EDGE LANDSCAPING

2750 LITTLE RAPIDS RD.
DE PERE, WI 54115
920.983.8432

LEXINGTON HOMES

FOUNTAIN RIDGE APARTMENTS

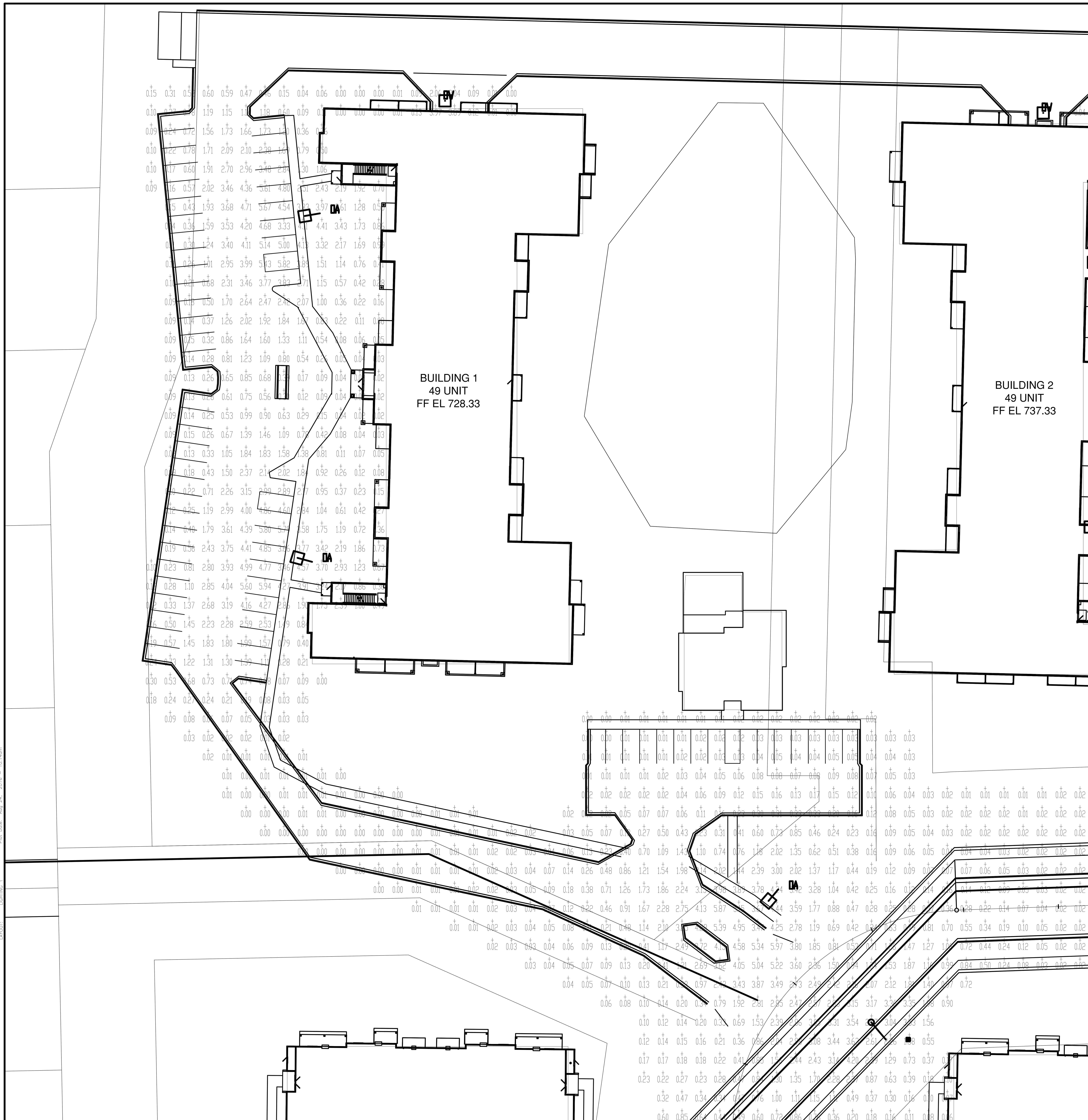
PLEASANT PRAIRIE, WI

SCALE	1" =50'
DRAWN BY	RM
CHECKED BY	MM
DATE	9-12-16
DATE OF PRINT	

PROJECT NO.

SHEET NO.

Powered by DynaSCAPE®



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CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40Ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountian Ridge (AB081516) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA		LSI INDUSTRIES, Mirada LSI (1) 'A' XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
OA2		LSI INDUSTRIES, twin Mirada LSI (2) 'A' XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
OB		Leotek Electron Single DOT Road (1) 'B' GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
OW		LSI INDUSTRIES, SWS-2-LED (1) 'W' SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Apartment Site	OUT	979.50x1238.40Ft	<OA > (8) <OA2 > (2) <OB > (5) <OW > (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

EXHIBIT D

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 1

DATE 06/2016
FILE FOUNTIAN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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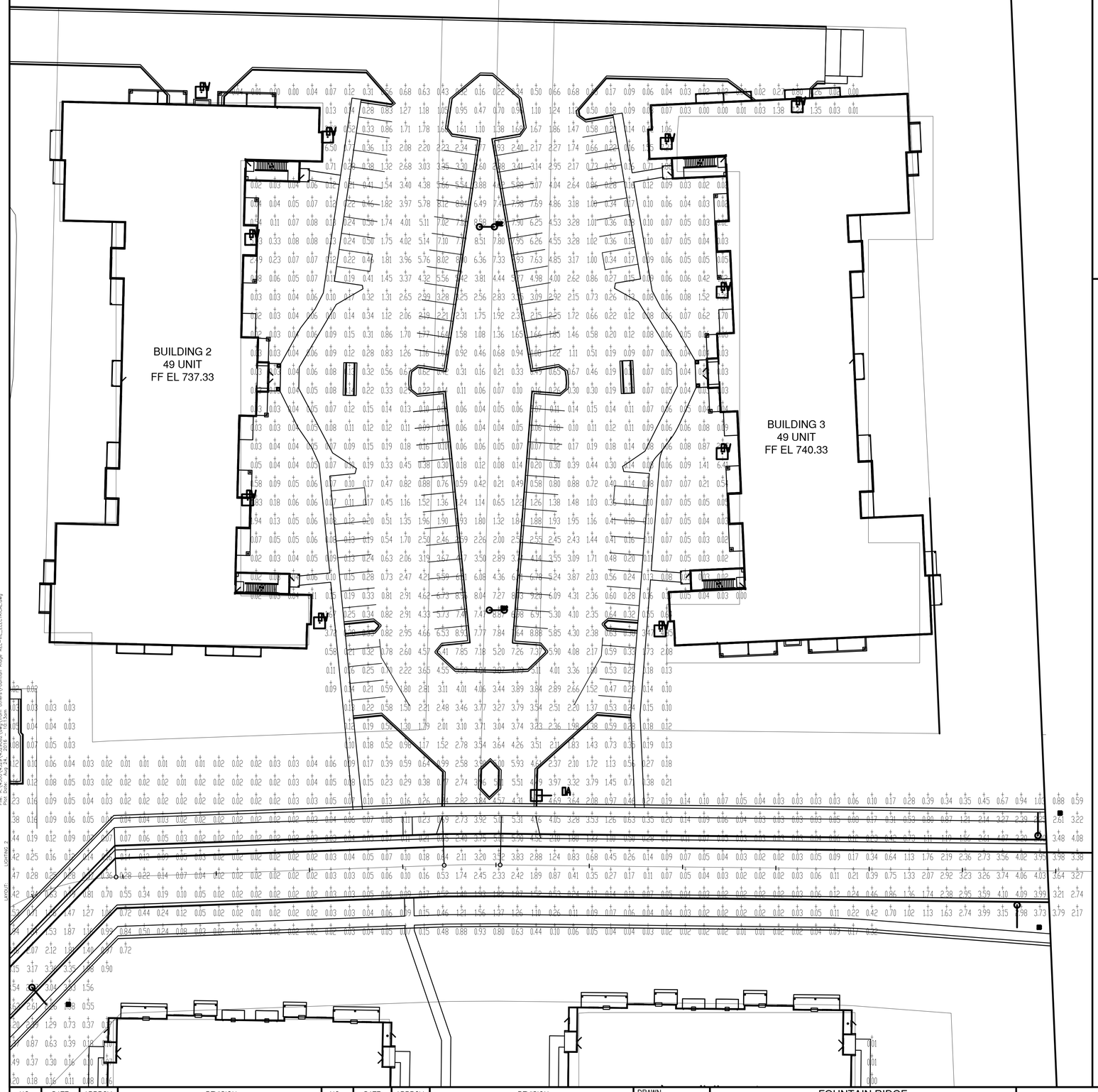
SHEET NO. E1



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CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountain Ridge (AR881S16) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GCI-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	DUT	979.50x1238.40ft	(DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 2

DATE 06/2016
FILE FOUNTAIN RIDGE REV-VII_ELECTRICAL
JOB NO. 4329082

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SHEET NO. E2

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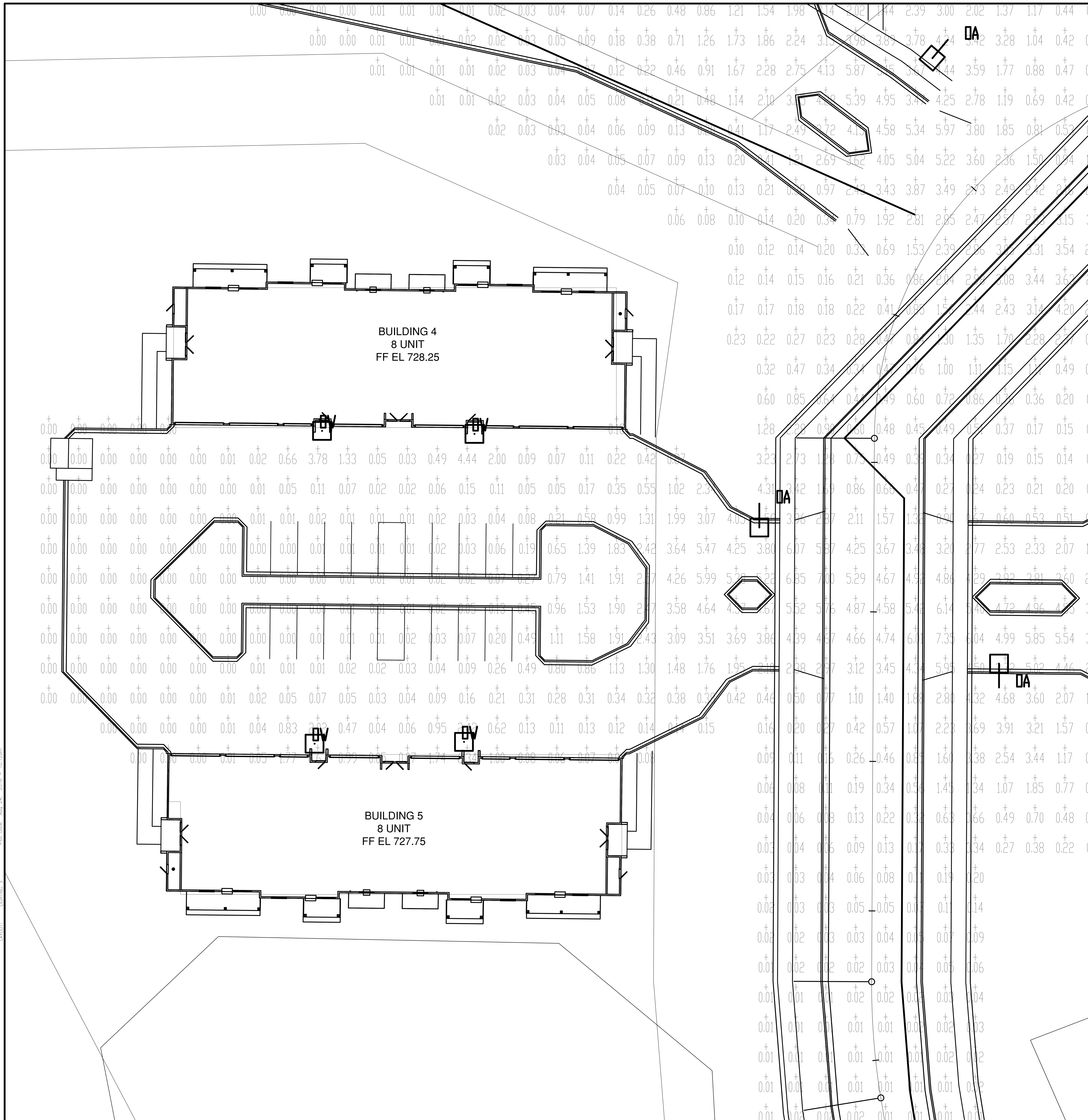
Plot Date: Aug 24, 2016 - 10:13am
LAYOUT: LIGHTING 2



DXF file created by LitePro 2.037 on 8/22/2016 3:29:04 PM

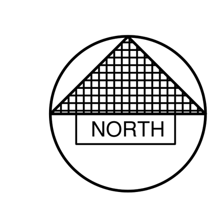
CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40Ft	Grade / H-H	4113	10.00	<+>	0.99	9.20	0.00	N/A	N/A

Fountian Ridge (AB081516) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA		LSI INDUSTRIES, Mirada LSI (1) 'A' XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
OA2		LSI INDUSTRIES, twin Mirada LSI (2) 'A' XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
OB		Leotek Electron Single DOT Road (1) 'B' GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
OW		LSI INDUSTRIES, SWS-2-LED (1) 'W' SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / <ASMS>	WATTS / SQ FT	QTY
Apartment Site	OUT	979.50x1238.40Ft	<OA > (8) <OA2 > (2) <OB > (5) <OW > (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison



DRAWING IS N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 3

DATE 06/2016
FILE FOUNTIAN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

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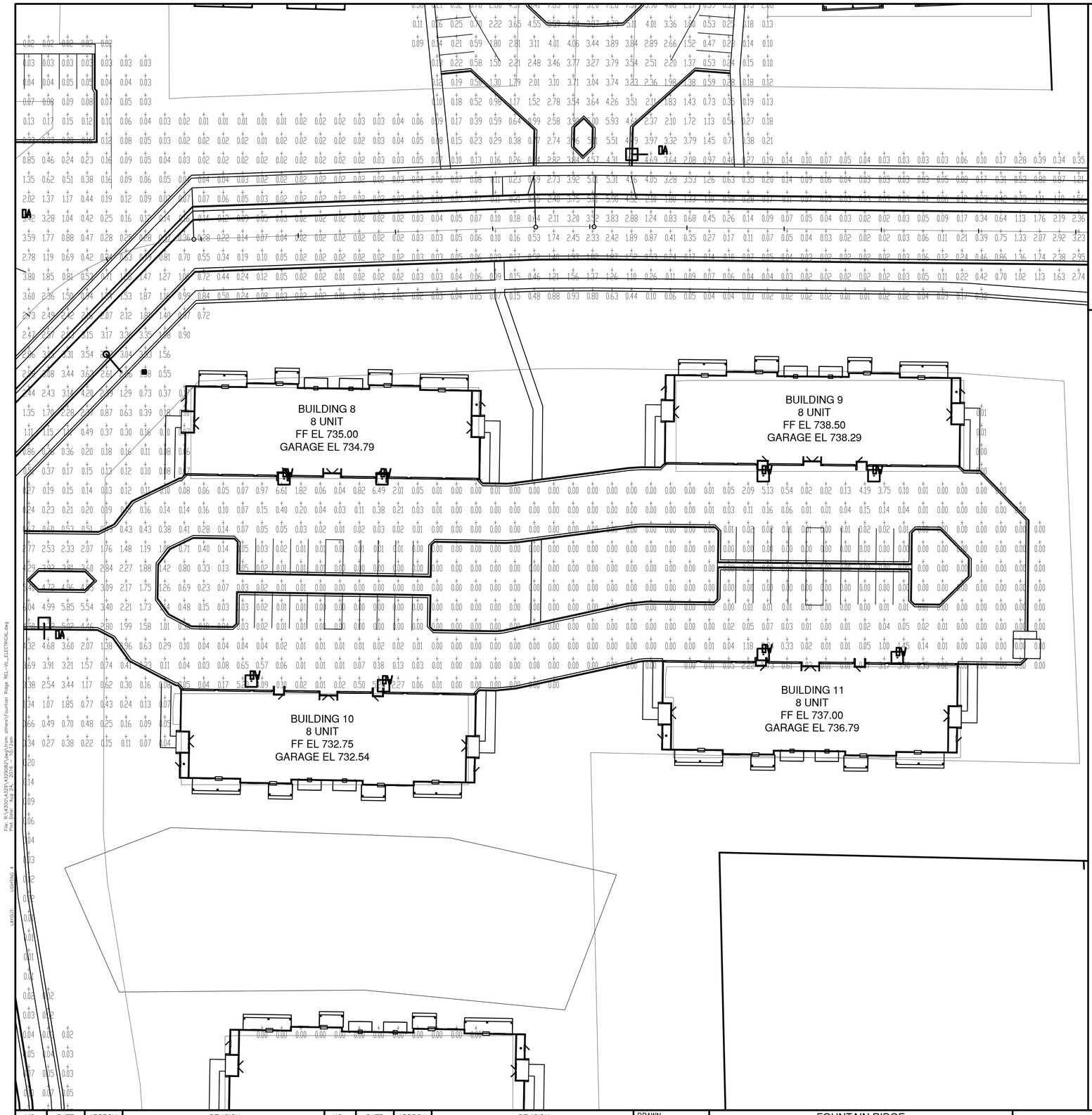
SHEET NO. E3



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CALCULATION SUMMARY									
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40Ft	Grade / H-H	4113	10.00	(+)	0.99	9.28	0.00	N/A	N/A

Fountain Ridge (AB081516) LUMINAIRE SCHEDULE							
TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HO-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HO-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE					
AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	DOT	979.50x1238.40Ft	0.00 (DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 4

DATE 06/2016
FILE FOUNTAIN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

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SHEET NO. E4

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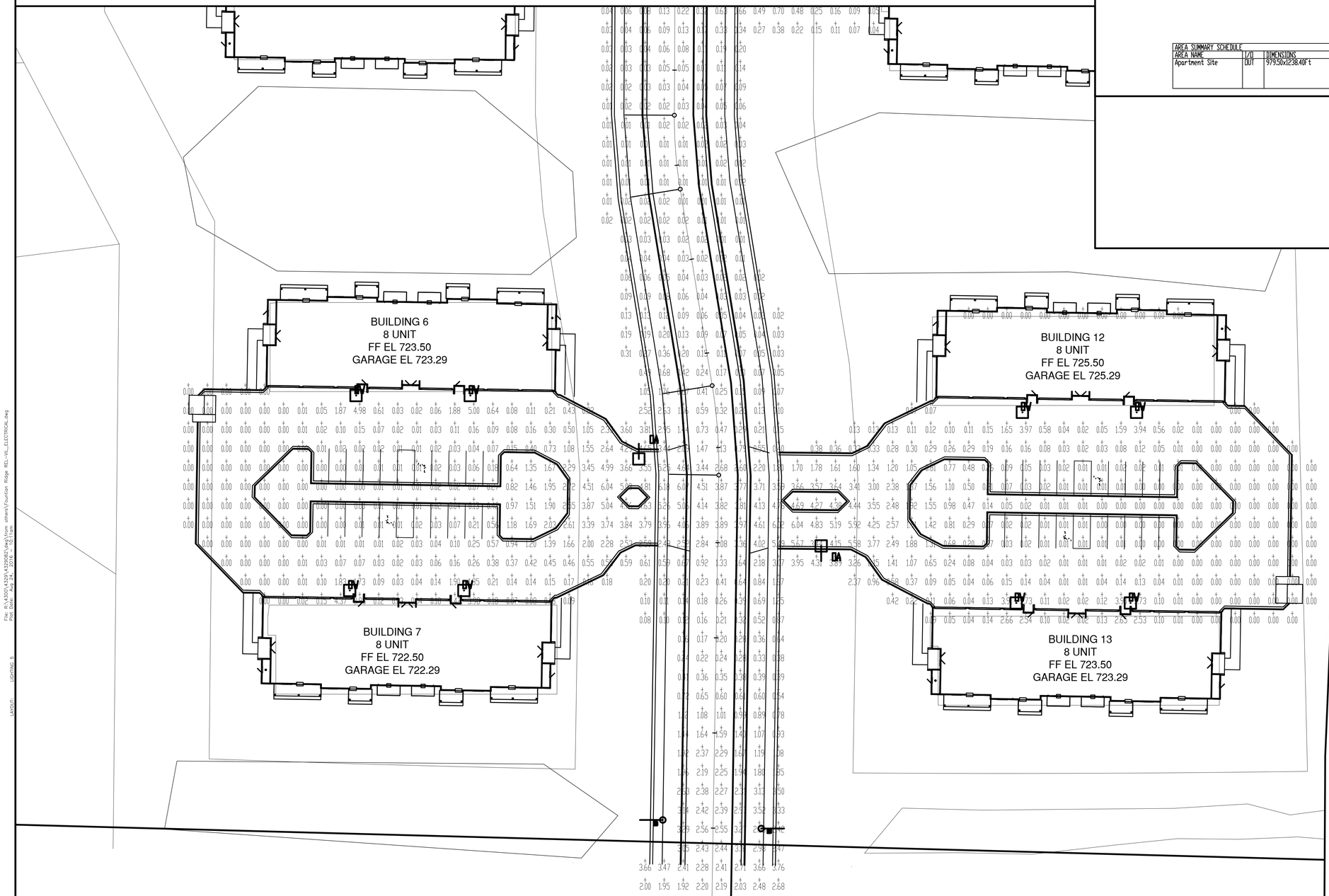
Plot Date: Aug 24, 2016 - 10:12pm
LAYOUT: LIGHTING 4



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CALCULATION SUMMARY

AREA NAME	DIMENSIONS	GRID / TYPE	# PTS	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
Apartment Site	979.50x1238.40ft	Grade / H-H	4113	10.00	(+)	0.99	9.20	0.00	N/A	N/A

Fountain Ridge (ARORIS16) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
DA		LSI INDUSTRIES, Mirada LSI (1) "A" XALM-3-LED-HDI-50	(1)	29451	25' SSS Conc Pour	1.00	8
DA2		LSI INDUSTRIES, twin Mirada LSI (2) "A" XALM-3-LED-HDI-50	(2)	29451	25' SSS Conc Pour	1.00	2
DB		Leotek Electron Single DOT Road (1) "B" GC1-60F-MV-NW-2-XX-700	(60)	15527	25' SSS Conc Pour	1.00	5
DW		LSI INDUSTRIES, SWS-2-LED (1) "W" SWS-2-LED-CW-UE	(1)	1361	Wall Mount 10 AF	1.00	31

AREA SUMMARY SCHEDULE

AREA NAME	I/O	DIMENSIONS	LUMS / (ASMS)	WATTS / SQ FT	QTY
Apartment Site	OUT	979.50x1238.40ft	(DA) (8) (DA2) (2) (DB) (5) (DW) (31)	0.00	1

LIGHTING PLAN BY:

Dave Zochert
President
Visual Impact Lighting, LLC
920-437-2069
Green Bay - Milwaukee - Madison

NORTH

DRAWING IS N.T.S.

File: R:\4300\4329\4329082\Dwg\from others\Fountain Ridge REL-VIL_ELECTRICAL.dwg
Plot Date: 24 Aug 2016 - 3:01pm
LAYOUT: LIGHTING 5

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

DETAILED LIGHTING PLAN 5

DATE 06/2016
FILE FOUNTAIN RIDGE REL-VIL_ELECTRICAL
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. E5

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

88TH AVENUE - CTH 'H'

EX. GRAVEL

EX. BIT.

WET DETENTION POND 2
WS = 723.00
100 YR = 726.50

BUILDING 2
49 UNIT
FF EL 737.33

BUILDING 3
49 UNIT
FF EL 740.33

CLUBHOUSE
FF EL 731.50

FOR CONTINUATION SEE SHEET 18

FOR CONTINUATION SEE SHEET 21

EROSION CONTROL

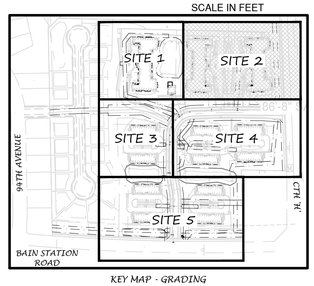
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE. WISDOT TYPE R GEOTEXTILE FABRIC REQUIRED BENEATH STONE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

EXHIBIT E

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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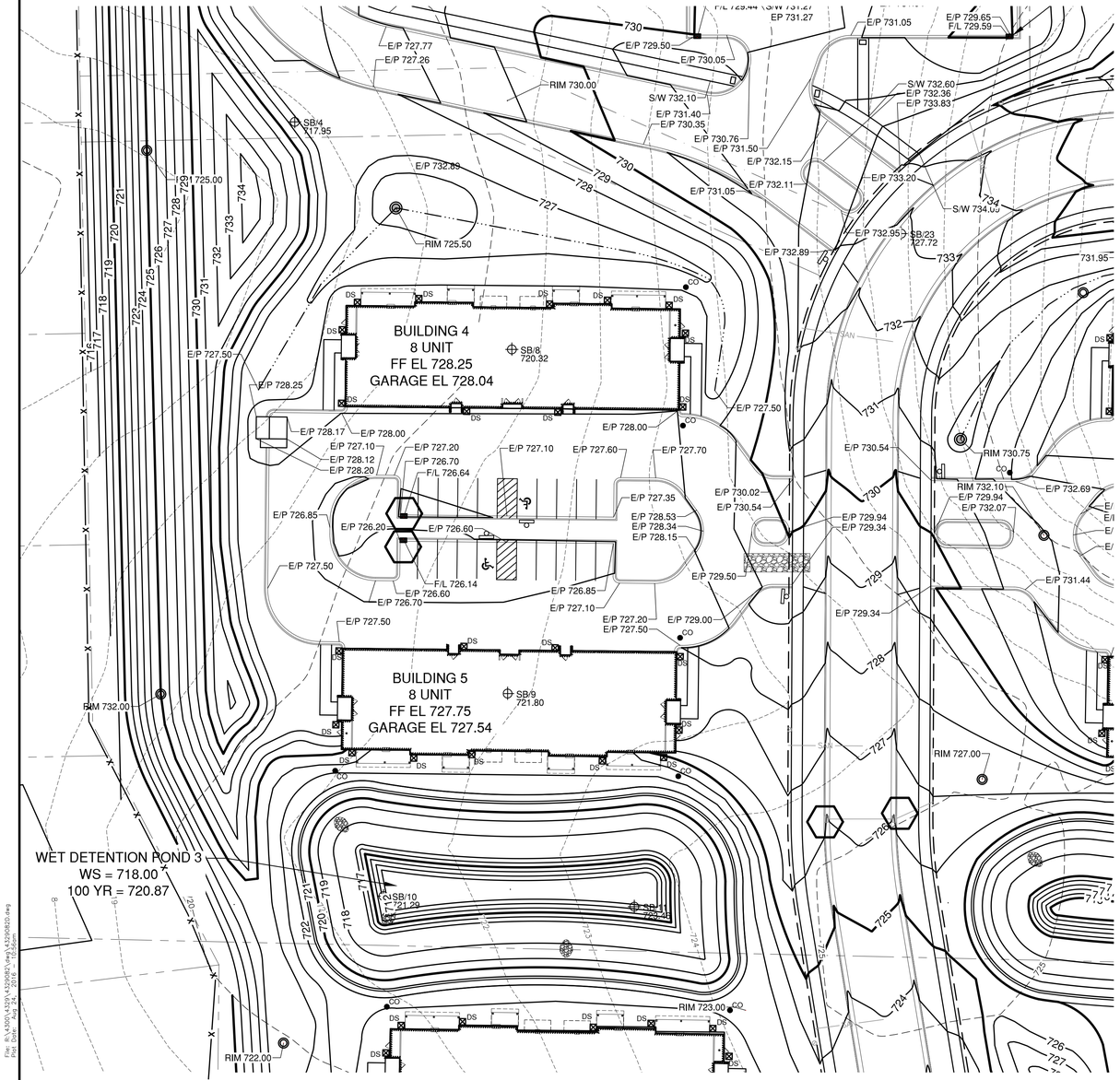
SHEET NO. 19

FOR CONTINUATION SEE SHEET 18



FOR CONTINUATION SEE SHEET 21

FOR CONTINUATION SEE SHEET 22

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

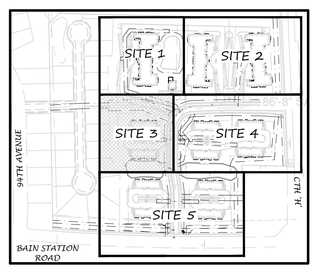
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE. WISDOT TYPE R GEOTEXTILE FABRIC REQUIRED BENEATH STONE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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SHEET NO. 20

File: R:\4300\4329\4329082\Arch\4329082D.dwg
Plot Date: Aug 24, 2016 - 10:43am
LAYOUT: GRADING 3

FOR CONTINUATION SEE SHEET 19

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 22

BUILDING 8
8 UNIT
FF EL 735.00
GARAGE EL 734.79

BUILDING 9
8 UNIT
FF EL 738.50
GARAGE EL 738.29

BUILDING 10
8 UNIT
FF EL 732.75
GARAGE EL 732.54

BUILDING 11
8 UNIT
FF EL 737.00
GARAGE EL 736.79

WET DETENTION POND 1
WS = 721.00
100 YR = 724.05

88TH AVENUE - CTH 'H'

EX. BIT.

EX. GRAVEL

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
x	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

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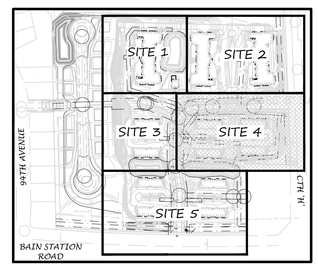
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE. WISDOT TYPE R GEOTEXTILE FABRIC REQUIRED BENEATH STONE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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SHEET NO. 21

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 - 3:43pm
LAYOUT: GRADING 4

FOR CONTINUATION SEE SHEET 20

FOR CONTINUATION SEE SHEET 21

RIM 732.00

RIM 727.00

RIM 734.00

WET DETENTION POND

WET DETENTION POND

BUILDING 6
8 UNIT
FF EL 723.50
GARAGE EL 723.29

BUILDING 12
8 UNIT
FF EL 725.50
GARAGE EL 725.29

RIM 722.00

RIM 726.50

RIM 724.98

RIM 721.78

RIM 723.16

DRY DETENTION POND 4
BOTTOM EL. = 710.00
100 YEAR = 714.74

BUILDING 7
8 UNIT
FF EL 722.50
GARAGE EL 722.29

BUILDING 13
8 UNIT
FF EL 723.50
GARAGE EL 723.29

EAST BIO-RETENTION POND
SEE DETAIL SHEET 38

WEST BIO-RETENTION POND
SEE DETAIL SHEET 38

SIGN

EX. - BIT.

BAIN STATION ROAD

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	SILT FENCE
	BALE DITCH CHECK
	FLOW ARROW
	TRACKING PAD
	INLET PROTECTION

EROSION CONTROL

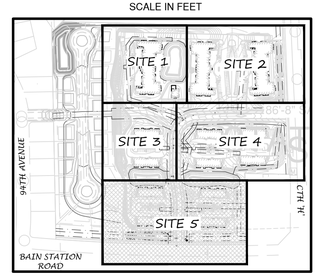
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE. WISDOT TYPE R GEOTEXTILE FABRIC REQUIRED BENEATH STONE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 5
GRADING AND EROSION CONTROL PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 22

File: R:\4300\4329\4329082\survey\4329082D.dwg
Plot Date: Aug 24, 2016 - 3:42pm
Plotting: 5
LAYOUT:

ORDINANCE # 16-29

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE FOR THE FOUNTAIN RIDGE APARTMENTS DEVELOPMENT IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 420 Attachment 3 Appendix C Specific Development Plans be for the Fountain Ridge Apartments Planned Unit Development is hereby created to read follows:

Fountain Ridge Apartments Planned Unit Development

a. It is the intent that the Fountain Ridge Apartments Development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan and the Village adopted Prairie Ridge Neighborhood Plan; would not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, property management, landscaping, grading and drainage, lighting and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood.

b. Legal Description: The properties included are collectively known as Lots 1 and 2 of CSM _____ and Lots 1, 2 and 3 of CSM _____ as recorded at the Kenosha County Register of Deeds Office as Document #_____ and _____ respectively and located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie is hereinafter referred to as the "DEVELOPMENT".

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations except as expressly modified in subsection (d) below.

(ii) All public improvements for this DEVELOPMENT shall be installed and constructed by the DEVELOPER in accordance with the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 on file with the Village and the Final Development Agreement as approved by the Village Board on _____, 2016 on file with the Village.

(iii) All private improvements for this DEVELOPMENT shall be installed and constructed by the Developer and all private improvements shall be maintained by the Owners of the DEVELOPMENT as shown on approved Residential Development Plans as shown on ***Exhibit 1***, Site Plan, ***Exhibit 2***, 49 unit Building Plans, ***Exhibit 3***, 8 unit Building Plans and ***Exhibit 4***, Clubhouse Plans as approved by the Village Board on September 19, 2016.

(iv) The DEVELOPMENT, including but not limited to, the buildings, accessory structure garbage enclosures, sign(s), fence(s), landscaping, parking lots, exterior site lighting, monument sign etc., and the site as a whole, shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis both inside and outside of the buildings and site.

(v) The owners of the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and DSIS Access Easement as approved by the Plan Commission on August 8, 2016 and executed on September _____, 2016 any subsequent amendments.

(vi) The apartment buildings shall be fully sprinklered and comply with the fire suppression requirements as referenced in and pursuant to the Village Fire & Rescue Department memorandum dated July 21, 2016.

(vii) Residential communication structures pursuant to Article XIV of the Village Zoning Ordinance are prohibited within the DEVELOPMENT.

(viii) All buildings and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinance and Codes at the time the modification is proposed.

(ix) All buildings/structures and all exterior additions, remodeling or alterations to any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. as approved by the Village

(x) All exterior site, buildings and landscaping maintenance shall be performed regularly by the owners or managers of the DEVELOPMENT. Copies of any property inspection reports along with exterior and interior building inspection reports shall be made available to the Village upon request.

(xi) On-site management and maintenance and cleaning staff shall be provided for all apartment buildings and clubhouse.

(xii) The Developer shall provide fountains in the retentions basins/ponds within the DEVELOPMENT.

(xiii) Pursuant to the lease agreement no dogs or cats are allowed to live within the units of the DEVELOPMENT.

(xiv) No truck parking [e.g. semi-cab, semi-trailer, commercial trucks, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] is allowed within the DEVELOPMENT.

(xv) Temporary or permanent storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are not allowed within the DEVELOPMENT.

(xvi) No flags, pennants, streamers, inflatable signage, spot lights, walking signs, shall be affixed to any building, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.

(xvii) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.

(xviii) The DEVELOPMENT shall not be used for any outside parking (neither overnight nor during the day) of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations if not removed in a timely manner.

(xix) In the event that public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the property owner to fund the cost of providing such public transportation to and from the DEVELOPMENT.

(xx) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

(xxi) The DEVELOPMENT, regardless of property ownership, shall be operated and maintained in a uniform manner and the DEVELOPMENT shall continue to operate under the detailed and structured process related to Lexington's Leasing and Property Management rules as presented by the developer at the Public Hearing held by the Plan Commission on August 8, 2016.

(xxii) The DEVELOPMENT shall be operated and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another entity(s), the DEVELOPMENT shall continue to operate and be maintained as a unified residential development. All of the building exteriors shall be maintained and shall be painted only with the approved colors on the approved Residential Development Plans, unless expressly approved by the Village. No brick or stonework shall be painted.

(xxiii) No further land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.

d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-116 related to the R-11 Multiple-Family Residential District regulations is amended to read as follows:

A. Primary purpose and characteristics. The DEVELOPMENT will provide a multiple-family residential development wherein the net density shall not exceed 10.2 dwelling units per acre.

B. Permitted uses/structures within the DEVELOPMENT.

(1) Three 49 unit buildings with a mixture of efficiency, 1-bedroom and 2-bedroom units with a minimum of 60 underground parking spaces.

(2) Ten 8-unit buildings with a mixture of 1 bedroom and 2 bedroom units with each building having 6-2 car attached garages and 2-1 car attached garages.

(2) Model units within the building.

(3) Home occupations per Article VII.

(4) Driveways and parking facilities per Article VII of Chapter 420 except as expressly amended in this PUD Ordinance.

(5) Decks and porches are part of the building therefore shall meet all the required building setbacks specified in this PUD Ordinance.

(6) Signs per Article X of Chapter 420 except as expressly amended in this PUD Ordinance.

(7) Essential services, which may be constructed on the lot prior to construction of the permitted principal structure.

C. Unclassified uses. It is recognized that it is neither possible nor practical to list all of the permitted accessory uses and structures that are compatible with those listed above in Subsection B, and therefore it is intended that said list of accessory uses and structures be only illustrative. Any individual aggrieved by a failure to list a permitted accessory use or structure in said subsection shall have the right to file a petition with the Village Zoning Administrator for determination. The Village Zoning Administrator, in making the determination, shall find that an accessory use or structure is subordinate to the permitted principal use of a structure, land or water, is located on the same lot or parcel and serves a purpose customarily incidental to the permitted principal use in said district.

D. Lot area and width.

(1) Each lot within the DEVELOPMENT shall have a minimum area of 108,900 square feet (2.5 acres).

(2) Each lot within the DEVELOPMENT shall have a minimum frontage of 150 feet on a public street.

E. Design standards.

(1) The sites and the buildings shall be constructed pursuant to the Residential Development Plans as approved by the Village Board on September 19, 2016 and plan pursuant to the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 and the Final Development Agreement as approved by the Village Board on _____, 2016. Any alterations shall require approval of the Village Board by an amendment of this ordinance. Minor modifications may be approved in writing by the Zoning Administrator.

(2) The 49 unit apartment buildings shall not exceed 40 feet in height and the 8 unit apartment buildings shall not exceed 35 feet in height.

(5) The units in the apartment buildings shall meet the following requirements:

(a) Efficiency units shall have a minimum floor area of 600 square feet;

(b) One-bedroom units shall have a minimum floor area of 800 square feet;

(b) Two-bedroom units shall have a minimum floor area of 1,000 square feet.

(6) A minimum of 45% of the DEVELOPMENT shall remain as open space and the landscaping and exterior turf shall be irrigated.

(7) The apartment buildings within the DEVELOPMENT shall:

(a) have an internal fire sprinkler system for fire safety;

(b) be constructed with 2 x 6 construction on the external walls of the buildings as shown on the approved Residential Development Plans;

(c) be constructed with high performance vinyl windows and patio doors with low E glass and argon gas as shown on the approved Residential Development Plans;

(d) be constructed with partial stone façade blended with maintenance free with aluminum frame and full glass front entry doors for security and aesthetics as shown on the approved Residential Development Plans;

(f) be constructed with an intercom entry system;

(g) use custom plastered interior walls as shown on the approved Residential Development Plans;

(h) provide individual sound walls to divide each unit as shown on the approved Residential Development Plans that specifically includes:

(i) Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer;

(ii) ¾ inch gypcrete poured on 2nd and 3rd floors for another sound barrier and it also acts as another fire preventative;

(i) Have an internal mail box system for the 49-unit apartment buildings;

(ii) have deadbolt and peepholes in each of the individual unit entry doors; and

(j) be constructed with 30-year dimensional shingle roofs as shown on the Residential Development Plans.

F. Setbacks.

(1) Building 1 shall be setback a minimum of 80 feet from the north property line, 100 feet from the west property line and 75 feet from the south property line (includes building and decks).

(2) Building 2 shall be setback a minimum of 80 feet from the north property line and 75 feet from the south property line (includes building and decks).

(3) Building 3 shall be setback a minimum of 80 feet from the north property line, 50 feet from the east property line and 75 feet from the south property line (includes building and decks).

(4) Buildings 4, 5 and 6 shall be setback a minimum of 35 feet from the north property line, 75 feet from the west property

line and 40 feet from the east property line (includes building and decks).

(5) Building 7 shall be setback a minimum of 75 feet from the west property line and 80 feet from the south property line and 40 feet from the east property line (includes building and decks).

(6) Building 8 shall be a minimum of 33 feet from the north property line, and 40 feet from the west property line (includes building and decks).

(7) Building 9 shall be a minimum of 33 feet from the north property line and 100 feet from the east property line (includes building and decks).

(8) Building 10 shall be a minimum of 40 feet from the west property line (includes building and decks).

(9) Building 11 shall be setback a minimum of 100 feet from the east property line and 40 feet from the south line (includes building and decks).

(10) Buildings 12 and 13 shall be setback a minimum of 80 feet from the south property line, 25 feet from the field delineated wetlands, and 40 feet from the east and west property lines (includes building and decks).

(11) The clubhouse shall be a minimum of 75 feet from the south property line.

(12) All buildings shall be a minimum of 50 feet from each other.

G. Authorized sanitary sewer system. Pursuant to Section 420-32 of the Village Municipal Code. In addition, sanitary sewer sampling manholes shall be installed pursuant to the Residential Development Plans and shall be properly maintained.

H. Authorized water supply system. Municipal water is required for all domestic and fire protection water requirements of the development including the required irrigation system.

(ii) Section 420-76 Q related to Multi-family Residential Development Identification Signs be amended to read as follows:

Q. Multi-family Residential Development Identification Signs:

(1) Maximum number: two signs are allowed for the DEVELOPMENT, one sign is allowed at the entrance to the DEVELOPMENT on 88th Avenue and one sign is allowed at the entrance to the DEVELOPMENT on Bain Station Road.

(2) Minimum setback: five (5) feet from the right-of-way of a public street provided that the sign is not located within the vision triangle.

(3) Maximum height: six (6) feet.

(4) Maximum area: 36 square feet per face.

(5) Landscaping shall extend a minimum of three (3) feet in every direction from the base or other support structure of each sign.

(6) May be illuminated.

(7) May be placed on two (2) supports or may be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign.

(8) The sign supports or base shall be constructed of materials that complement the materials used in the development.

(9) Maximum height of base under display: two (2) feet.

(iii) Section 420-47 D and E related to the width of a driveway and setbacks to driveways shall be amended to read as follows:

D. Width. The maximum width of a driveway shall not exceed 56 feet (20 foot entry/20 foot driveway exit with a 16 foot wide median) at the property line.

E. Setback. Driveways shall be located with the DEVELOPMENT as shown on the Residential Development Plan.

e. Amendments

(i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

(ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 19th day of September 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

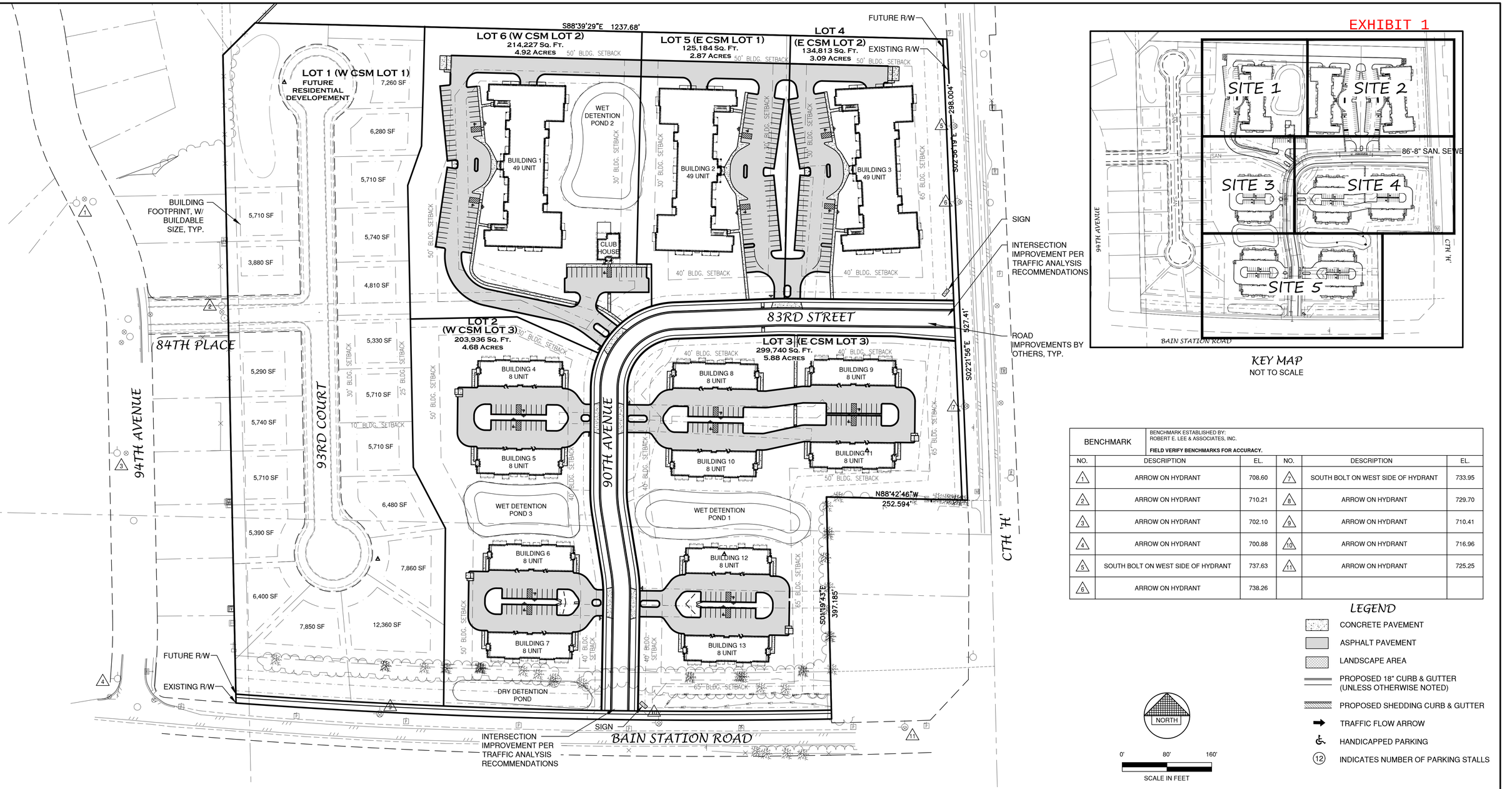
_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski
Village Clerk

Posted: _____

29-Fountain Ridge PUD
CODE1607-001

EXHIBIT 1



KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.72 ACRES, 205,599 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.6%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (32.8%)
GREEN SPACE = 2.49 ACRES, 110,323 S.F. (53.7%)
32 UNITS = 6.78 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.48 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
49 UNITS = 15.65 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
49 UNITS = 17.25 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.91 ACRES, 213,851 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.7%)
GREEN SPACE = 3.09 ACRES, 134,068 S.F. (62.7%)
49 UNITS = 9.98 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 22.53 ACRES, 981,363 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.08

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 4

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 2:43pm
LAYOUT: OVERALL

TRASH ENCLOSURE
(SEE DETAIL)

28.7'
12.0'
8.0'
25.0'
4.0'
116.8'
29.2'
100.0'
95.2'
50' BLDG. SETBACK
30.0'
R20.0'
R15.0'
R15.0'
30.0'
30.0'
100.0'
92.8'
166.8'
133.8'
33.0'
R2.0'
R2.0'
15
9
30.0'
18.0' (TYP.)
7.0' (TYP.)
5.0' (TYP.)
1
19.0' (TYP.)
R1.5'
R45.0'
R3.0'
R40.0'
23.8'
31.0'
4.0'
16
R3.0'
R40.0'
R45.0'
R1.5'
11
1
30.0'
4.0'
46.7'
R3.0'
R3.0'
50' BLDG. SETBACK
R60.0'
R20.0'
30.0'
R90.0'
5.0'
5.0'
96'
88'
30' BLDG. SETBACK
30' BLDG. SETBACK
50' BLDG. SETBACK

BUILDING 1
49 UNIT
FF EL 728.33

WET DETENTION
POND 2

30' BLDG. SETBACK
30' BLDG. SETBACK

BUILDING 2
49 UNIT
FF EL 737.33

CLUBHOUSE
FF EL 731.50

31.2'
27.4'
32.7'
30.1'
6.0'
31.4'
96.7'
1
15
30' BLDG. SETBACK

TYPE 1 CURB RAMP
PER DETAIL SHEET
(TYP. 1 OF 3)

R2.5'
R10.0'
R15.0'
30.4'
5.0'
PROVIDE CURB RAMP
PER GRADING PLAN
R15.0'
R15.0'
R135.0'
18.0'
10.0'
18.0'
2
66.0'
33.0'
56.0'

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1*

2

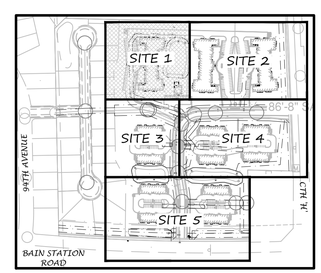
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

File: R:\4300\4320\4329082\dwg\4329082L.dwg
Plot Date: Aug 24, 2016 - 1:19pm
User: LAWSON

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 1 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 5

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**

NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* — * SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

2 — STOP

FOR CONTINUATION SEE SHEET 5

WET DETENTION POND 2

BUILDING 2
49 UNIT
FF EL 737.33

BUILDING 3
49 UNIT
FF EL 740.33

CLUBHOUSE
FF EL 731.50

50' BLDG. SETBACK

30' BLDG. SETBACK

40' BLDG. SETBACK

65' BLDG. SETBACK

TRASH ENCLOSURE (SEE DETAIL)

FUTURE R/W

EXISTING R/W

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

88TH AVENUE - CTH 'H'

SIGN

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

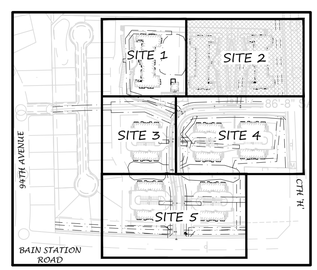
VISION TRIANGLE, TYP.

FOR CONTINUATION SEE SHEET 7

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2 DETAILED SITE PLAN

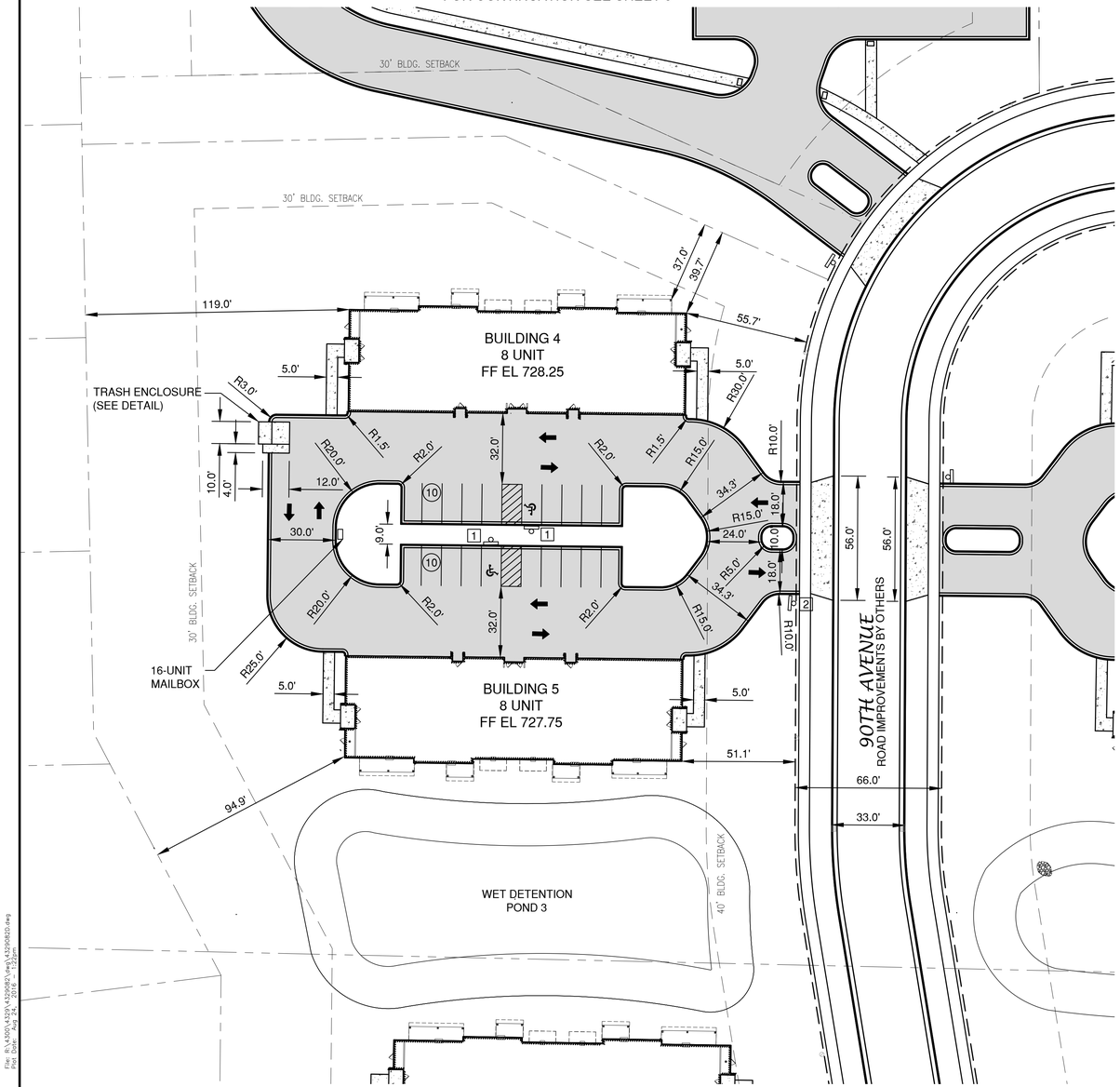
DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com
Celebrating 60 Years of Excellence

SHEET NO. 6

File: R:\4300\4329\4329082\Land\4329082D.dwg
Plot Date: Aug 24, 2016 - 11:59am

FOR CONTINUATION SEE SHEET 5

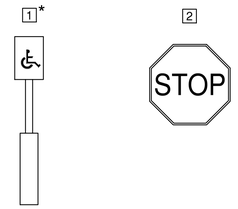


FOR CONTINUATION SEE SHEET 8

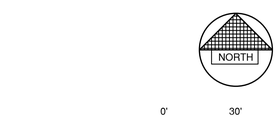
FOR CONTINUATION SEE SHEET 9

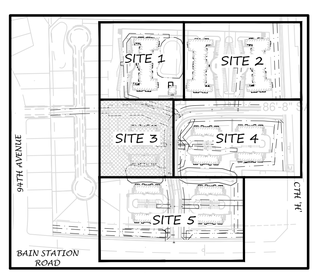
LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.





KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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SHEET NO. 7

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 1:23pm
Layout: Site 3

FOR CONTINUATION SEE SHEET 6

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

33.0'
66.0'

VISION TRIANGLE, TYP.

TYPE 1 CURB RAMP PER DETAIL SHEET (TYP. 1 OF 3)

40' BLDG. SETBACK

BUILDING 8
8 UNIT
FF EL 735.00
GARAGE EL 734.79

BUILDING 9
8 UNIT
FF EL 738.50
GARAGE EL 738.29

BUILDING 10
8 UNIT
FF EL 732.75
GARAGE EL 732.54

BUILDING 11
8 UNIT
FF EL 737.00
GARAGE EL 736.79

16-UNIT MAILBOX

TRASH ENCLOSURE (SEE DETAIL)

LANDSCAPING STONE

FUTURE R/W

EXISTING R/W

65' BLDG. SETBACK

50' BLDG. SETBACK

107.9'
72.5'
117.8'
78.9'

41.7'
41.8'
36.3'
40.7'
34.5'
50.6'
44.5'

5.0'
(TYP.)
9.0'
(TYP.)
18.0'
(TYP.)
10.0'
14.0'
4.0'

R10.0'
R15.0'
R5.0'
R45.0'
R2.0'

FOR CONTINUATION SEE SHEET 7

90TH AVENUE

88TH AVENUE - CTH 'H'

EX. BIT.

EX. GRAVEL

WET DETENTION 1
POND

FOR CONTINUATION SEE SHEET 9

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* 2

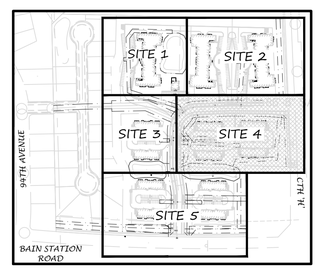
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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SHEET NO. 8

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:22pm
SITE 4
Layout:

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

WET DETENTION POND 3

WET DETENTION POND 1

90TH AVENUE
ROAD IMPROVEMENTS BY OTHERS

BUILDING 6
8 UNIT
FF EL 723.50
GARAGE EL 723.29

BUILDING 7
8 UNIT
FF EL 722.50
GARAGE EL 722.29

BUILDING 12
8 UNIT
FF EL 725.50
GARAGE EL 725.29

BUILDING 13
8 UNIT
FF EL 723.50
GARAGE EL 723.29

TRASH ENCLOSURE (SEE DETAIL) (TYP.)

16-UNIT MAILBOX

CONCRETE FLUME (TYP.)

EAST BIO-RETENTION POND
SEE DETAIL SHEET 38

WEST BIO-RETENTION POND
SEE DETAIL SHEET 38

TRASH ENCLOSURE (SEE DETAIL)

65' BLDG. SETBACK

40' BLDG. SETBACK

25' WETLAND SETBACK

DRY DETENTION POND

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

FUTURE R/W

EXISTING R/W

75' LANDSCAPING SETBACK

PR. SIGN

VISION TRIANGLE, TYP.

EX. BIT.

BAIN STATION ROAD

LEGEND

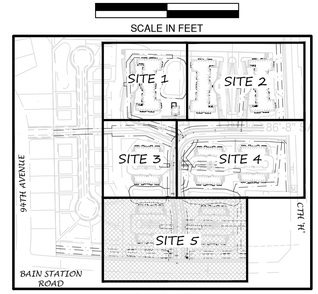
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'
SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 5 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

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SHEET NO. 9

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 3:15pm
SITE 5
LAYOUT

Proposed New 49 unit Apartment Homes With Underground Parking

EXHIBIT 2

LEXINGTON HOMES

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL, FIRST FLOOR THROUGH THIRD FLOOR - S-2 STORAGE LOWER LEVEL
4	PARKING GARAGES	406.2	ENCLOSED PARKING GARAGE, NOT HEATED, VENTILATED, NON-SEPARATED OCCUPANCIES, 508.3
5	ALLOWABLE AREA SPRINKLER INCREASE BUILDING AREA MODIFICATIONS SEPARATED OCCUPANCY	503 504.2 506.2 506.3 508.3 509.4	TYPE VA, 3 STORIES AND 12,000 S.F. PER FLOOR, 50' HEIGHT FOR R-2 UP TO 60' HEIGHT AND 4 STORIES - 39'-6" ACTUAL AREA INCREASE DUE TO FRONTAGES USED (30' SIDES) (30' FRONT AND BACK) AND SPRINKLER INCREASE = 45,000 S.F. PER FLOOR ALLOWABLE - 26,810 ACTUAL MAX. S.F. PARKING GARAGE 1 HOUR SEPARATION WITH AUTOMATIC SPRINKLER SYSTEM ALLOWABLE FLOORS MEASURED FROM ABOVE THE PARKING GARAGE
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VA WOOD FRAME PROTECTED, 1 HOUR RATING AT ALL BEARING WALLS, PRIMARY STRUCTURAL FRAME, FLOOR CONSTRUCTION AND ATTIC CEILING. SEE 705 FOR EXTERIOR WALLS. IN THE PARKING GARAGE EXPOSED WOOD CONSTRUCTION ALLOWED, NO RATING IS REQUIRED IN NON-BEARING INTERIOR PARTITIONS ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES
7	RATED CONSTRUCTION FIRE BARRIERS SHAFT ENCLOSURES ELEVATORS AND HOISTWAYS FIRE PARTITIONS CONTINUITY HORIZONTAL ASSEMBLY FIRE DOOR RATINGS DRAFTSTOPPING	704.2 & 704.3 705.5 707 708.1 708.4 708.14 708.14.1 708.14.1.1 709 712 715.4 716 717.3.2 (1) 717.4.2 (2)	COLUMN PROTECTION AND PRIMARY STRUCTURAL FRAME MUST HAVE INDIVIDUAL ENCASEMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD. FIRE RESISTANCE RATING OF EXTERIOR WALLS RATED FOR EXPOSURE FROM INSIDE FIRE BARRIERS REQUIRED AT EXIT ENCLOSURE, SEE 1022 SHAFT ENCLOSURES LESS THAN FOUR STORIES SHALL BE RATED NO LESS THAN THE FLOOR ASSEMBLY PENETRATED (1 HOUR) ELEVATOR HOISTWAY SHALL BE CONSTRUCTED AS A SHAFT ENCLOSURE NO ELEVATOR LOBBY REQUIRED, NOT MORE THAN 3 STORIES NO AREA OF REFUGE REQUIRED - PER SECTION 1007 ½ HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1) 1 HOUR FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS 1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRE DOORS AT EXIT ENCLOSURES 60 MINUTE REQUIRED AT CORRIDOR WALLS TO DWELLING UNIT - 1/3 HOUR REQ. AT EXTERIOR WALLS NOT WITHIN OPENING PROTECTIVE DISTANCE ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX. DRAFTSTOPPING IN FLOOR CEILING SYSTEM NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM DRAFTSTOPPING IN ATTIC NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION FIRE ALARM SMOKE DETECTION	903.2.8 & 903.2.10 903.3.1.1 907.2.9.1 907.11.2	NFPA 13 IN PARKING AREA, 1 HOUR SEPARATION REQUIRED NFPA 13 SPRINKLER SYSTEM REQ. FOR ALL RESIDENTIAL FLOORS INCLUDING BALCONIES AND DECKS MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2 INTERCONNECTED SMOKE DETECTORS / ALARMS REQ. / VISIBLE ALARM CAPABILITY
10	MEANS OF EGRESS EGRESS ILLUMINATION STAIRWAYS ELEVATORS COMMON PATH OF TRAVEL CORRIDOR FIRE RESISTANCE RATING	1004.1.1 1005 1006 1007.3 1007.4 1008.1.7 1014.3 1016.1 1081.1 1018.4 1021 1022	OCCUPANT LOAD = 200 S.F. GROSS RESIDENTIAL AND 300 S.F. GROSS ACCESSORY STORAGE EGRESS WIDTH OF .2 AND .3 TOTAL LOWER STAIR WIDTH FACTOR = 30" DIVIDED BY TWO STAIRS (EACH 60") TOTAL UPPER STAIR WIDTH FACTOR = 63" DIVIDED BY TWO STAIRS (EACH 60") OTHER EGRESS COMPONENT WIDTH FACTOR LOWER = 20" DIVIDED BY TWO = 10" OTHER EGRESS COMPONENT WIDTH FACTOR FIRST FLOOR = 31" DIVIDED BY THREE = 10" OTHER EGRESS COMPONENT WIDTH FACTOR SECOND FLOOR = 42" DIVIDED BY TWO = 21" MEANS OF EGRESS ILLUMINATION REQ. IN CORRIDOR AND EXIT ENCLOSURE AREA OF REFUGE (STAIRS) EXCEPTION #2: CLEAR WIDTH OF 48" IS NOT REQUIRED WITH AUTOMATIC SPRINKLERS EXCEPTION #3: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AREA OF REFUGE (ELEVATOR) EXCEPTION #2: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 FLOOR ELEVATION, EXCEPTION 5. EXTERIOR PATIOS, TYPE B DWELLING - IMPERVIOUS SURFACE NOT MORE THAN 4" BELOW INTERIOR FLOOR THRESHOLDS. 3/4" FOR SLIDING DOORS OR 1/2" FOR OTHER DOORS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF ANY UNIT (SPRINKLERED) TRAVEL OF 250' ON UNENCLOSED EXIT ACCESS INCLUDES DISTANCE DOWN THE STAIRS. 250' DISTANCE NOT EXCEEDED TO EITHER EXIT ENCLOSURE OR EXIT. RATING REQ. WITH 13 SPRINKLER SYSTEM = ½ HOUR, 44" MINIMUM WIDTH OR PER ABOVE. DEAD END 50' WITH SPRINKLER SYSTEM NUMBER OF EXITS; 2 PER FLOOR REQUIRED EXIT ENCLOSURE ONE HOUR RATED WHEN CONNECTING LESS THAN FOUR STORIES AND ONE HOUR HORIZONTAL ASSEMBLIES PENETRATED
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107.6.2.1.1 1107.6.2.1.2 1107.7.2	ACCESSIBLE ROUTE TO BOTH FRONT DOORS. ALL FIRST AND SECOND FLOOR 3/0 UNIT DOORS AND PATIO DOORS ACCESSIBLE GROUP R-2, 2% BUT NOT LESS THAN 1 OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS. THREE TYPE "A" UNITS ARE IN EACH OF THE 49 UNIT BUILDINGS FOR A TOTAL OF 9 OUT OF 227 ALL UNITS WITH ELEVATOR SERVICE ARE TYPE "B" ACCESSIBLE. IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203 1207.2 1207.3	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES NATURAL LIGHT = 8% AIR-BORNE SOUND. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN INSULATION IMPACT CLASS (IIC) OF NOT LESS THAN 50 (45 IF FIELD TESTED)
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE VB CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
p3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
X A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	4 H-##	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE SCHEDULED NOTE LIKE WALL HEIGHT OR ROOF TRUSS HEEL HEIGHT		ELEVATION REFERENCE
		3	ACCESSIBILITY PLAN NOTE

SYMBOL	ITEM	ITEM DESCRIPTION
5	SMOKE DETECTOR	IBC 907.2 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	FLOOR COVERING TRANSITION LINE	

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND SPRINKLER DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. ALL BEARING INTERIOR OR EXTERIOR WALLS HAVE 16" O.C. STUDS. ALL NON-BEARING FRAMING IS 24" O.C.
7. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

STATE CONDITIONAL APPROVAL NOTES:

IBC 1011.1 - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicates the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

IBC 715.4.8 - Fire doors shall be self-closing or automatic-closing in accordance with this section. Exceptions: 1) Not applicable 2) Elevator doors and hoistway enclosure doors at the floor level designated for recall per Section 3003.2.

Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances.

IMC 504/IFGC 613 - Provide clothes dryer exhaust ducts such that they meet listed requirements which include, but are not limited to, vertical cleanouts, required metal ducts, limited duct lengths, required label or tag addressing equivalent length of the exhaust duct located within 6 ft of the duct connection, minimum duct size, shield plate installation, and prohibition of screws to connect duct sections. In addition, clothes dryer exhaust ducts shall be independent of all other systems and shall convey moisture and products of combustion outside the building.

IBC 1006.1 - Provide emergency illumination power in egress paths per this section. Each interior exit area designated in the code shall be addressed. In addition, each of the exterior exit discharge areas adjacent to exit discharge doorways shall be addressed if two or more exits are required.

IBC 2408.4 - Provide safety glazing in hazardous locations as defined in this code section. Wired glass is prohibited where safety glazing is required unless it meets CPSC safety glazing testing.

ICC/ANSI A117.1 Sec. 404.2.6 - Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist. The hardware shall be placed at least 34 inches, but not more than 48 inches above the floor surface.

INDEX TO DRAWINGS

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T2.2	LIFE SAFETY PLANS
C 3	OVERALL SITE PLAN AND KEY
C 4	SITE 1 DETAILED PLAN AND KEY
C 5	SITE 2 DETAILED PLAN AND KEY
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A2	PLAN NOTES AND SCHEDULES
A2.0.1	UNDERGROUND PARKING PLAN
A2.1.1	COMPOSITE FIRST FLOOR PLAN
A2.1.2	PARTIAL FIRST FLOOR PLAN
A2.1.3	PARTIAL FIRST FLOOR PLAN
A2.2.1	COMPOSITE SECOND FLOOR PLAN
A2.2.2	PARTIAL SECOND FLOOR PLAN
A2.2.3	PARTIAL SECOND FLOOR PLAN
A2.3.1	COMPOSITE THIRD FLOOR PLAN
A2.3.2	PARTIAL THIRD FLOOR PLAN
A2.5.1	ROOF PLAN
A2.5.3	DOWNSPOUT PLAN
A3.1	BUILDING SECTION AND ELEVATOR
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTIONS AND STAIRS
A4.1	ACCESSIBILITY PLANS, NOTES AND DETAILS
A4.2	DETAILS AND THERMAL ENVELOPE
A4.3	FRAMING DETAILS
S1.1	STRUCTURAL - NOTES, SCHEDULES, DETAILS
S2.1	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.2	STRUCTURAL - PARTIAL FOUNDATION PLAN
S2.3	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.4	STRUCTURAL - PARTIAL FIRST FLOOR FRAMING
S2.5	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.6	STRUCTURAL - PARTIAL SECOND FLOOR FRAMING
S2.7	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.8	STRUCTURAL - PARTIAL LOFT FLOOR FRAMING
S2.9	STRUCTURAL - PARTIAL ROOF FRAMING
S2.10	STRUCTURAL - PARTIAL ROOF FRAMING
S3.1	STRUCTURAL - BUILDING SECTIONS
S4.1	STRUCTURAL - FOUNDATION DETAILS
S4.2	STRUCTURAL - FRAMING DETAILS
S5.1	STRUCTURAL - SHEAR WALL PLANS AND DETAILS
S5.2	STRUCTURAL - SHEAR WALL PLANS

49 UNIT BUILDING AREA DATA

FLOOR	SQUARE FOOTAGE WITHIN DWELLING UNITS	SQUARE FOOTAGE NON-DWELLING UNITS	TOTAL SQUARE FOOTAGE PER FLOOR
0	0	25,804	25,804
1	23,100	3,710	26,810
2	23,425	3,385	26,810
LOFT	8,721	22	8,743
TOTALS	55,246	32,921	88,166

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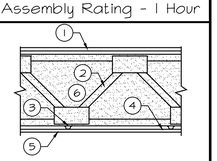
PROJECT NO. 461466

SHEET T 1.1

1 U.L. Design No. L528

Unrestrained Assembly Rating - 1 Hour

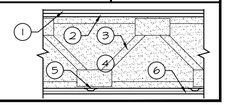
(1) FLOOR SYSTEM 2. MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.
(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.
(3) FURRING CHANNELS - $\frac{3}{4}$" DEEP BY 2 $\frac{11}{16}$" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING)
(3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE No. 8 x 2 $\frac{1}{2}$" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.
(4) PROPRIETARY TYPE "C" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.
(5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.
(6) OPTIONAL INSULATION SYSTEM USED. IF BIB INSULATION USED, MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.



2 GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD

1 HOUR FIRE

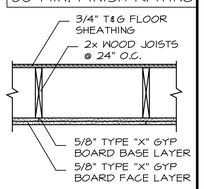
(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING (2) FLOORING SYSTEM - 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS, NAILS SPACED 12 in. O.C. ALONG EACH TRUSS. (3) 18" DEEP PARALLEL CHORD TRUSSES 24 in. O.C. MAX. (4) BIB INSULATION (5) RESILIENT CHANNELS - SPACED 16 in. O.C. PERPENDICULAR TO TRUSSES, (NO INSULATION LOAD). CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 in. LONG STEEL SCREW (6) PROPRIETARY TYPE "X" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 8 in. O.C.



3 IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY)
66 MIN. FINISH RATING

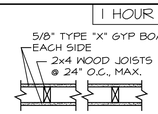
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"



4 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

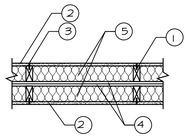
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 l,m	2" x 4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"



5 UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

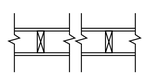
MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND. 4 SHEATHING (OPTIONAL)- SEPTUM MAY BE SHEATHED w/ MIN. 7/16 IN. THICK APA RATED SHEATHING WOOD STRUCTURAL PANELS OR MIN. 1/2 IN. THICK MINERAL AND FIBER BOARD 5 BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.



6 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH $\frac{5}{8}$" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 $\frac{1}{4}$" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH $\frac{7}{16}$" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	---	---	---	6 1/2"



7 UL DESIGN NO. X528

1 HOUR FIRE

COLUMN MINIMUM SIZE	CONSTRUCTION
TS4 x 4 x 0.188 TS8 x 8 x 0.25	1. ANY $\frac{1}{2}$" OR $\frac{5}{8}$" GYPSUM WITH U.L. FIRE RESISTANCE MARKINGS, APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS ONE HOUR / ONE LAYER HELD IN PLACE WITH PAPER MASKING TAPE.

8 IBC 720.1.2 & 720.1(1) ITEM NUMBER 1-1.5 MIN. PROTECTION OF PRIMARY STRUCTURAL STEEL COLUMNS

Unit Masonry Protection

1 HOUR FIRE

1" MINIMUM THICKNESS FOR 8x8 CONCRETE BLOCKS
2"x8"x8" NOMINAL BLOCKS SHOWN
WALL TIES PER 720.1.2

12 ASTM E119-00a

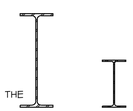
CONTEGO INTUMESCENT FIRE RETARDANT

1 HOUR FIRE

Intertek Testing Services

BEAM SIZES	AVG. COATING THICKNESS (MILS.)
W10 x 49	66
W12 x 120	58

INTUMESCENT FIRE RETARDANT OPTION FOR PLACES THAT THE GYPSUM BOX OUT BECOMES IMPRACTICAL.



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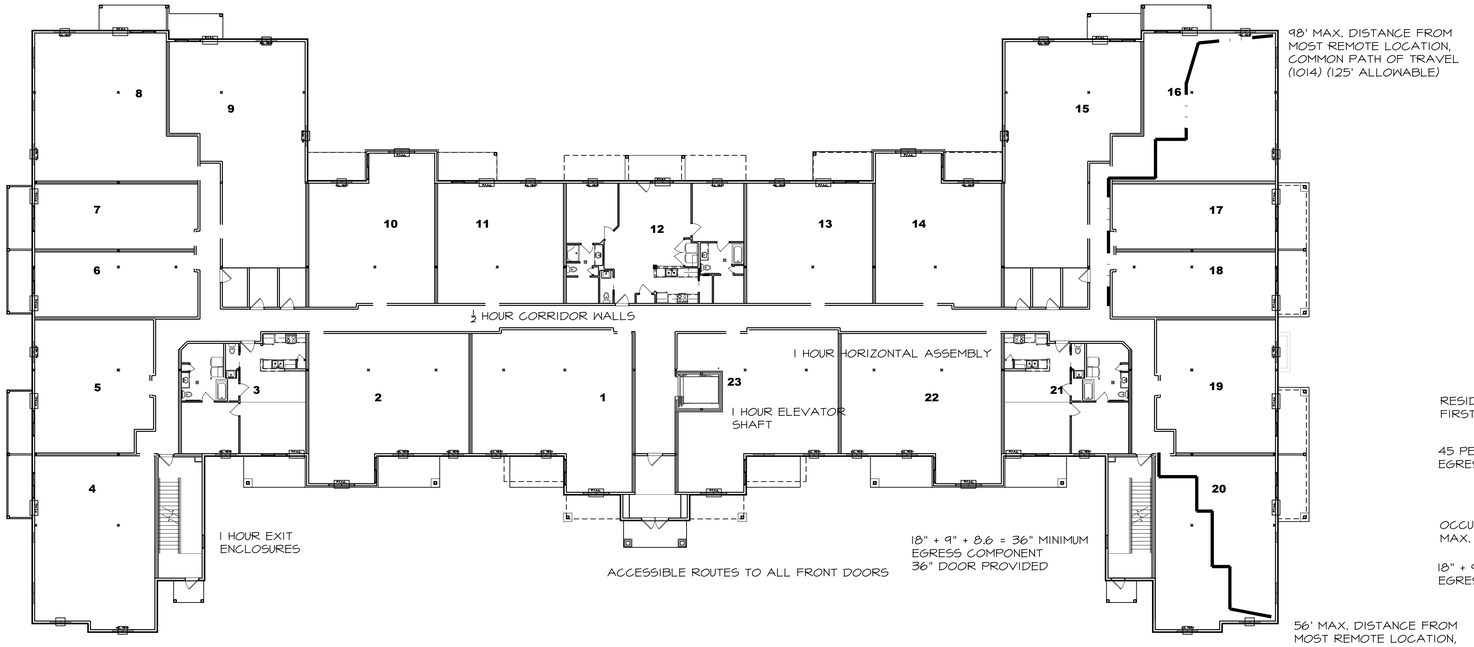
SHEET T 1.2

SAFETY PLANS



FIRST FLOOR PLAN

NOT TO SCALE:

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
FIRST FLOOR 26,810 S.F. / 200 =134 PEOPLE / 3 EXITS = 45 PEOPLE

45 PEOPLE * .2 = 9" MINIMUM EGRESS COMPONENT

45 PEOPLE * 0
NO PEOPLE GO TO STAIRWAY

OCCUPANT LOADS PER (1004.1.1)
MAX. CONVERGENCE PER EXIT

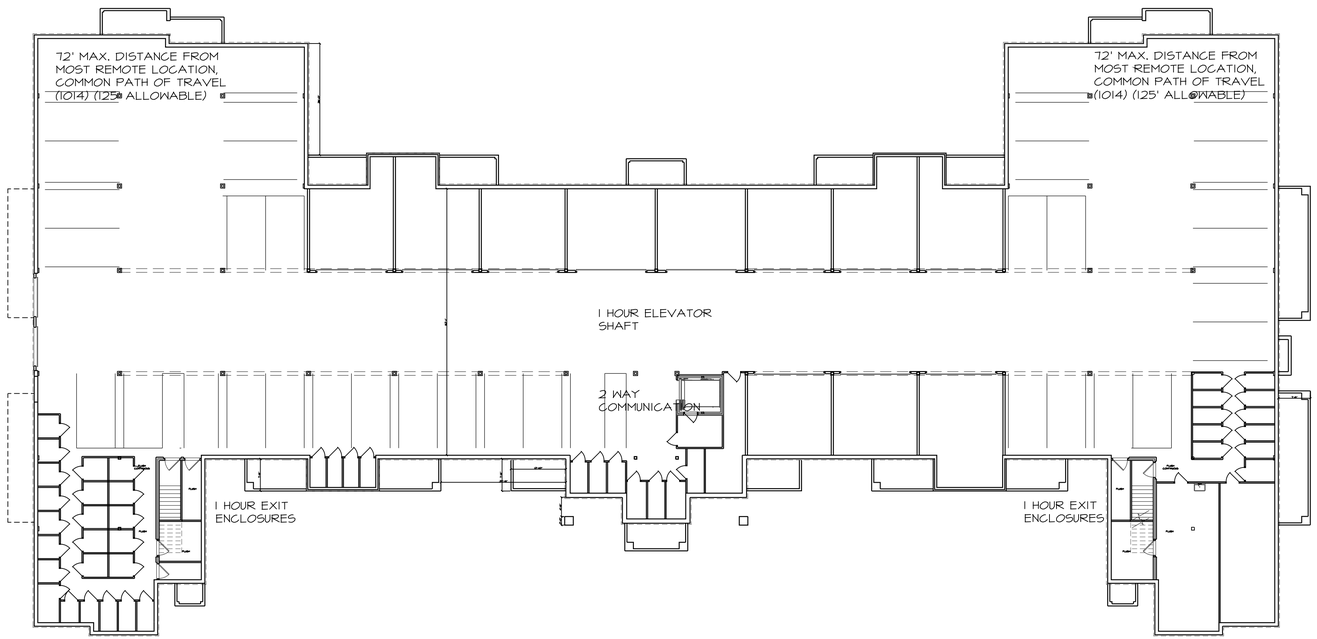
18" + 9" + 8.6 = 35.6" MINIMUM EGRESS COMPONENT

27" MINIMUM STAIRWAY

IBC 1011.1 - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicates the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

IBC 715.4.8 - Fire doors shall be self-closing or automatic-closing in accordance with this section.
Exceptions: 1) Not applicable 2) Elevator doors and hoistway enclosure doors at the floor level designated for recall per Section 3003.2.

Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances.



PARKING PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
98 PEOPLE PARKING LEVEL

ACCESSORY = ONE PERSON / 300 S.F. GROSS *
25,804 S.F. / 300 =86 PEOPLE / 2 EXITS = 43 PEOPLE

43 PEOPLE * .2 = 8.6" MINIMUM EGRESS COMPONENT

43 PEOPLE * .3 = 13" MINIMUM STAIRWAY

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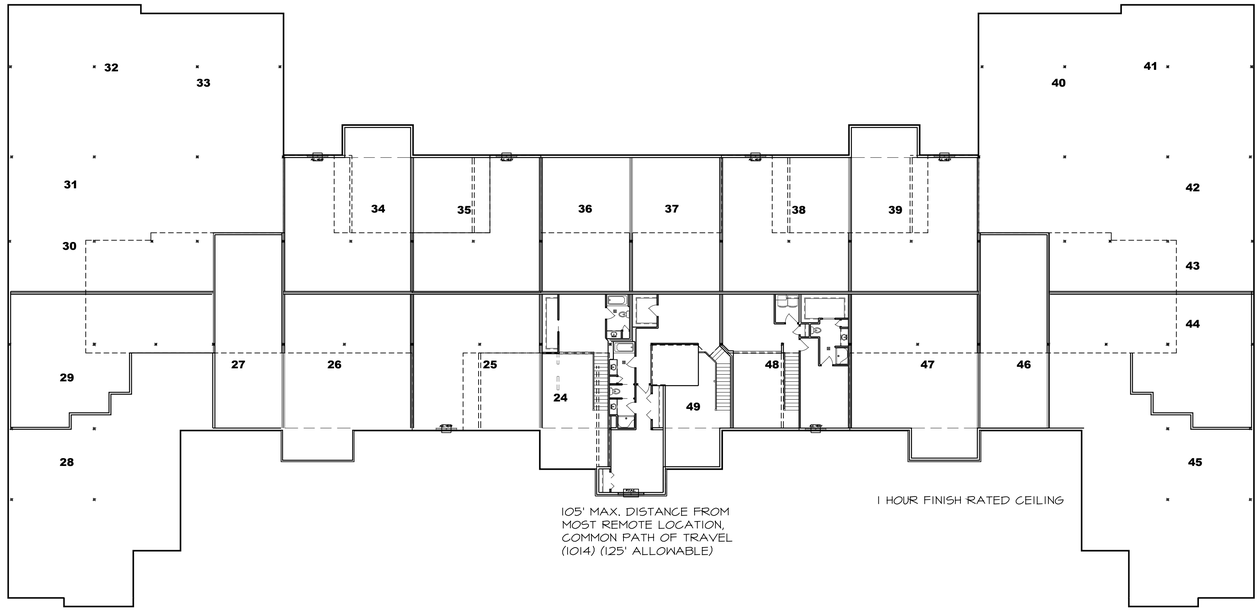
SHEET T 2.1

SAFETY PLANS

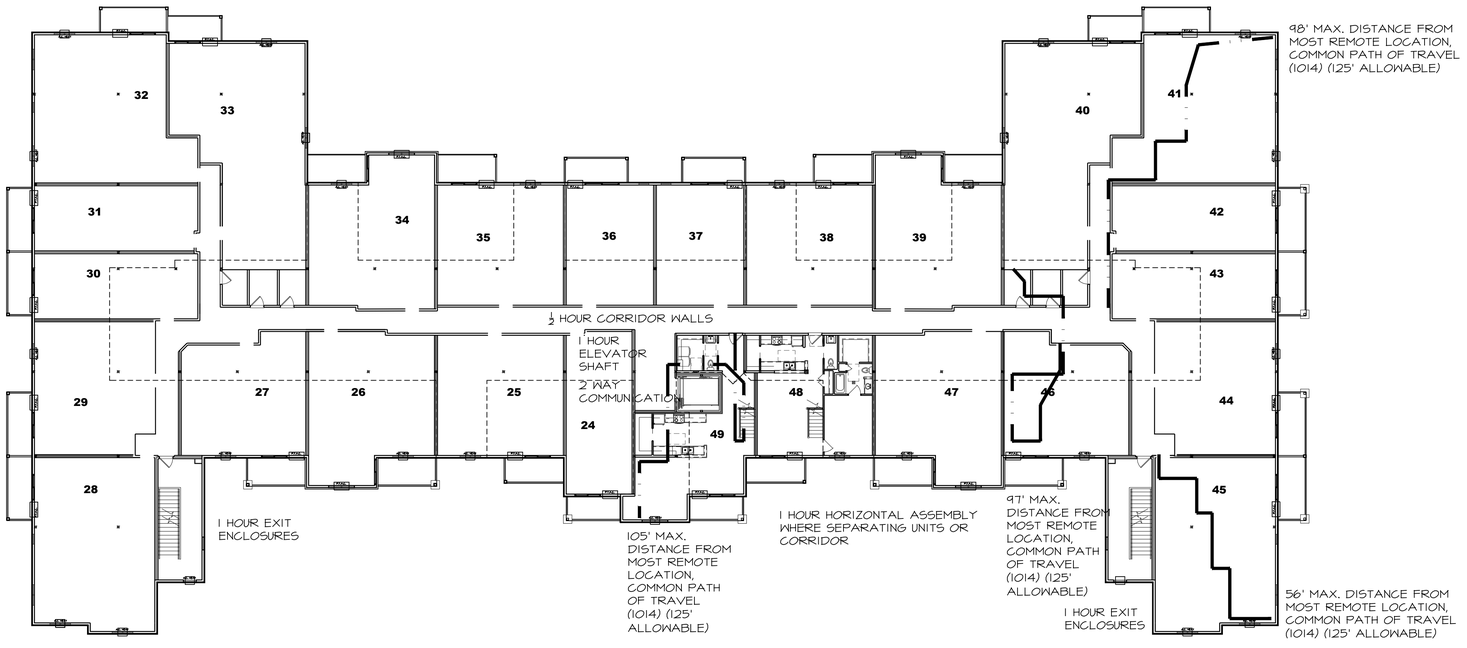


LOFT FLOOR PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
44 PEOPLE TOTAL FROM LOFT FLOOR

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
8,743 S.F. / 200 =44 PEOPLE
ALL EXIT THROUGH SECOND FLOOR



SECOND FLOOR PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
134 PEOPLE TOTAL FROM SECOND FLOOR
AND 44 FROM LOFT FLOOR

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
26,810 S.F. / 200 =134 PEOPLE + 44 / 2 EXITS = 89 PEOPLE

89 PEOPLE * .2 = 18" MINIMUM EGRESS COMPONENT

89 PEOPLE * .3 = 27" MINIMUM STAIRWAY

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Proposed New 49 Unit Leased Residences
with Lower Level Parking
Presented by;

LEXINGTON HOMES
Fountain Ridge

DETAIL OF
FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

Fountain Ridge 49 **3**

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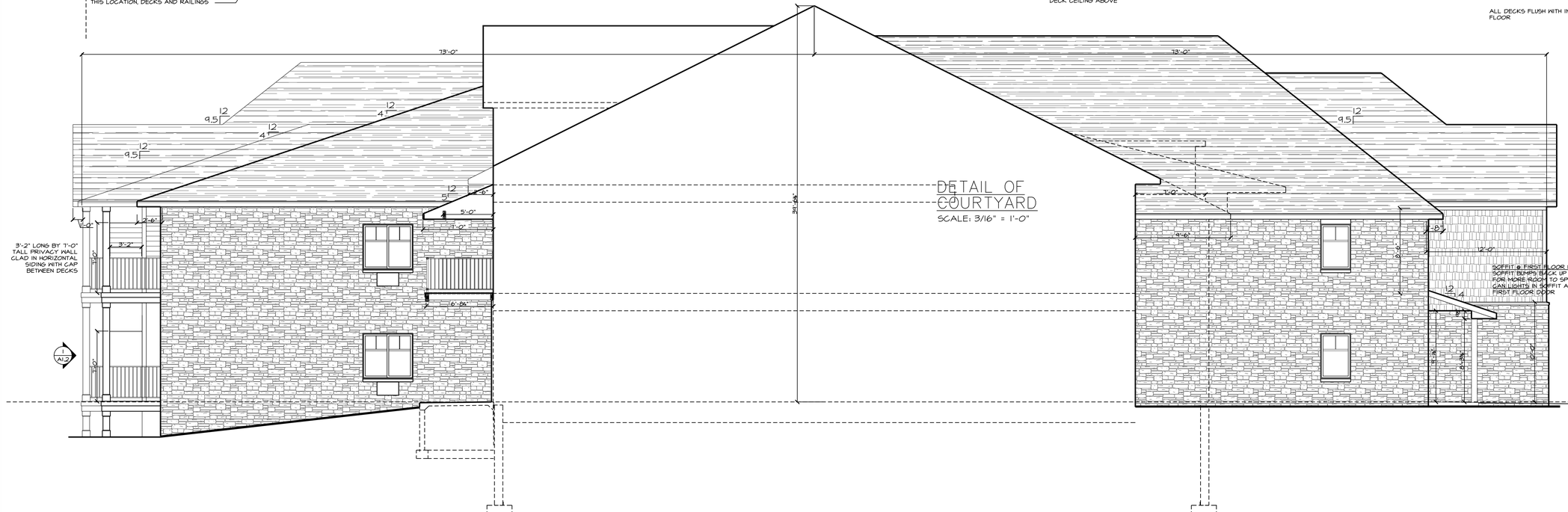
SHEET
A 1.1

BACK ELEVATION

SCALE: 3/32" = 1'-0"

DETAIL OF BACK ELEVATION

SCALE: 3/16" = 1'-0"



DETAIL OF COURTYARD

SCALE: 3/16" = 1'-0"

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SHEET **A 1.2**

GARAGE ENTRANCE ELEVATION

SCALE: 3/16" = 1'-0"

STREET ELEVATION

SCALE: 3/16" = 1'-0"

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SHEET
A 1.3

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE ⅜ UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE ⅜ UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"x18"	1	GLULAM	COLUMN BRACKET		

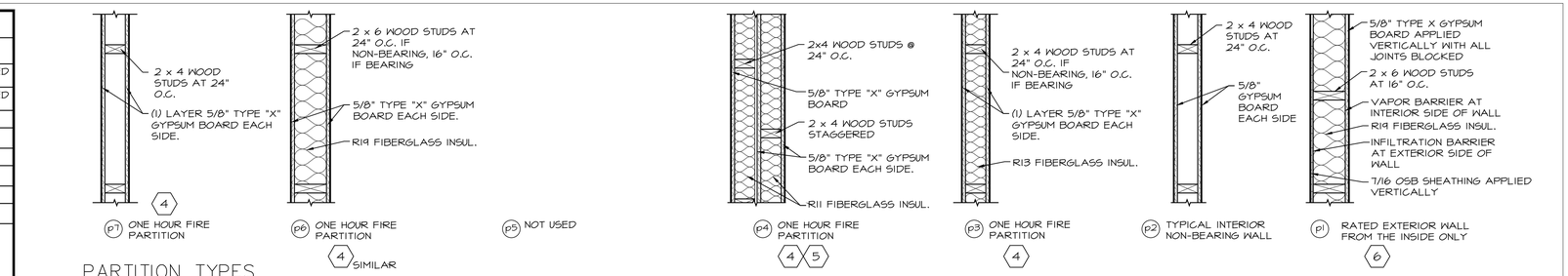
ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

TYPICAL FIRE RATED STRUCTURES NOTES

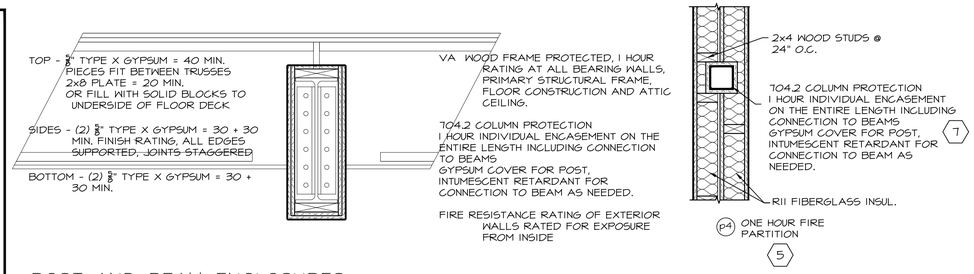
1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

LOWER LEVEL OPENINGS;
- ARE NOT IN THE THERMAL ENVELOPE
- 5/0x2/0 FIXED WINDOWS TO MATCH BUILDING ABOVE, SEE ELEVATIONS
- TWO 9'-0"x7'-0" GARAGE DOORS
- TWO AIR OPENINGS, CONFIRM REQUIRED GRILLS / GRATES AND SIZES



PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"

FIRST FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	14	2	2	10	2	22.5	30	675
3/0x4/6	0	0	0	0	2	13.5	2	27
5/0x2/10	0	2	2	0	0	10	4	40
2/6x2/10	0	2	2	0	0	5	4	20
6/0x4/6	2	0	0	2	0	27	4	108
6/0X4/0	2	0	0	0	0	24	2	48
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	1	0	20	1	20
TRANSOMS 3/0x1/6	0	0	0	1	0	4.5	1	4.5
5/0x1/8	0	0	0	1	0	7.5	1	7.5
6/0x1/6	2	4	4	6	0	9	16	144
								1044

DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	1	0	0	0	0	42	1	42
3/0x7/0	2	0	0	0	0	21	2	42
3/0x6/8	0	0	0	1	0	20	1	20
6/0x6/8 PATIO DOOR	6	4	4	8	0	40	22	880
NOTE; THERE ARE DOORS IN THE LOBBY AND EXIT ENCLOSURE NOT COUNTED HERE FOR THEY ARE NOT EXTERIOR OPENINGS.								984

LOFT FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	2	0	0	4	0	22.5	6	135
3/0x4/6	0	0	0	0	0	13.5	0	0
5/0x2/10	0	0	0	0	0	10	0	0
2/6x2/10	0	0	0	0	0	5	0	0
6/0x4/0	1	0	0	0	0	24	1	24
6/0x4/6	0	0	0	0	0	27	0	0
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	0	0	0	0	0	7.5	0	0
6/0x1/8	1	0	0	0	0	10	1	10
								169

SECOND FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	10	2	2	8	2	22.5	24	540
3/0x4/6	2	0	0	0	2	13.5	4	54
5/0x2/10	0	2	2	0	0	10	4	40
2/6x2/10	0	2	2	2	0	5	6	30
6/0x4/0	2	0	0	2	0	24	4	96
6/0x4/6	1	0	0	0	0	27	1	27
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	2	2	2	0	0	7.5	6	45
6/0x1/6	6	4	4	6	0	9	20	180
8/0x1/6	0	0	0	2	0	12	2	24
								1,036

DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	0	0	0	0	0	42	0	0
3/0x7/0	0	0	0	0	0	21	0	0
3/0x6/8	0	0	0	0	0	20	0	0
6/0x6/8 PATIO DOOR	8	4	4	8	0	40	24	960
8/0x6/8 PATIO DOOR	0	0	0	2	0	53.4	2	107
								1,067

Fountain Ridge 49

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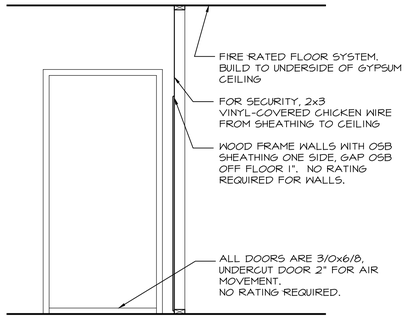
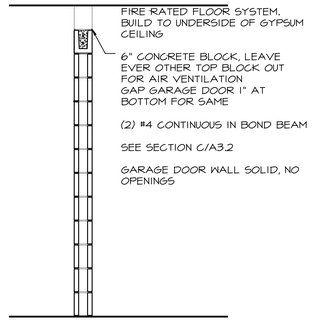
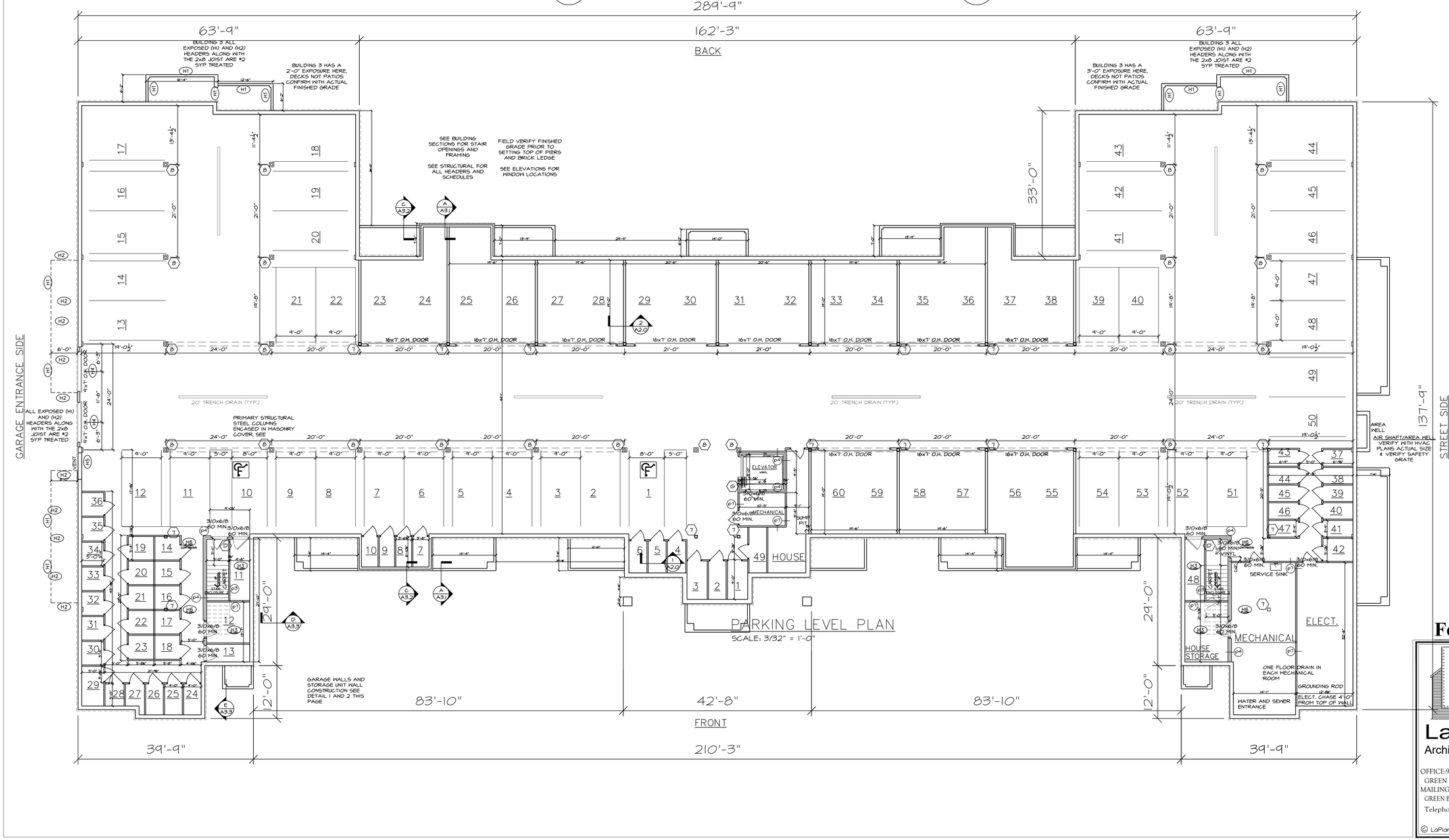
SHEET A 2



1 A2.0 STORAGE UNITS
SCALE: 1/2" = 1'-0"



2 A2.0 GARAGE WALLS
SCALE: 1/2" = 1'-0"



PARKING LEVEL PLAN
SCALE: 3/32" = 1'-0"

Fountain Ridge 49 3

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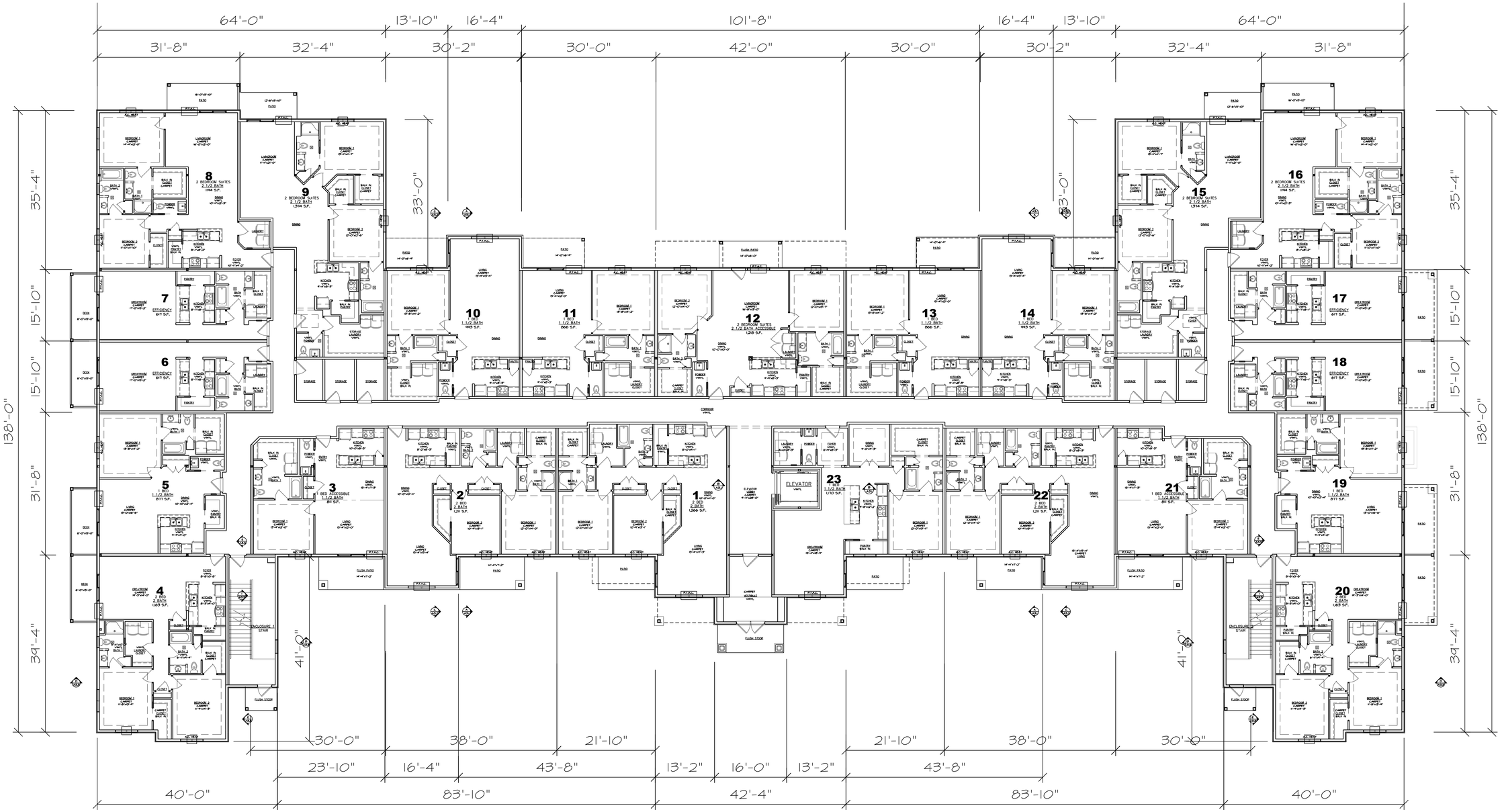

TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT

UNIT STYLE	NUMBER OF UNITS PER FLOOR
2 BEDROOM 2 ½ BATH	5
2 BEDROOM 2 BATH	5
LUXURY 1 BEDROOM 1 1/2 BATH	1
1 BEDROOM 1 1/2 BATH	8
EFFICIENCY 1 BATH	4

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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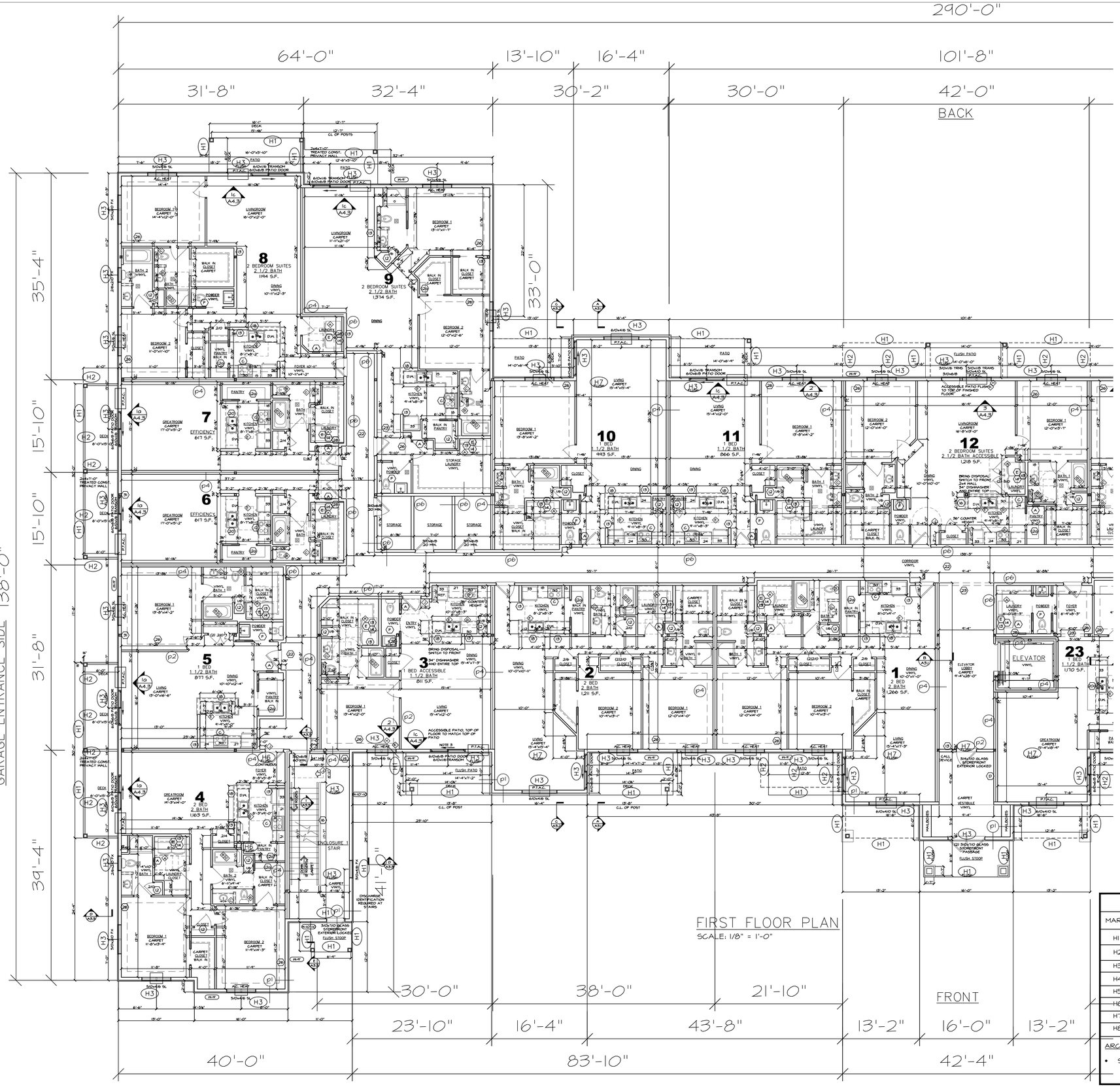

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20a. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3/0 UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 2/8 UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 7/8	2	LVL	2	2	
H6	5 1/2"X11 7/8	1	GLULAM	2	2	
H7	5 1/2"X14"	1	GLULAM	2	2	
H8	6 3/4"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

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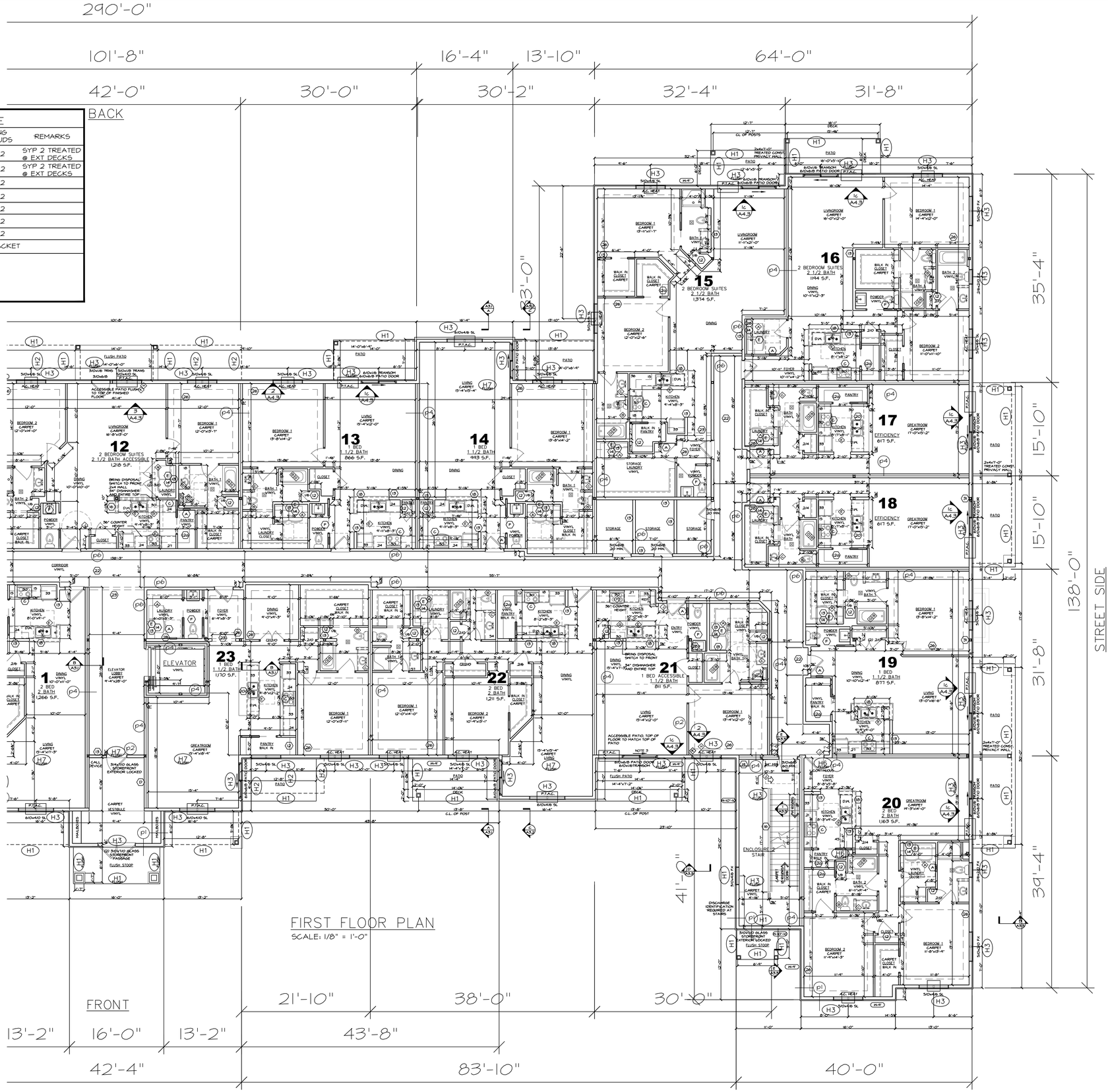
WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3



DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
22. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"X30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20a. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3' UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 3' UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

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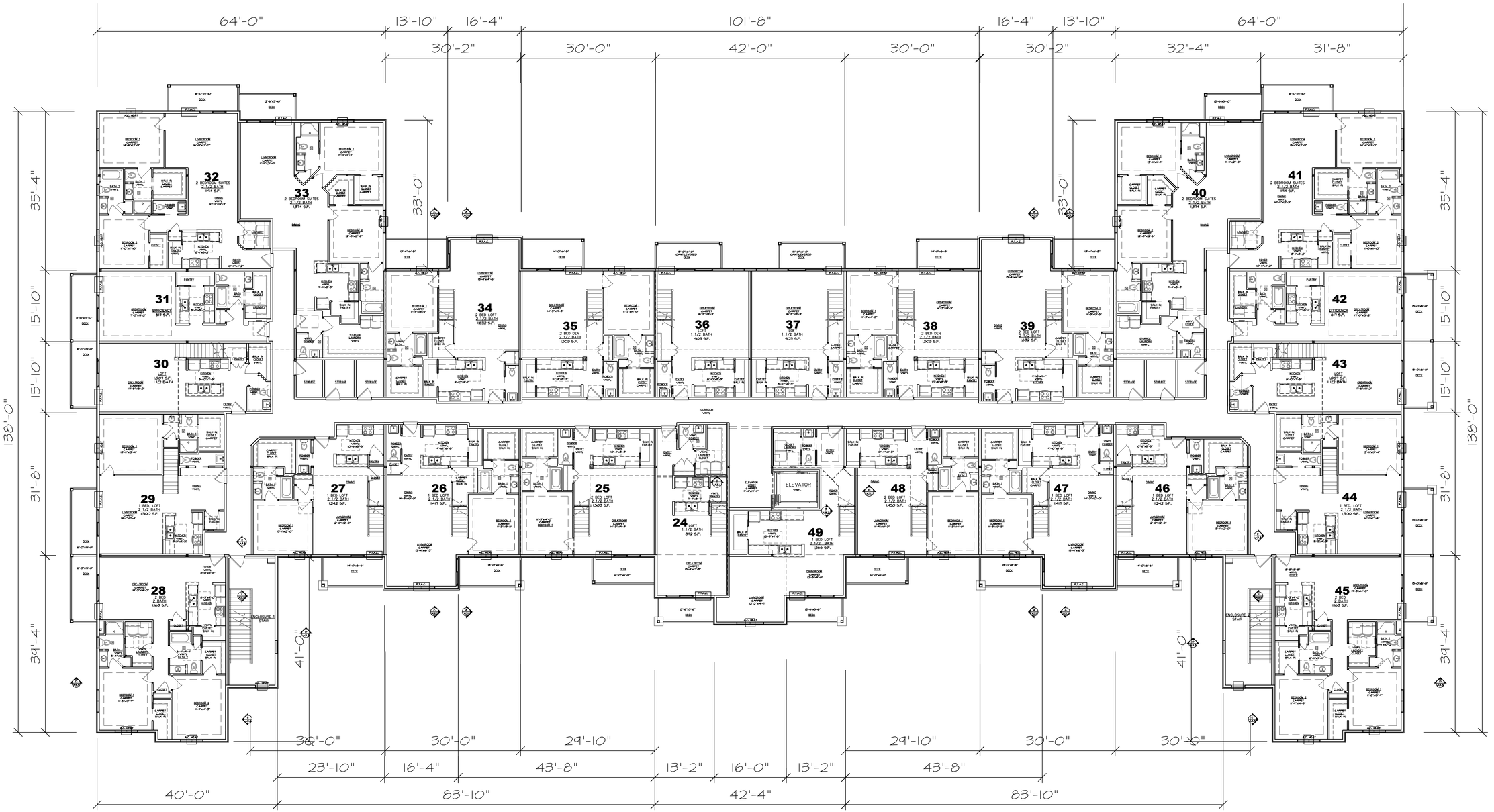

TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT

UNIT STYLE	NUMBER OF UNITS PER FLOOR
2 BEDROOM 2 ½ BATH	4
2 BEDROOM, LOFT 2 ½ BATH	6
1 BEDROOM, LOFT 2 ½ BATH	6
2 BEDROOM 2 BATH	2
LUXURY 1 BEDROOM, LOFT 2 1/2 BATH	1
LOFT 1 1/2 BATH	5
EFFICIENCY 1 BATH	2

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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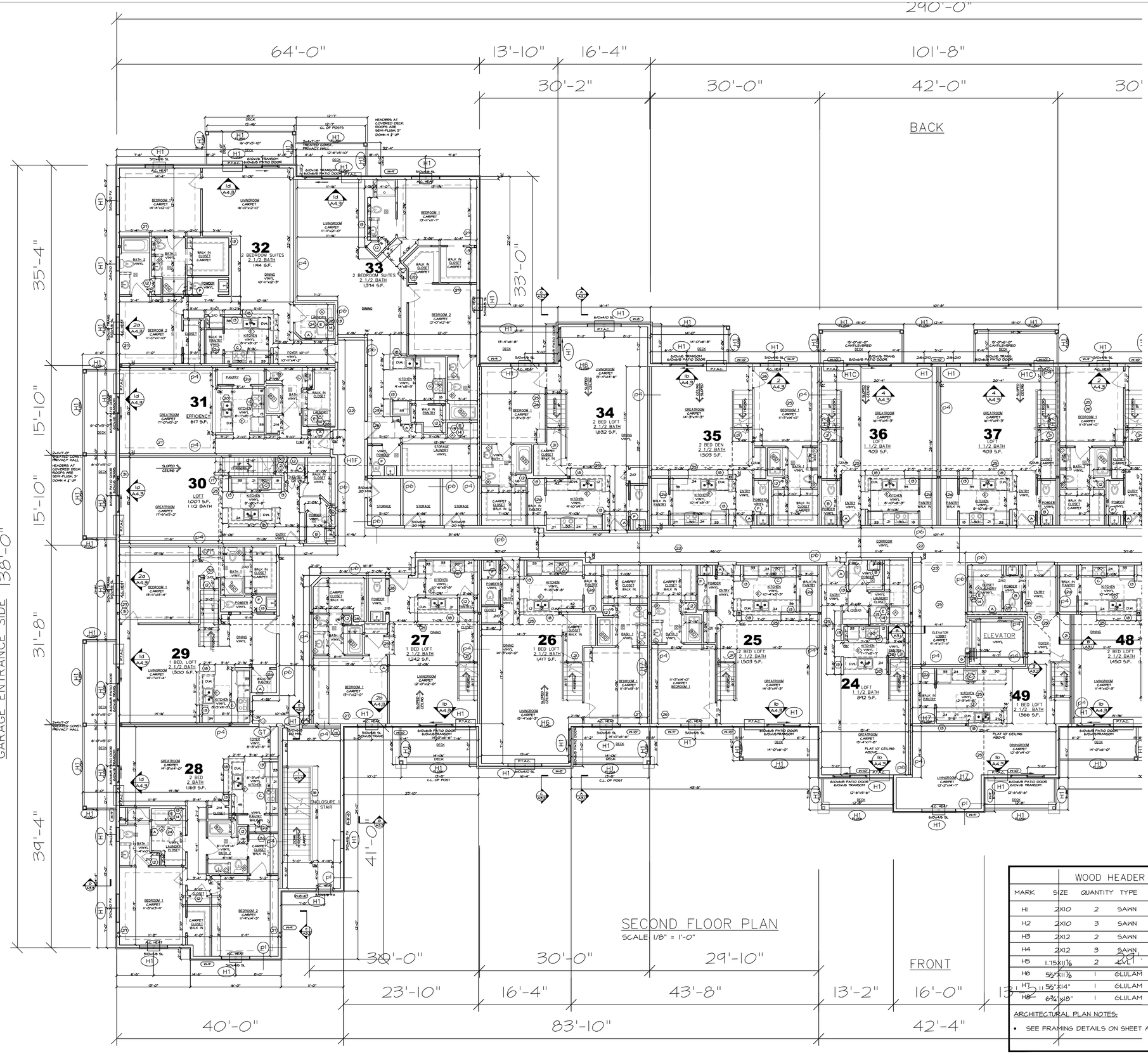

SECOND FLOOR PLAN

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

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"X30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x9'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20a. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
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2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE ⅝ UNLESS OTHERWISE NOTED.
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WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

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SHEET A 2.2.2

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

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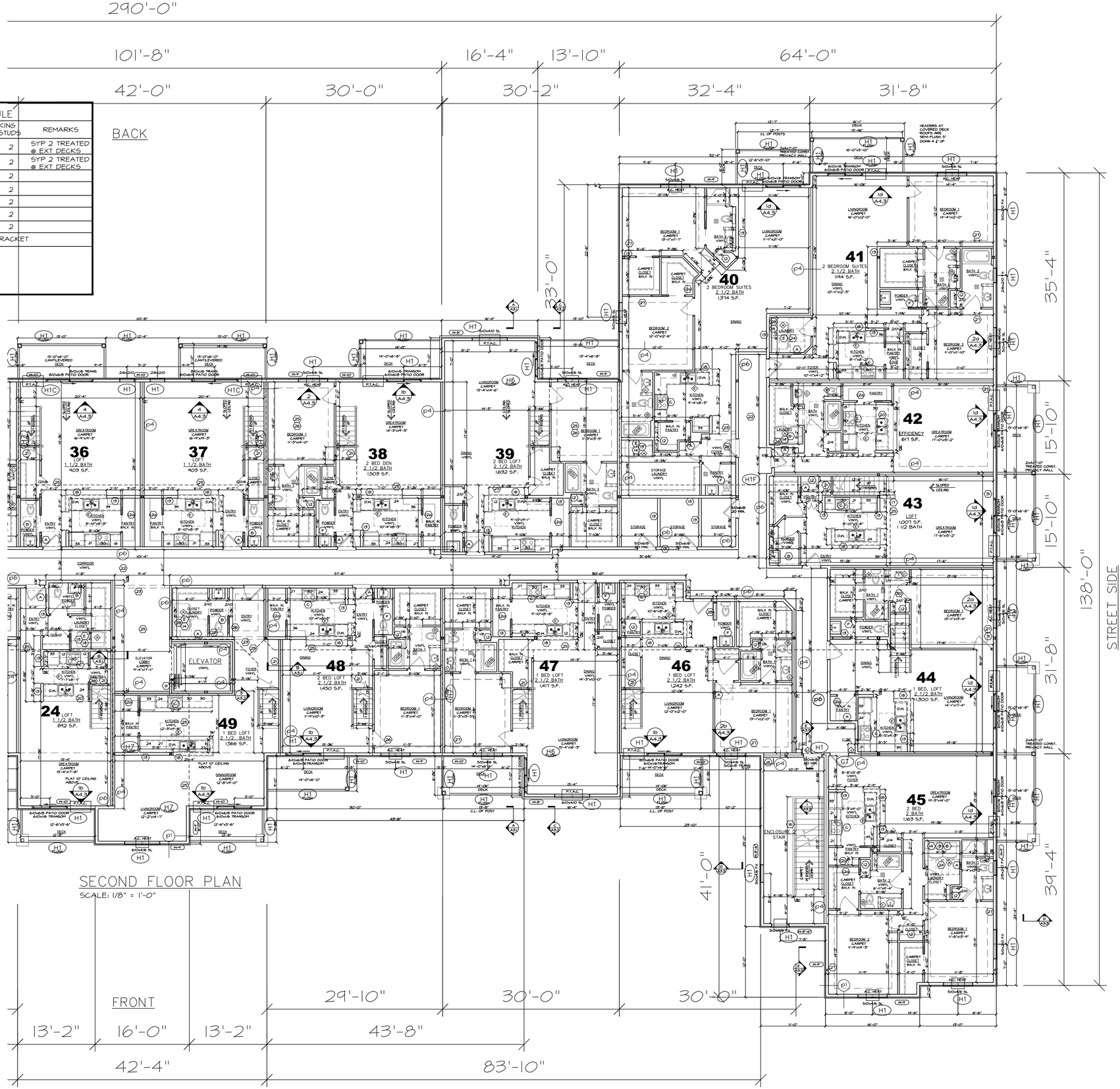

SECOND FLOOR PLAN

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

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
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7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
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- (C) MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
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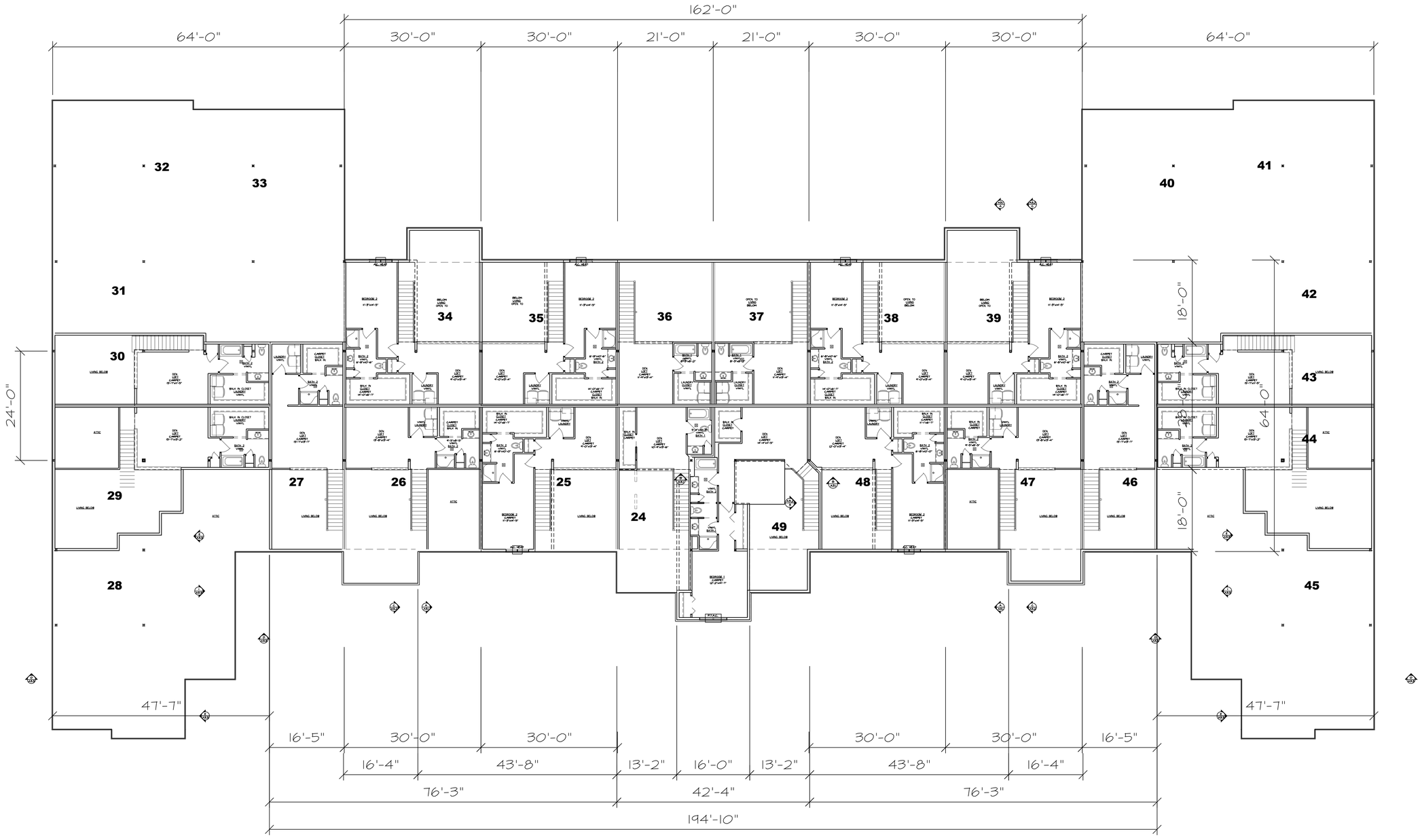
SHEET A 2.2.3



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4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

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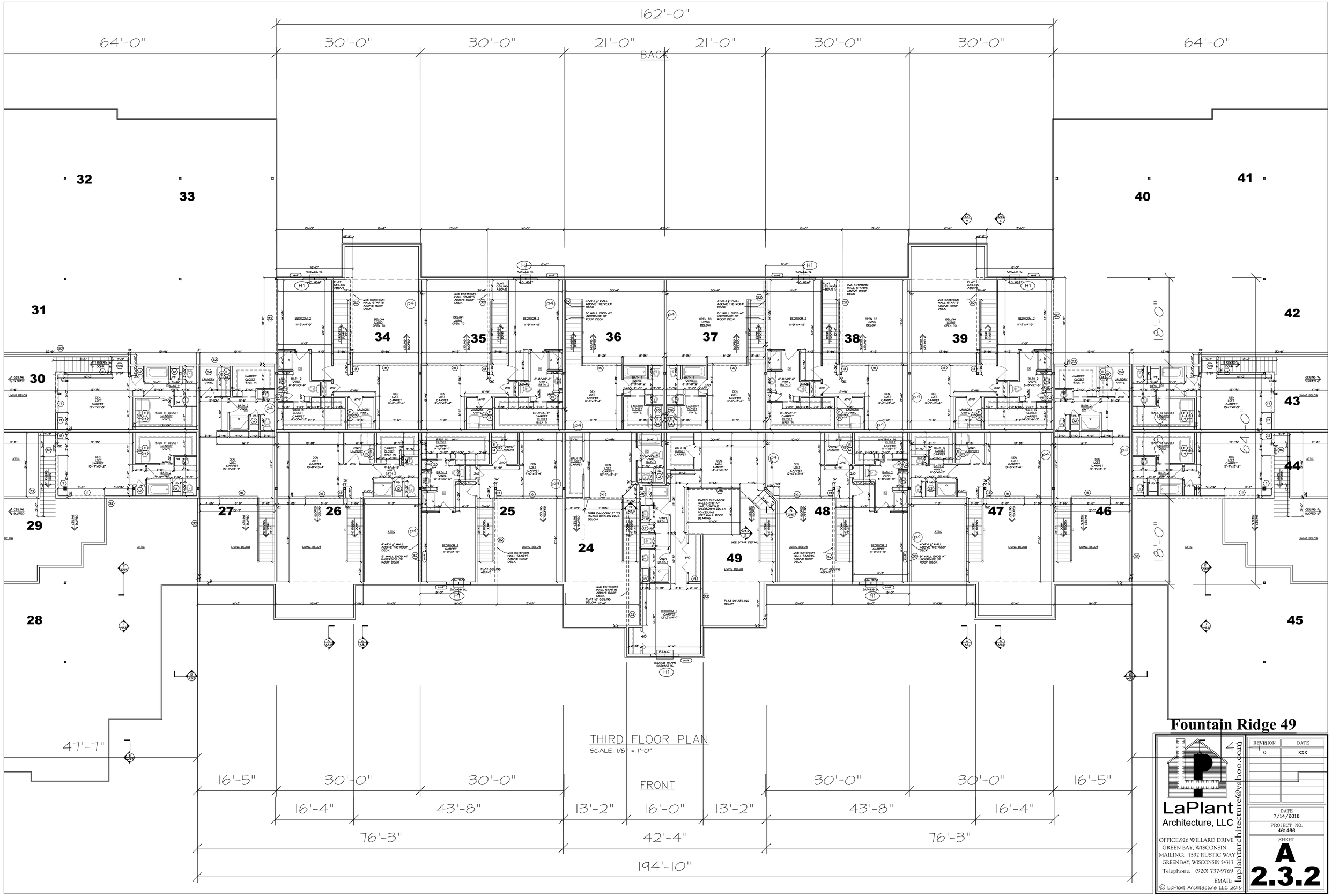

THIRD FLOOR PLAN

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

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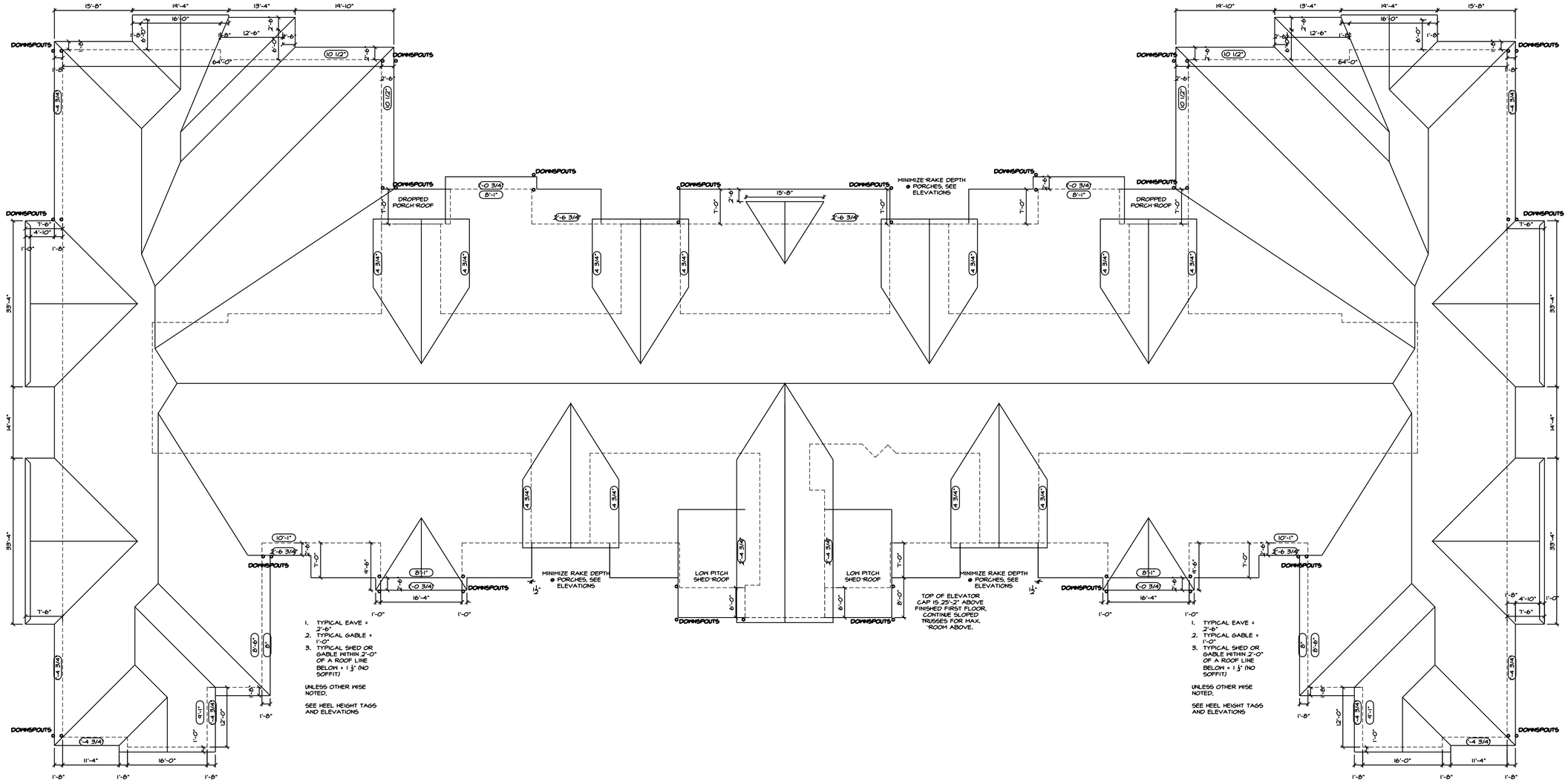

ROOF PLAN

SCALE: 3/32" = 1'-0"

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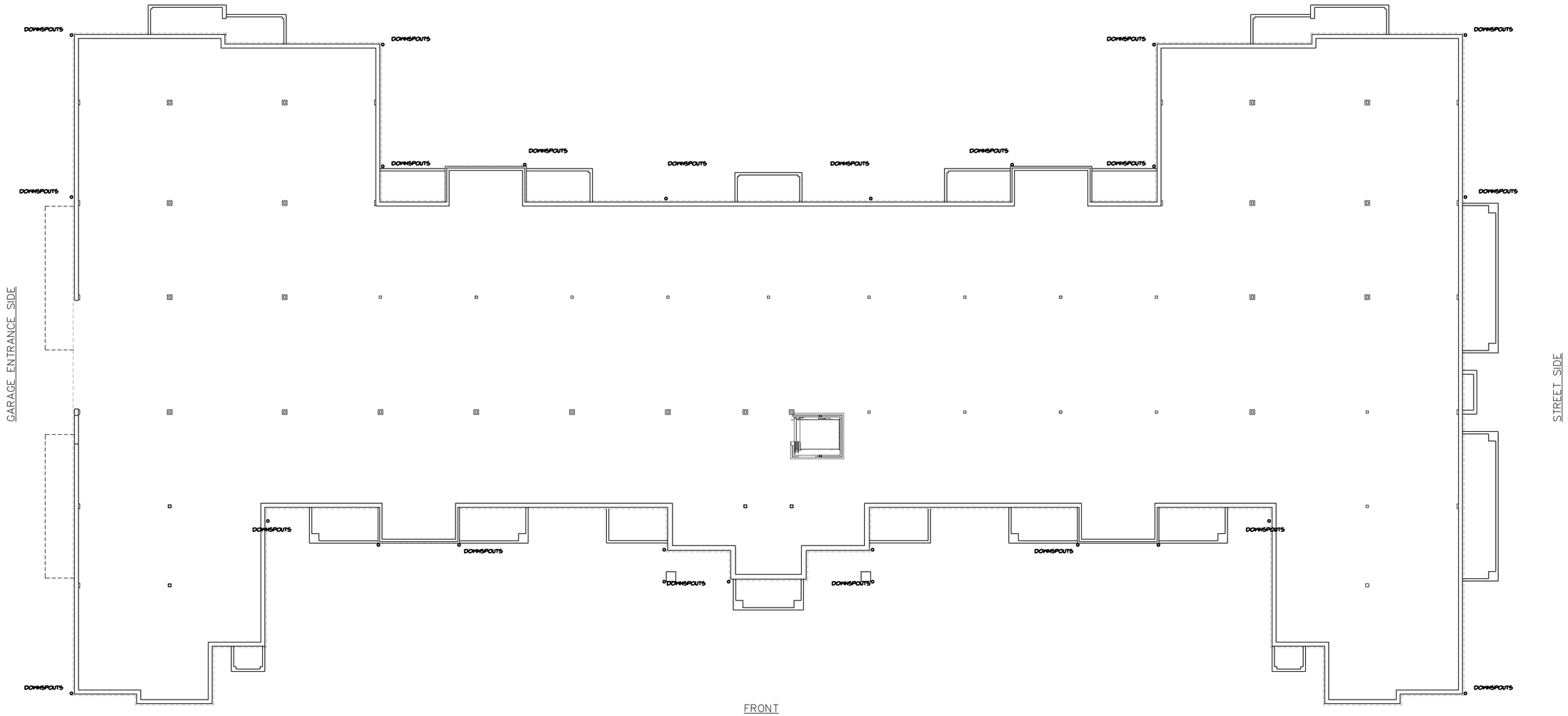
SHEET A 2.5.1

BACK



FRONT

DOWNSPOUT PLAN

SCALE: 3/32" = 1'-0"

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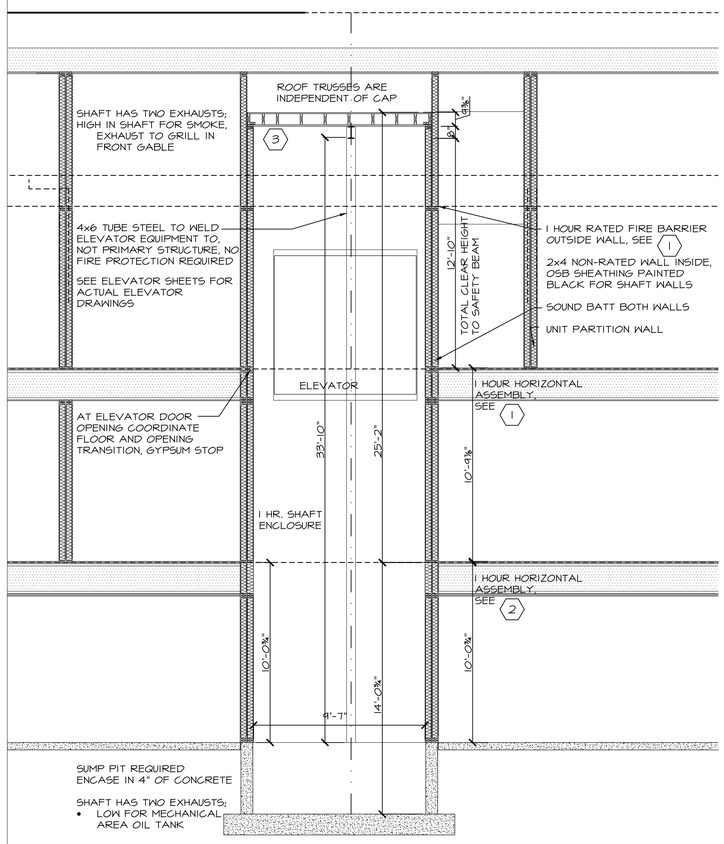
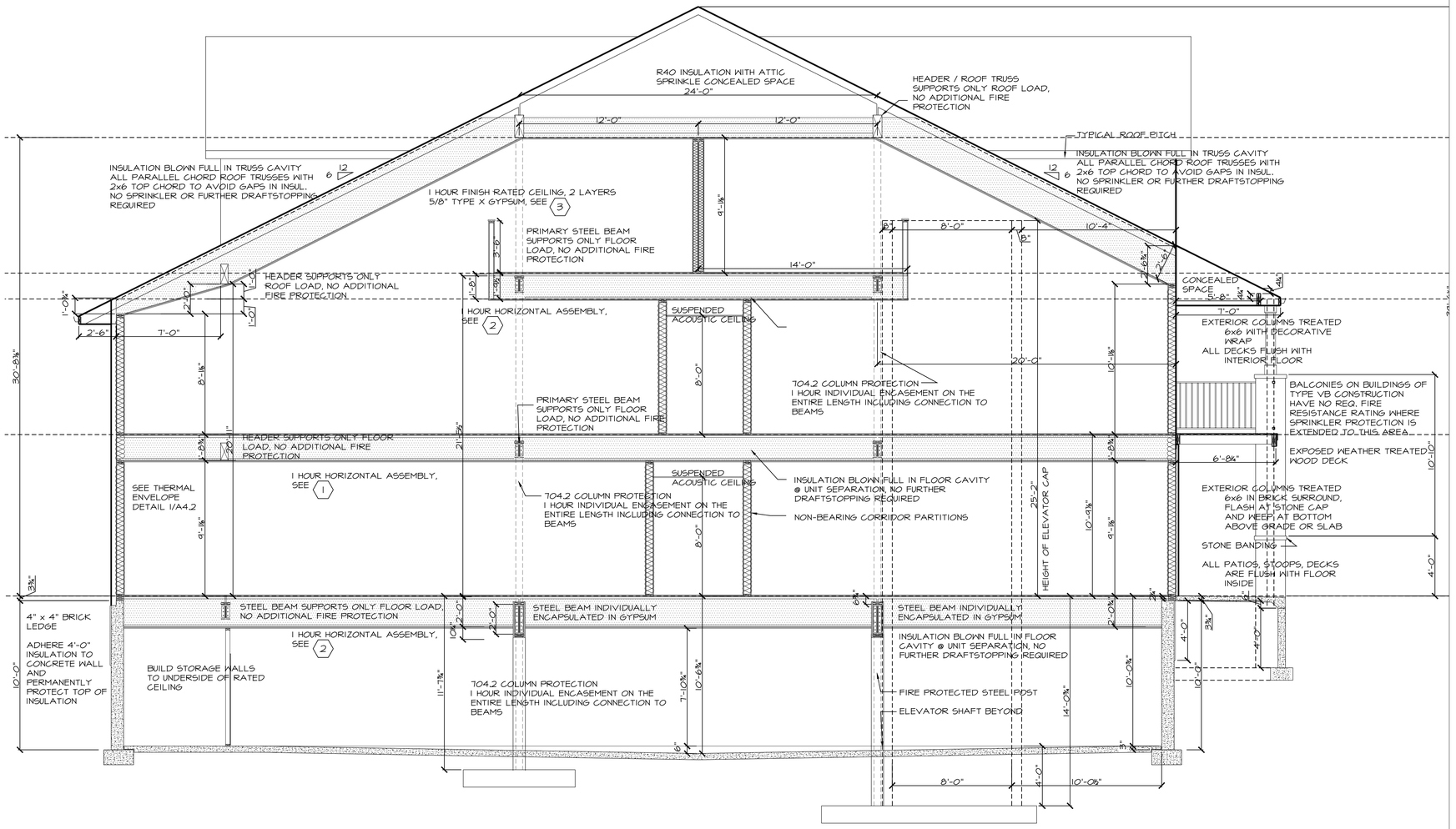
SHEET A 2.5.3

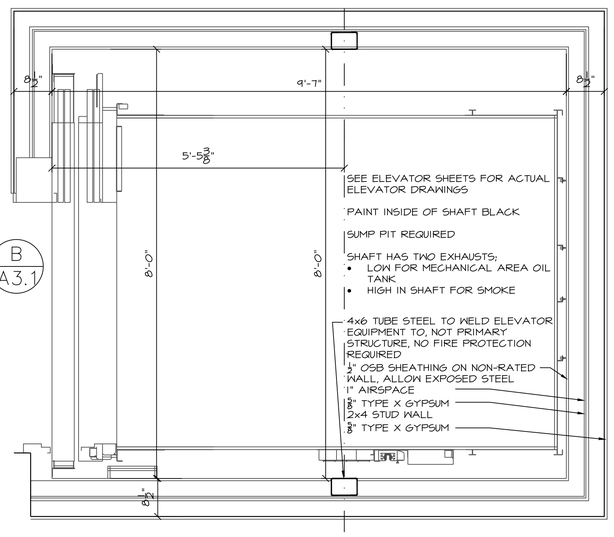
BUILDING SECTION B
SCALE: 1/4" = 1'-0" — A3.1





BUILDING SECTION A
SCALE: 1/4" = 1'-0" — A3.1

ELEVATOR PLAN B
SCALE: 3/4" = 1'-0" — A3.1



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3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 103.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

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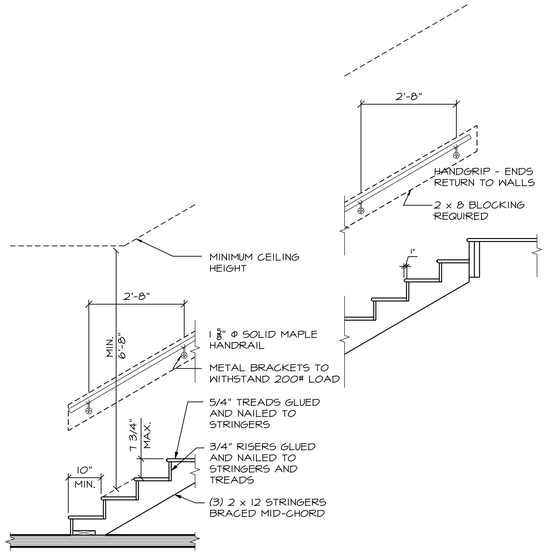
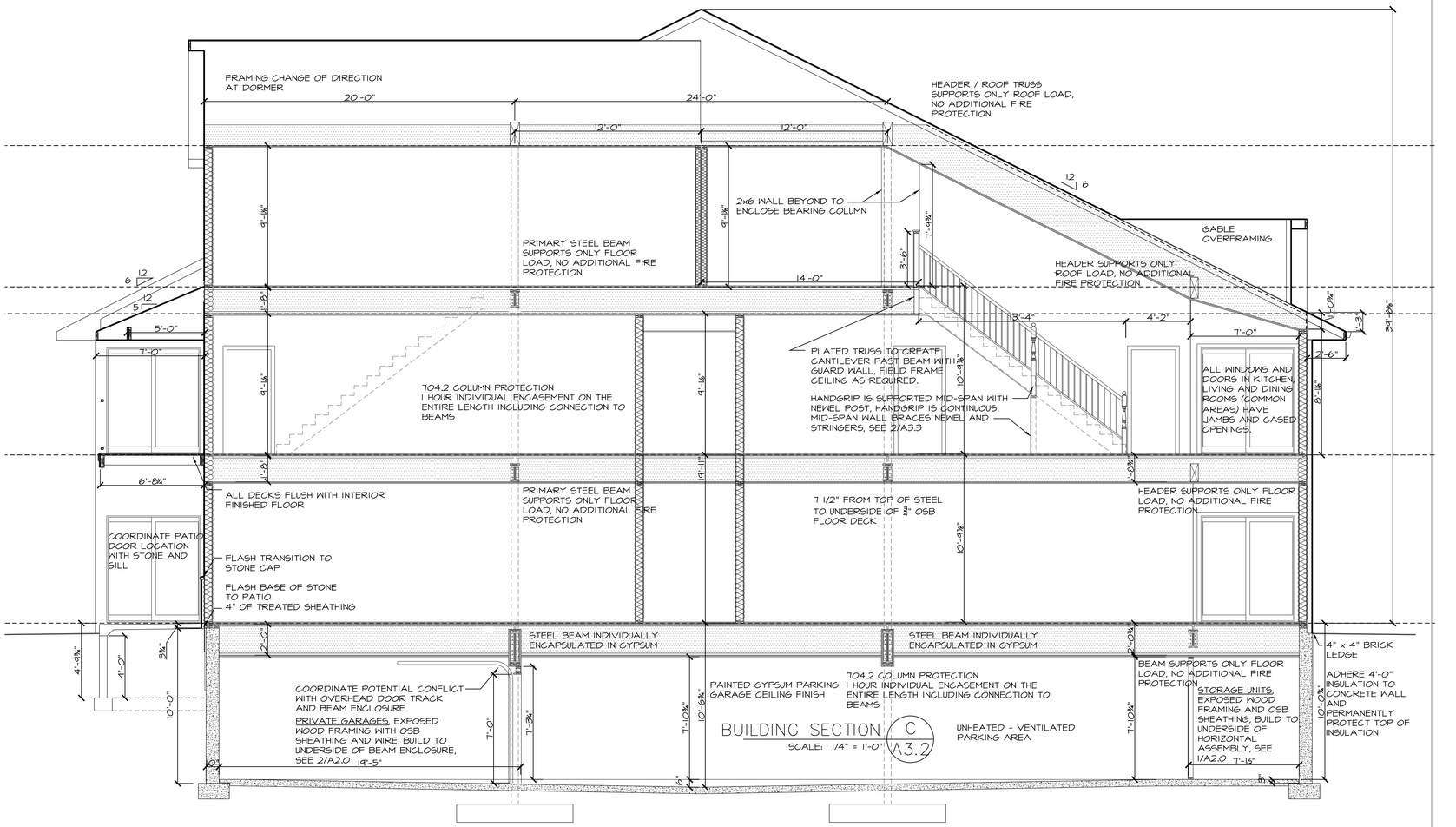


DWELLING UNIT STAIR TYPICAL DETAIL

SCALE: 1/2" = 1'-0" — 2 / A3.2

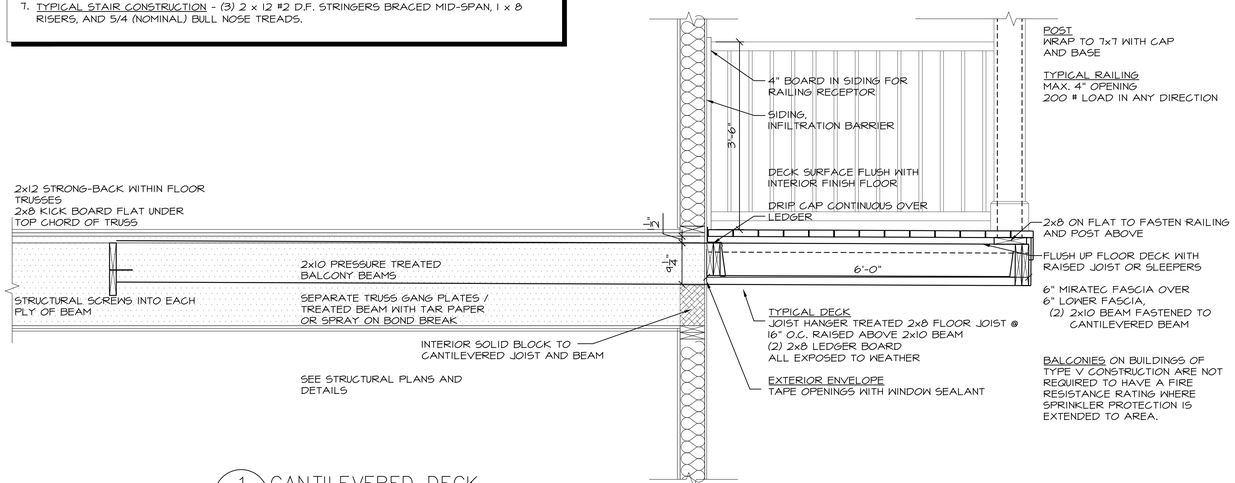
GENERAL NOTES–STAIRS WITHIN DWELLING UNITS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
3. HANDRAILS AND HALF WALLS - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
4. HAND GRIP DIMENSIONS - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
7. TYPICAL STAIR CONSTRUCTION - (3) 2 x 12 #2 D.F. STRINGERS BRACED MID-SPAN, 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.



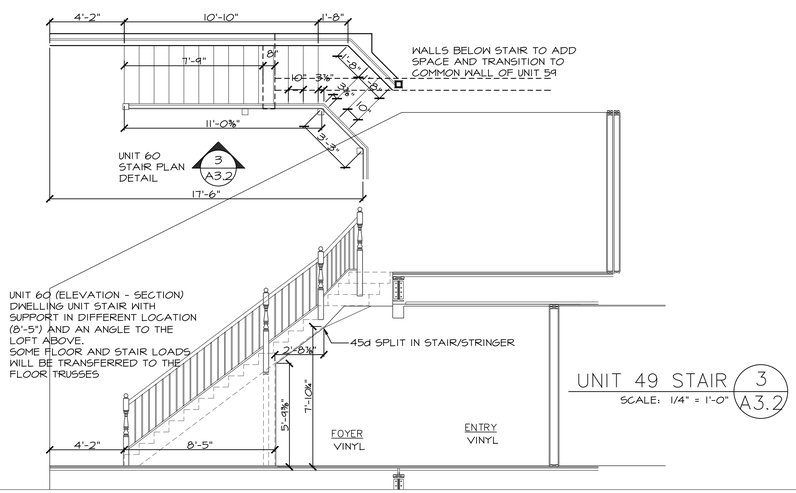
BUILDING SECTION C

SCALE: 1/4" = 1'-0" — A3.2



1 / A3.2 CANTILEVERED DECK

SCALE: 3/4" = 1'-0"



UNIT 49 STAIR 3 / A3.2

SCALE: 1/4" = 1'-0"

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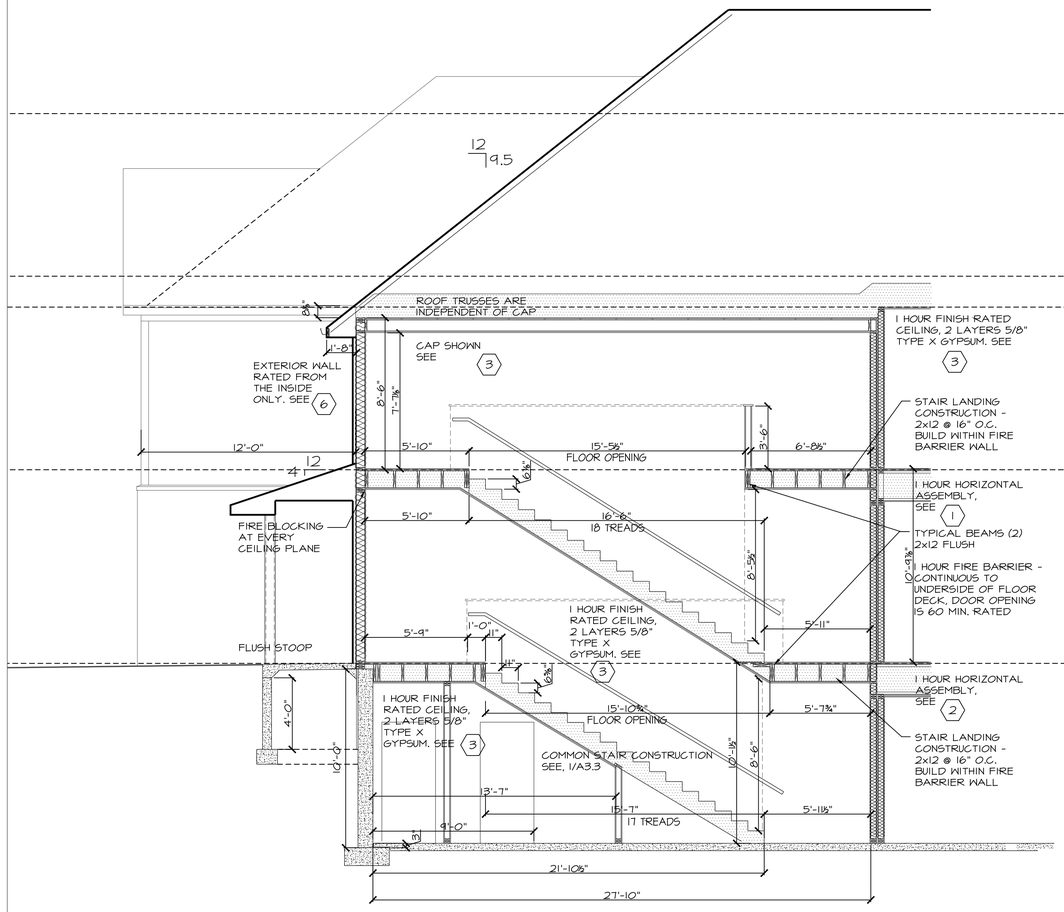
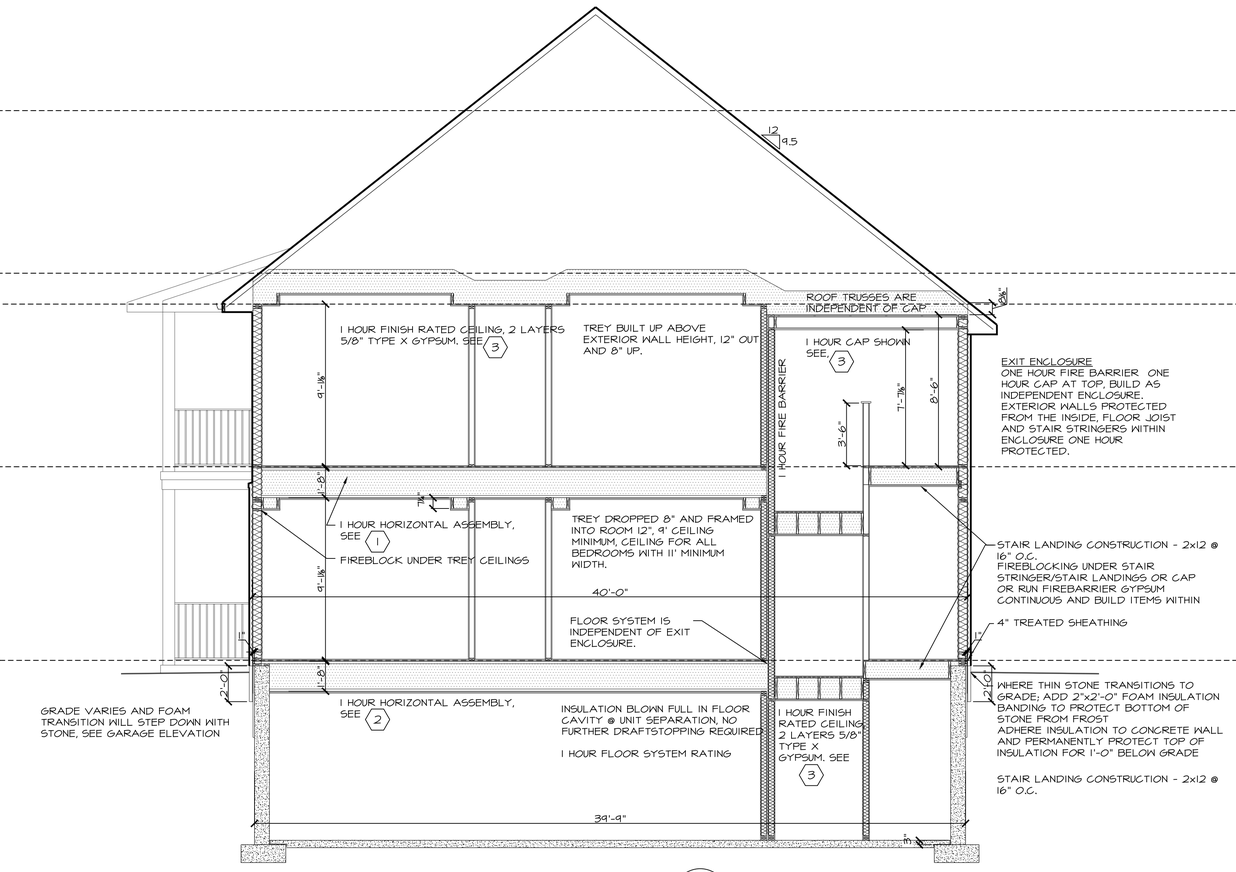
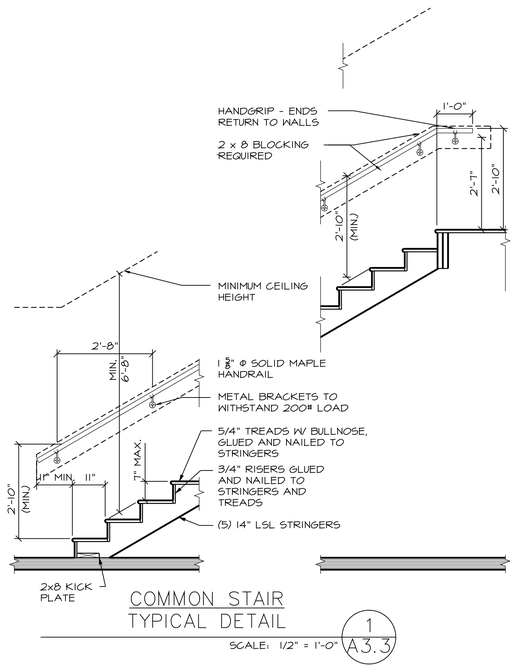


BUILDING SECTION E
SCALE: 1/4" = 1'-0" A3.3



BUILDING SECTION D
SCALE: 1/4" = 1'-0" A3.3



COMMON STAIR TYPICAL DETAIL 1
SCALE: 1/2" = 1'-0" A3.3

GENERAL NOTES – COMMON STAIRS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
3. HANDRAIL DETAILS - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-WALLS IN NONDWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
4. HAND GRIP DIMENSIONS - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
7. TYPICAL STAIR CONSTRUCTION - (5) 14" LSL STRINGERS, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
8. EXTENSIONS - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

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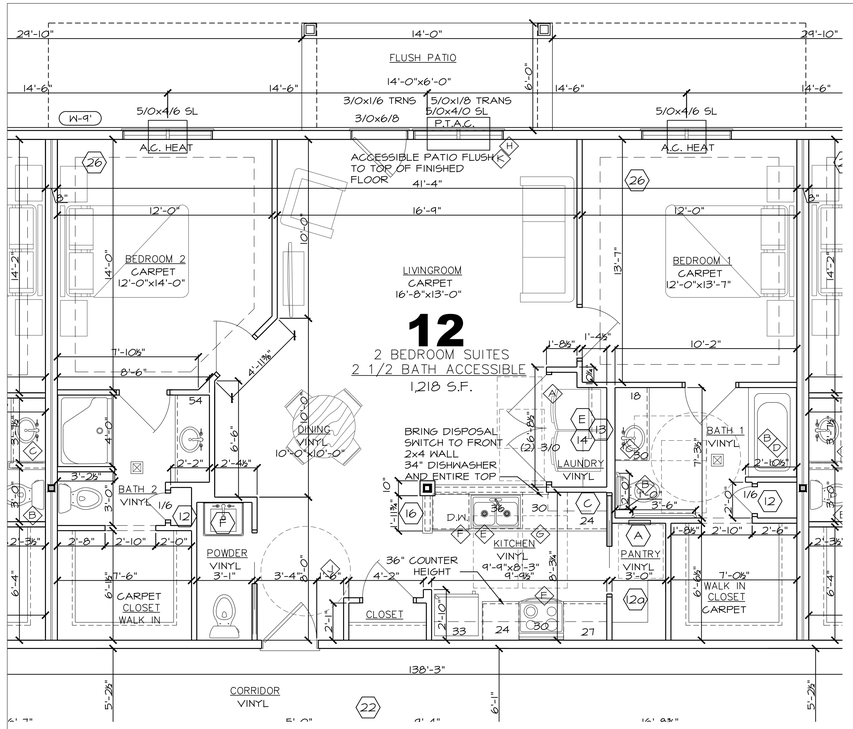
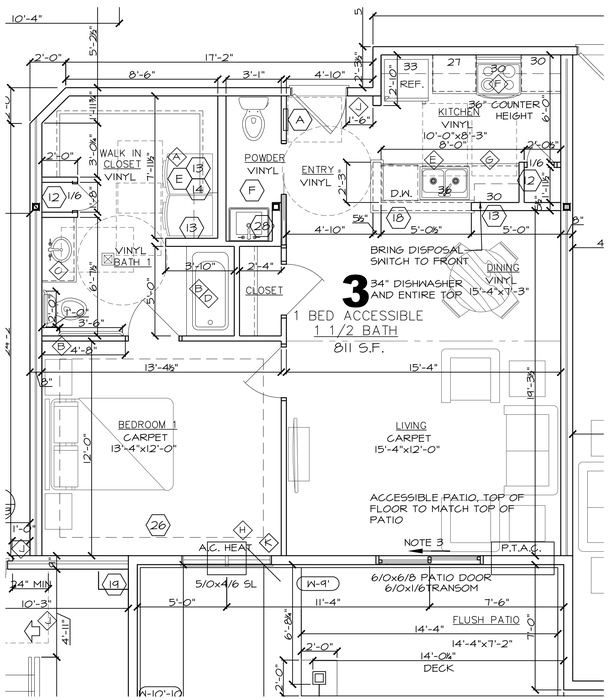
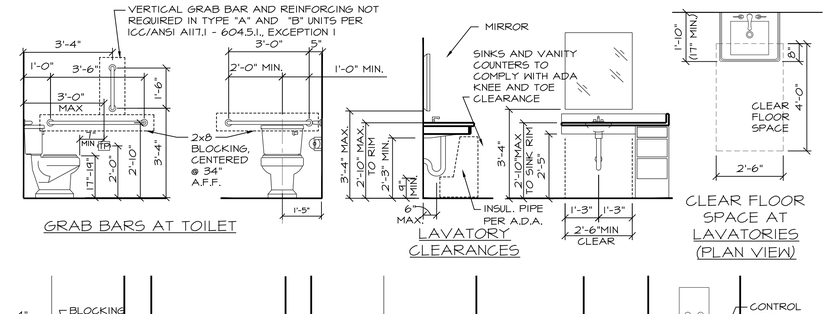
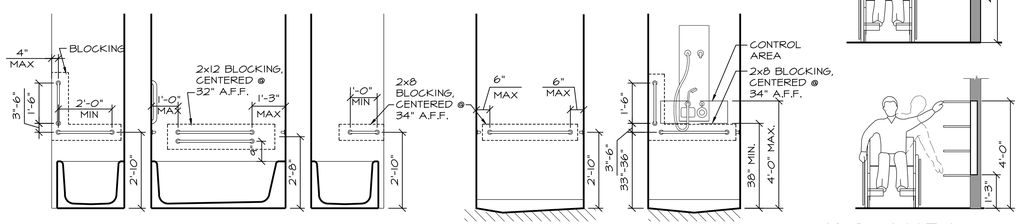
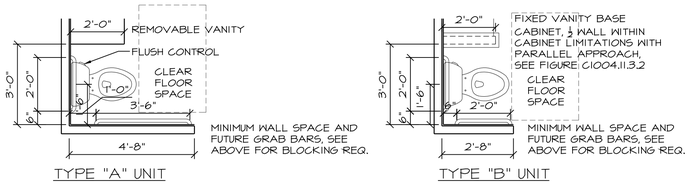




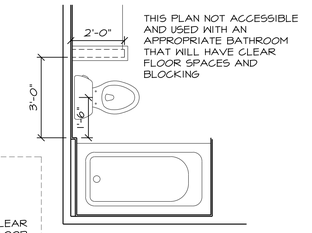




MOUNTING HEIGHTS



TYPICAL TOILET AREA FLOOR PLANS



R-2, TYPE "A" AND "B" UNIT NOTES:

GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1004

1. ICC/IBC-2009; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.

2. ICC/IBC-2009; Sec 1107.7.1.1- TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.

3. ICC/ANSI A117.1-2003; Sec. 1003.5.1- PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B"- MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE.
   EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

   ICC/ANSI A117.1-2003; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

   62.1101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.

4. ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9- OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.

5. ICC/ANSI A117.1-2003; Sec 1003.11 AND 1004.11- WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE A UNIT.

6. ICC/ANSI A117.1-2003; Sec 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS, . EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.

7. ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

PLAN NOTES

(A) ICC/ANCI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH Sec. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

(B) ICC/ANSI A117.1-2003; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED)

(C) ICC/ANSI A117.1-2003; SEC 1003.11.5 & 1004.11.3.1.1- LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
   (A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

   ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

(D) ICC/ANSI A117.1-2003; Sec 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE- 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.

(E) ICC/ANSI A117.1-2003; Sec 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS.
   EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

   ICC/ANSI A117.1-2003; Sec 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.

(F) ICC/ANSI A117.1-2003; Sec 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH Sec. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AL LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.

(G) ICC/ANSI A117.1-2003; Sec 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

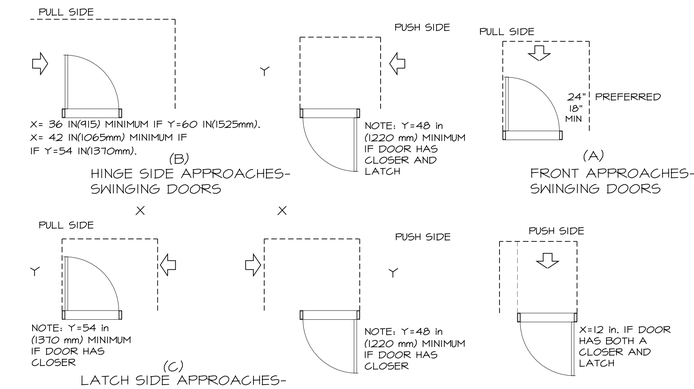
   1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE -FORWARD APPROACH
   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

(H) ICC/ANSI 117.1-2003; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.

(J) CRITICAL ACCESSIBLE DIMENSION

(K) AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

ANY AND ALL BATHROOMS WITH A CLEAR FLOOR SPACE SHOWN IS A TYPE "A" OR TYPE "B" ACCESSIBLE ROOM, IN THESE ROOMS BLOCKING FOR FUTURE GRAB BARS REQUIRED



MANEUVERING CLEARANCES AT DOORS

NOT TO SCALE

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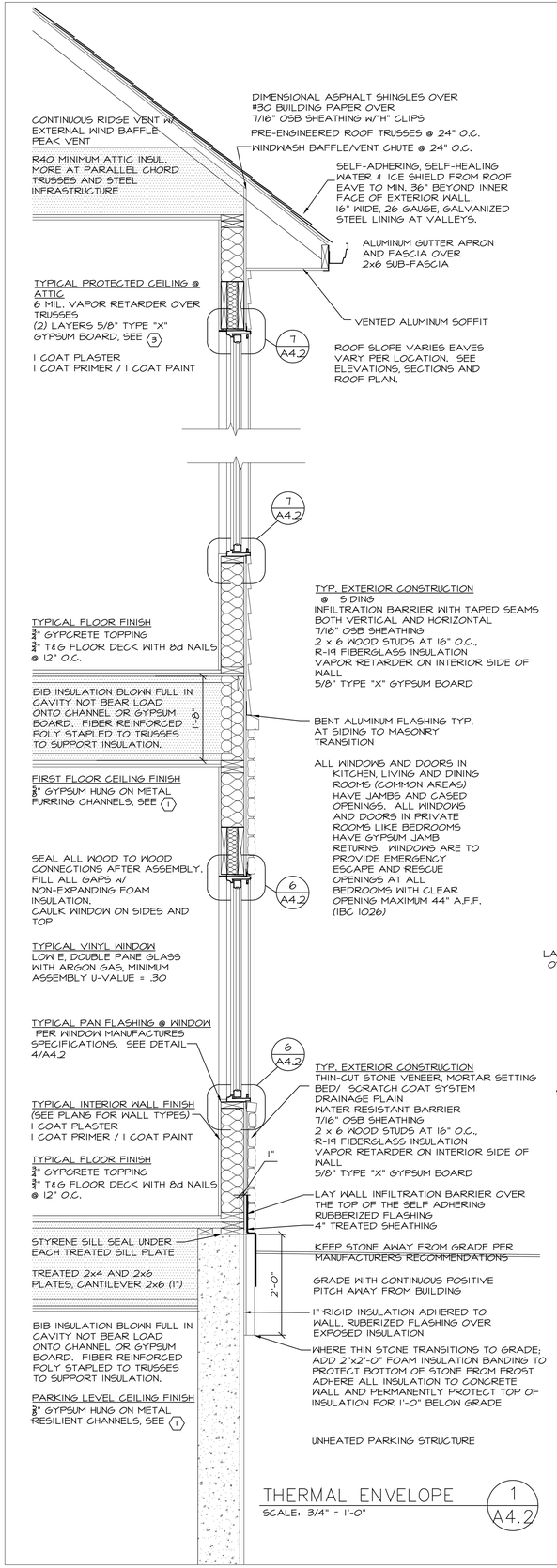
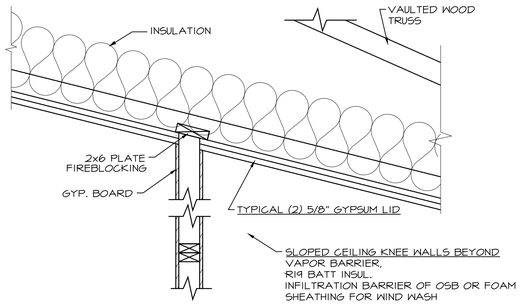
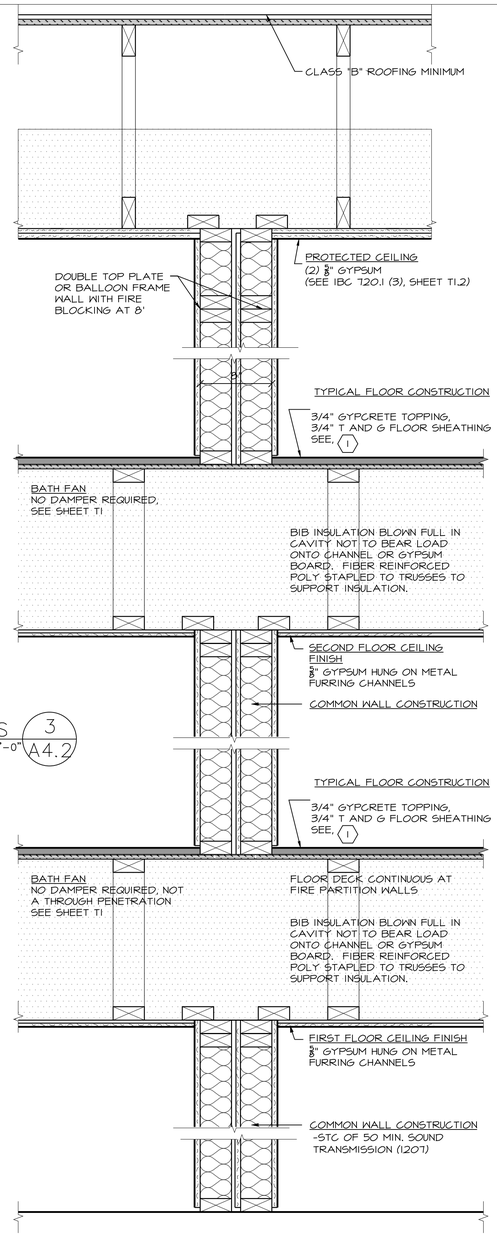


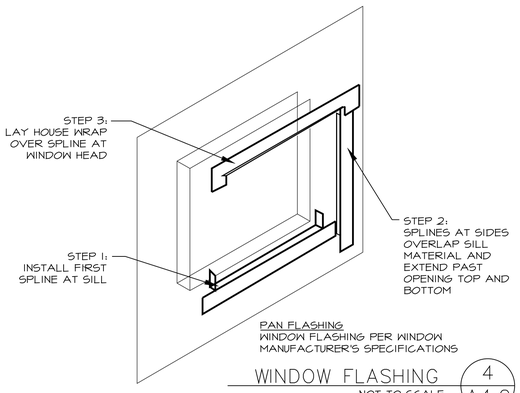
THERMAL ENVELOPE 1 A4.2
SCALE: 3/4" = 1'-0"



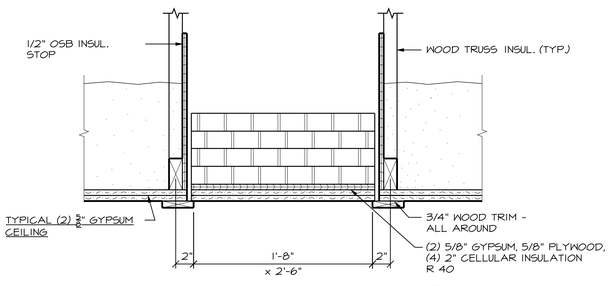
TYPICAL BLOCKING AT SLOPED CEILING 2 A4.2
TYPICAL DETAIL AT WALLS INTERSECTING SLOPED CEILING
SCALE: 1 1/2"=1'-0"



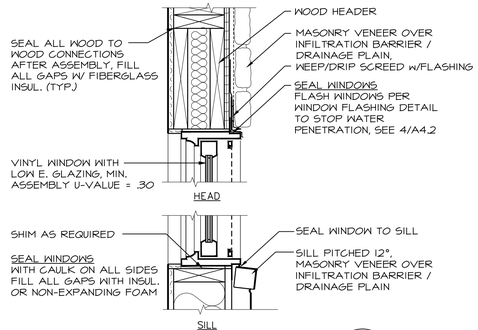
DWELLING PARTY WALLS 3 A4.2
1 HOUR FIRE PARTITION
SCALE: 1 1/2"=1'-0"



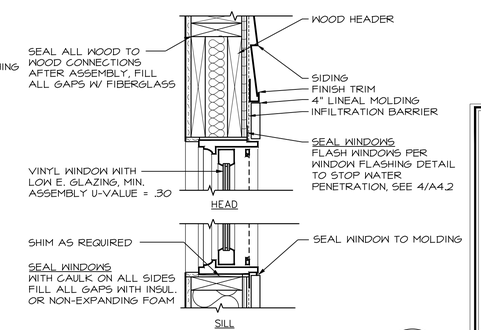
WINDOW FLASHING 4 A4.2
NOT TO SCALE



ATTIC SCUTTLE PANEL 5 A4.2
SCALE: 1 1/2"=1'-0"



SLIDE-BY WINDOW 6 A4.2
SCALE: 1 1/2"=1'-0"



SLIDE-BY WINDOW 7 A4.2
SCALE: 1 1/2"=1'-0"

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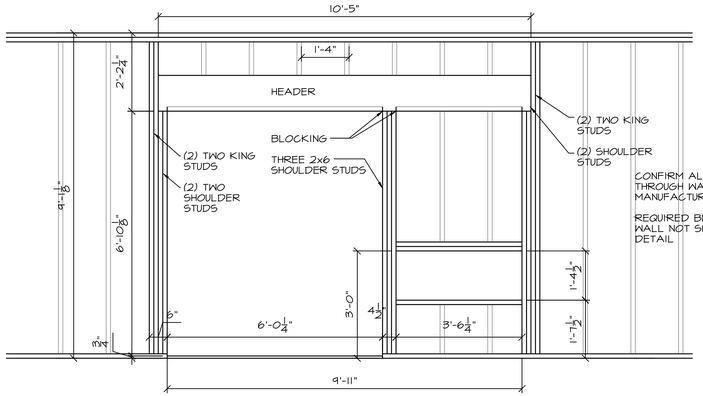
DATE 7/14/2016
PROJECT NO. 461466
SHEET A 4.2

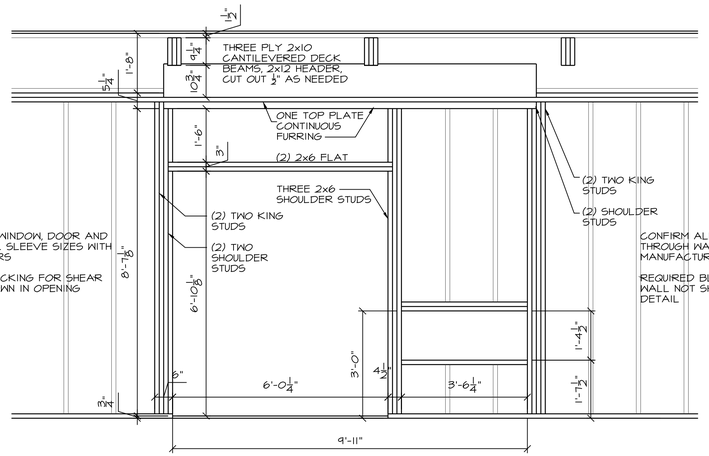


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

1 / A4.3 CONTINUOUS HEADER– PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"

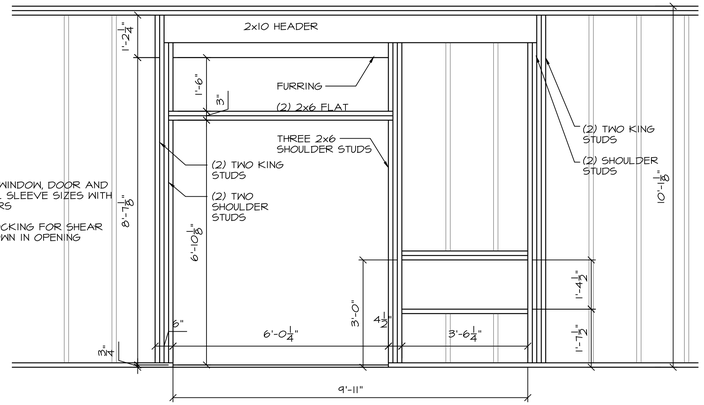


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

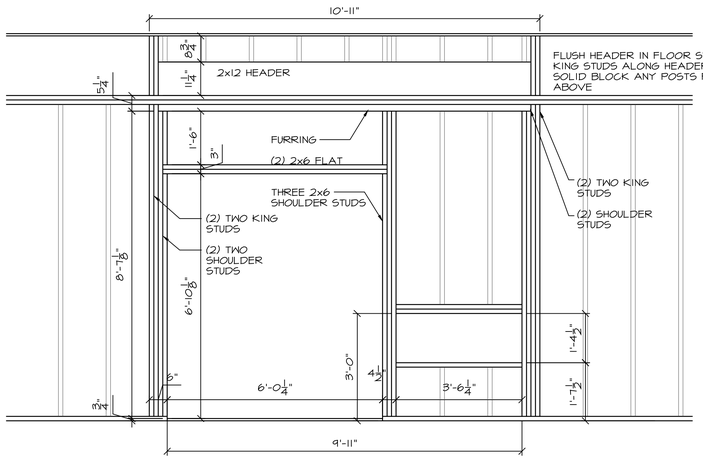
1a / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



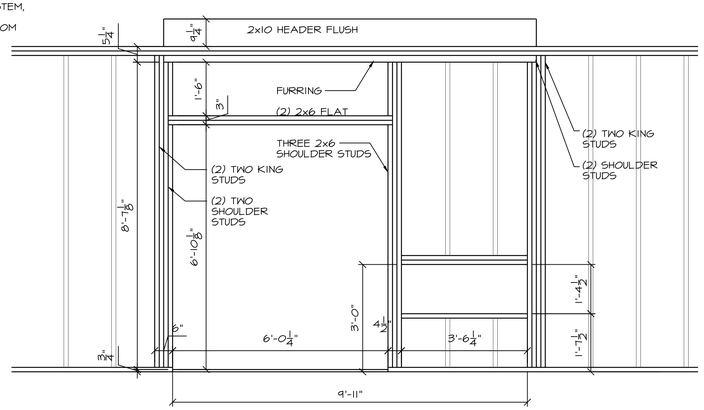
1b / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



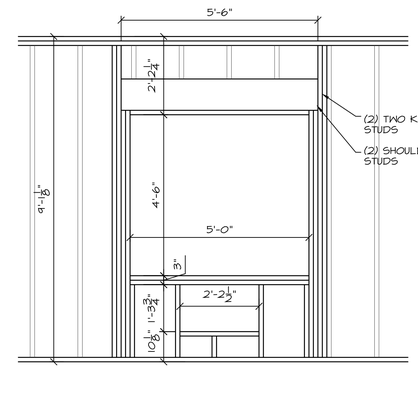
1c / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



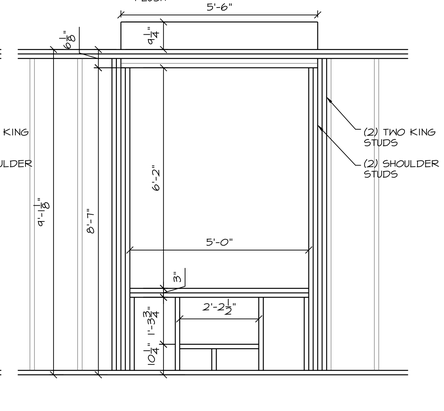
1d / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



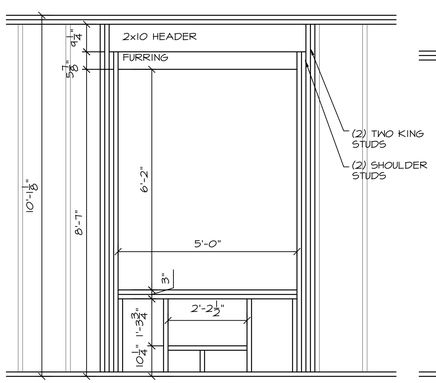
2 / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"



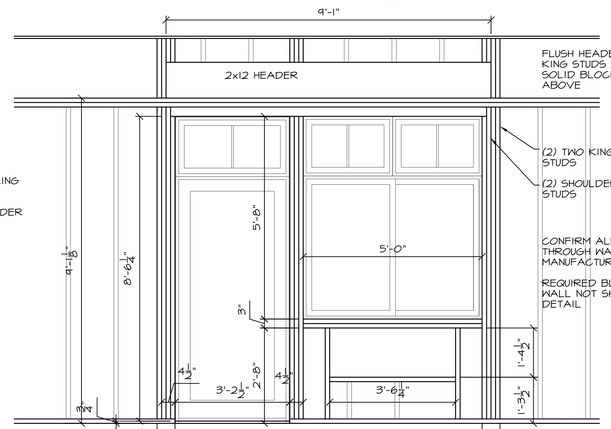
2a / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"



2b / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"

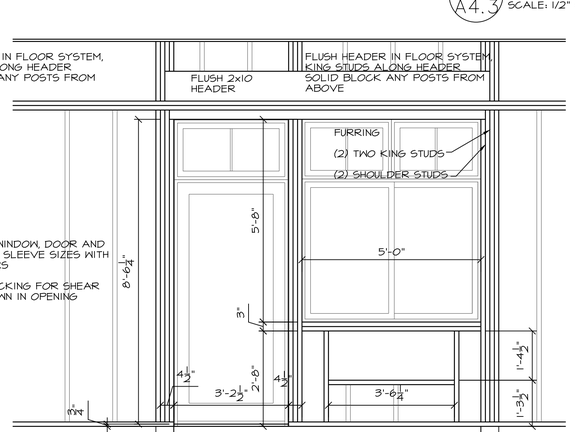


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

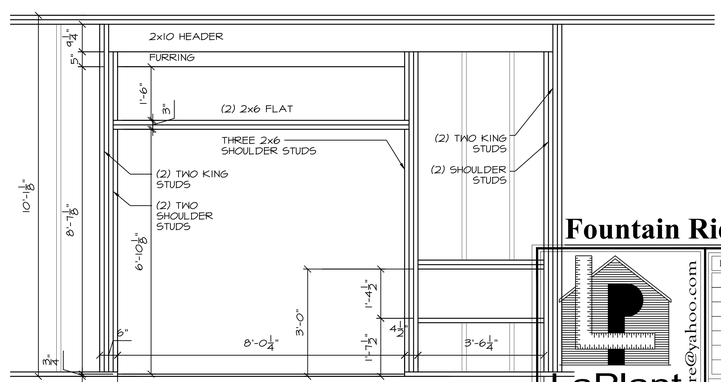
3 / A4.3 CONTINUOUS HEADER– SWING DOOR, P.T.A.C. UNIT, TRANSOM

SCALE: 1/2" = 1'-0"



3a / A4.3 CONTINUOUS HEADER– SWING DOOR, P.T.A.C. UNIT, TRANSOM

SCALE: 1/2" = 1'-0"



4 / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"

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PROJECT NO. 461466

SHEET A 4.3

DESIGN LOADS
FLOOR LIVE LOADS (MIN)
STAIRS AND CORRIDORS 100 PSF
APARTMENTS 40 PSF

ALLOWABLE SOIL LOAD:
2000 PSF (ASSUMED MINIMUM)

ROOF/SNOW LOADS:

GROUND SNOW LOAD	Pg	30 PSF
IMPORTANCE FACTOR	I	1.0
EXPOSURE FACTOR	Ce	1.0
TEMPERATURE FACTOR	Ct	1.1
FLAT ROOF SNOW LOAD	Pf	23.1 PSF

SNOW DRIFT LOAD PER IBC, AS REQUIRED SEE PLANS AND/OR CALCULATIONS

WIND LOADS PER ASCE 7-05
BASIC WIND SPEED 90 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
MAIN WIND FORCE RESISTING SYSTEM
WALLS
12.3 PSF WINDWARD
-3.5 PSF LEEWARD
ROOF
1.4 PSF WINDWARD
-4.5 PSF LEEWARD

COMPONENTS AND CLADDING
COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE FOLLOWING WIND PRESSURES:
WALLS
MAIN AREA
17.7 PSF POSITIVE
-19.4 PSF NEGATIVE
CORNERS
17.7 PSF POSITIVE
-22.4 PSF NEGATIVE
ROOF
MAIN AREA
10.0 PSF POSITIVE
-16.7 PSF NEGATIVE
EDGES
-24.2 PSF NEGATIVE
CORNERS
-37.9 PSF NEGATIVE

SEISMIC LOADS:
Ss: 0.104 Sds: 0.111
S1: 0.035 Sd1: 0.084
Ie: 1
OCCUPANCY CATEGORY: II
SITE CLASS: D
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=2)
SEISMIC DESIGN CATEGORY: A
Cs: 0.017
ANALYSIS PROCEDURE: SIMPLIFIED
BASE SHEAR = (140)(29)(60)(0.017)= 41412 LB
EQUIV WIND = 41412/(140)(29) = 10.20 PSF (WIND GOVERNS @15.3 PSF)

CODE REFERENCES
ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2009

CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"

CONCRETE REINFORCEMENT:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRCTICE"

STEEL REINFORCING MATERIAL SPECIFICATIONS:
ASTM A615 (GRADE 60) DEFORMED.
WELDED WIRE FABRIC: ASTM A185.

GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORK POINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS ENCOUNTERED. DATA ON DRAWINGS, SPECIFICATIONS, TEST BORINGS, AND GEOTECHNICAL REPORTS ARE AVAILABLE TO ASSIST THE CONTRACTOR DURING BIDDING AND CONSTRUCTION. BORING DATA REPRESENTS THE CONDITIONS IN SPECIFIC LOCATIONS AT THE TIME OF THE OBSERVATIONS, AND ARE NOT NECESSARILY CORRECT FOR THE SITE AS A WHOLE.
3. IF SOIL ENHANCEMENT TECHNIQUES (GEOPIERS, INJECTIONS) ARE USED TO IMPROVE THE BEARING CAPACITY OF THE SOIL, OR IF GEOTECHNICAL TESTING AT THE FOOTING ELEVATION DETERMINES A HIGHER BEARING CAPACITY THAN 2000 PSF, YOU MAY CONTACT THE STRUCTURAL ENGINEER TO REVISE THE FOUNDATIONS BASED ON THE IMPROVED BEARING CAPACITY OF THE SOIL.
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
5. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
7. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
8. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL AND PLACE CONCRETE PRIOR TO NEXT FROST PENETRATION.
9. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
10. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED.
11. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

SLABS-ON-GRADE	3,000 PSI
FOOTINGS AND FROST WALLS	3,000 PSI
EXTERIOR EXPOSED CONCRETE	3,000 PSI (AIR ENTRAINED)
BASEMENT AND RETAINING WALLS	3,000 PSI

2. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.40 FOR EXPOSED CONCRETE
3. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
4. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
5. AT OWNERS OPTION, CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE CONTRACTOR, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39.
6. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
7. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
8. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
9. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
10. WHEN RELEASE AGENTS ARE USED ON FORM WORK, SPRAY FORM WORK PRIOR TO PLACEMENT, AND/OR AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT
1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.

STRUCTURAL STEEL
1. PROVIDE 2 MIL. THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
2. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
3. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
4. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION.
5. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
MINIMUM BOLT DIAMETER: 3/4"
SHEAR CONNECTIONS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC "UNRESTRAINED MEMBERS".
6. ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 OF THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION", TABLE II, III, OR X.
7. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
8. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
10. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
11. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
12. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS, AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL.

STRUCTURAL WOOD CONSTRUCTION
1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1990-00E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
3. NEW WOOD SHALL HAVE ALLOWABLE UNIT STRESSES EQUAL OR GREATER THAN ALLOWABLE STRESSES OF SPF #2
4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED PRESERVATIVE.
6. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
8. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
9. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
10. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT, NUT, OR LAG SCREW AND WOOD.
12. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL. STAINLESS STEEL IS PREFERRED.
13. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
14. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO WIS-LAM 2.0E LVL SPECIFICATIONS, OR EQUAL.

PRE-FABRICATED WOOD TRUSSES
WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
1. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
2. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.
5. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES
DEFLECTION: TL < L/240
LOADS:
TOP CHORD LIVE LOAD 30 PSF
DEAD LOAD 10 PSF
BTM CHORD DEAD LOAD 10 PSF

FLOOR TRUSSES
DEFLECTION: TL < L/360
LL < L/480
LOADS:
TOP CHORD LIVE LOAD 40 PSF / 100 psf CORRIDOR
DEAD LOAD 20 PSF
BTM CHORD DEAD LOAD 10 PSF

ISOLATED FOOTING SCHEDULE

MARK	FOOTINGS WIDTH "A"	FOOTINGS LENGTH "B"	FOOTINGS THICK "C"	REINFORCING LONG.	REINFORCING TRAN.	REMARKS
F1	7'-6"	7'-6"	14"	(5) #6	(5) #6	
F2	5'-0"	5'-0"	12"	(6) #5	(6) #5	
F3	3'-0"	3'-0"	12"	(4) #5	(4) #5	

WALL FOUNDATION SCHEDULE

MARK	FOOTING WID	FOOTING THK	REINFORCING LONG	REINFORCING TRAN	REMARKS
W1	1'-6"	10"	(2) # 5	-	
W2	2'-0"	12"	(2) # 5	-	

STEEL COLUMN SCHEDULE

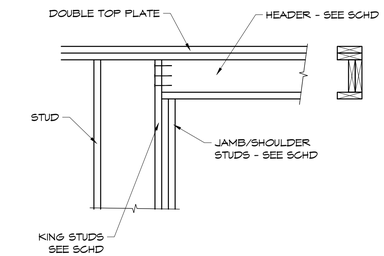
MARK	SIZE	BASEPLATE SIZE (txBxN)	BOLTS	B/BPL	T/COL	DETAIL	
C1	HSS6x6x5/16	3/4"x12"x12"	(4) 3/4"A307	88'-5 1/4"	99'-5 1/4"	2/S1.1	10/S4.2
C2	HSS4x4x5/16	3/4"x8"x13"	(4) 3/4"A325	99'-5 1/4"	132'-3"	3/S1.1	8/S1.1
C3	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	119'-11"	6/S1.1	
C4	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	110'-3 1/8"	6/S1.1	
C5	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	99'-1 1/4"	110'-3 1/8"	4/S1.1	
C6	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	99'-1 1/4"	121'-4"	4/S1.1	
C7	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	93'-5 1/4"	110'-3 1/8"	4/S1.1	
C8	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	88'-8 1/4"	110'-3 1/8"	4/S1.1	
C9	HSS6x4x5/16	3/4"x8"x12"	(4) 3/4"A307	90'-0 1/4"	124'-4 1/2"	5/S1.1	(ELEVTR.)
C10	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	99'-8 1/4"	6/S1.1	

COLS C2: BOT/BPL = T/STEEL
ALL OTHERS: BOT/BPL = T/CONC + 1" GROUT
T/COL = T/STEEL @ COL OR BOT/BEAM AT 8/S1.1

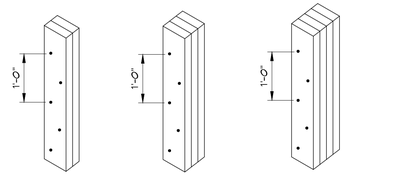
WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 7/8	2	LVL	2	2	
H6	5 1/2"X11 7/8	1	GLULAM	2	2	
H7	5 1/2"X14"	1	GLULAM	3	2	
H8	6 3/4"X18"	1	GLULAM	COLUMN BRACKET		

- SAWN HEADERS SHALL BE SPF 1 / 2 OR BETTER
- LVL SHALL BE WIS-LAM 1.75X2.0E LVL
- GLULAM SHALL BE: ROSBORO X-BEAM 2400Fb-1.9E OR: ANTHONY POWER BEAM 3000Fb-2.1E
- JAMB AND KING STUDS SHALL BE SPF 1 / 2 OR BETTER



9 / S1.1 DETAIL
HEADER FRAMING

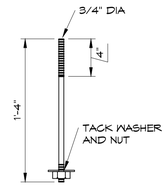


2 PLY
2 ROWS STAGGERED 1 SIDE

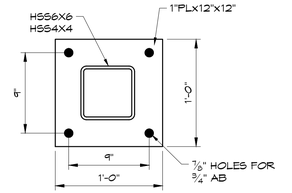
3 PLY
2 ROWS STAGGERED FRONT 1 ROW CENTERED BACK

4 PLY
2 ROWS STAGGERED EACH PLY

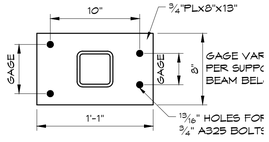
10 / S1.1 DETAIL
STUD COLUMNS
NAILS: 16d PNEU NAILS .131X3 1/4"



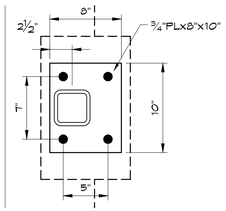
1 / S1.1 ANCHOR BOLT



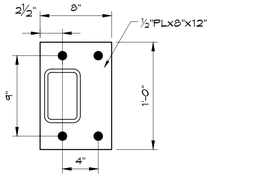
2 / S1.1 BASEPLATE
C1 BASEPLATE



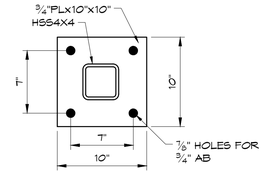
3 / S1.1 BASEPLATE
C2 BASEPLATE



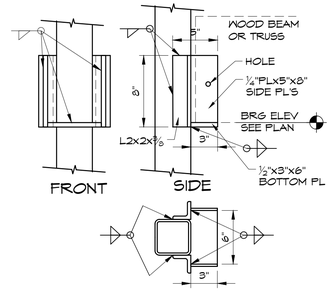
4 / S1.1 BASEPLATE
C5,C7,C8 BASEPLATE



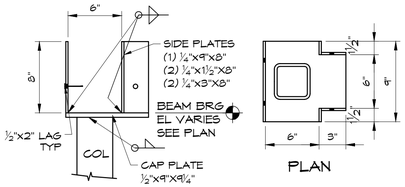
5 / S1.1 BASEPLATE
C9 BASEPLATE



6 / S1.1 BASEPLATE
C3,C4,C6,C10 BASEPLATE

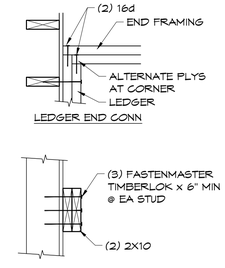


7 / S1.1 COLUMN BRACKET
4x4 COLUMN

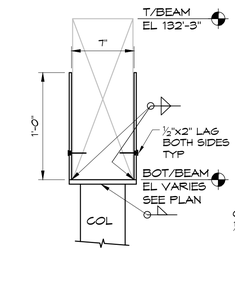


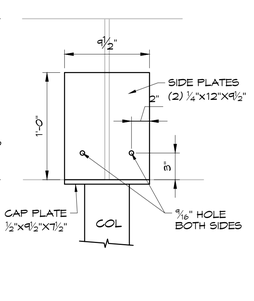
8 / S1.1 COLUMN SADDLE
5X5 COLUMN

9 / S1.1 COLUMN SADDLE
4X4 COLUMN



11 / S1.1 DETAIL
TYPICAL LEDGER CONN UNLESS NOTED OTHERWISE





NO STAPLES SHALL BE USED OR SUBSTITUTED FOR ANY REASON

TYPICAL NAILING SCHEDULE, U.N.O.

CONNECTION TYPE	COMMON NAILS	STRIP NAILS
DBL TOP PLATE, FACE NAIL DBL TOP PLATE, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTRSECT, FACE NAIL	16d COMMON (3 1/2"x0.162") @ 16" OC 8-16d COMMON (3 1/2"x0.162") 2-16d COMMON (3 1/2"x0.162")	3"x0.131" @ 12" O.C. 12-3"x0.161" 3-3"x0.161"
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d COMMON (3 1/2"x0.162") 4-8d COMMON (2 1/2"x0.131") 4-8d COMMON (2 1/2"x0.131"),TOENAIL OR 2-16d COMMON (3 1/2"x0.162"),END NAIL	3"x0.131" ---------- 4- 3"x0.131" TOENAIL OR 3- 3"x0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"x0.148") @ 16" O.C. STAGGERED 16d COMMON (3 1/2"x0.162 ") @ 24" O.C. STAGGERED	3"x0.131"@12" O.C. STGRD 3"x0.131"@16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	16d COM (3 1/2"x0.162") @ 12" O.C. ALONG EACH EDGE	----------
1/2" PLYWOOD OR OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2 1/2"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2 1/2"x0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS	3"x0.131" @ 6" O.C. AT SUPPORTED PANEL EDGES 3"x0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	SEE SHEARWALL SCHEDULE	SEE SHEARWALL SCHEDULE

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SHEET S 1.1

NOTE: SITE GRADING MUST MAINTAIN 4'-0" COVER OVER FOUNDATIONS

NOTE: COLS NOT ON LINE 1 5¾" OFFSET

5" SLAB ON GRADE
6x6 W1.4xW1.4 WWF
ON 10MIL LAPPED AND TAPED VAPOR BARRIER
ON 6" COMPACTED STONE FILL
CONST/CONTROL JTS @ 12' MAX EW

VERIFY ELEVATION OF WING WALLS WITH GRADING PLAN

FOUNDATION PLAN

SCALE: ⅛"=1'-0" NORTH END
T/CONC EL 90'-0¼"
T/SLAB EL 89'-11¼"

NORTH ELEVATION

SCALE: ⅛"=1'-0"

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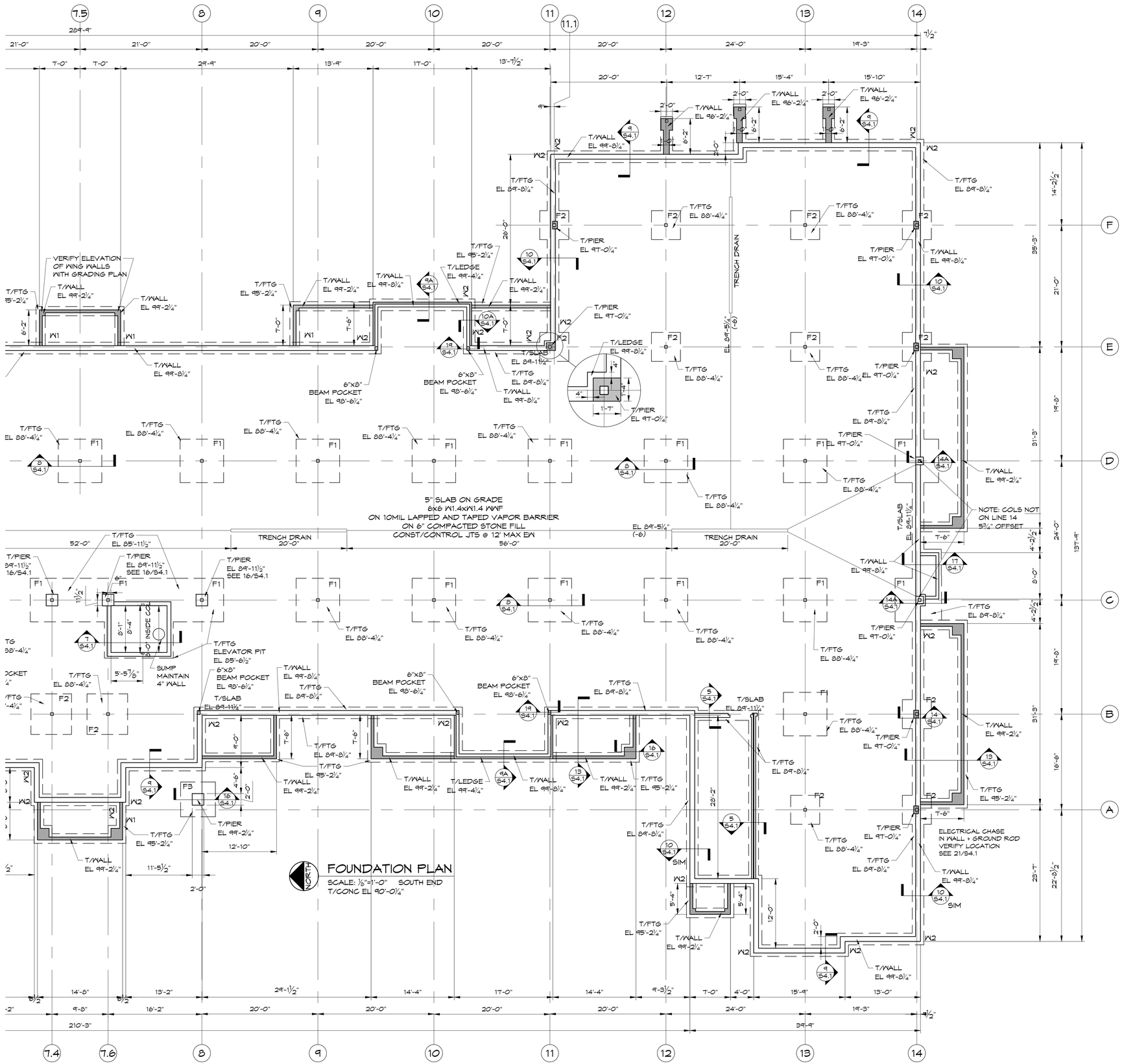

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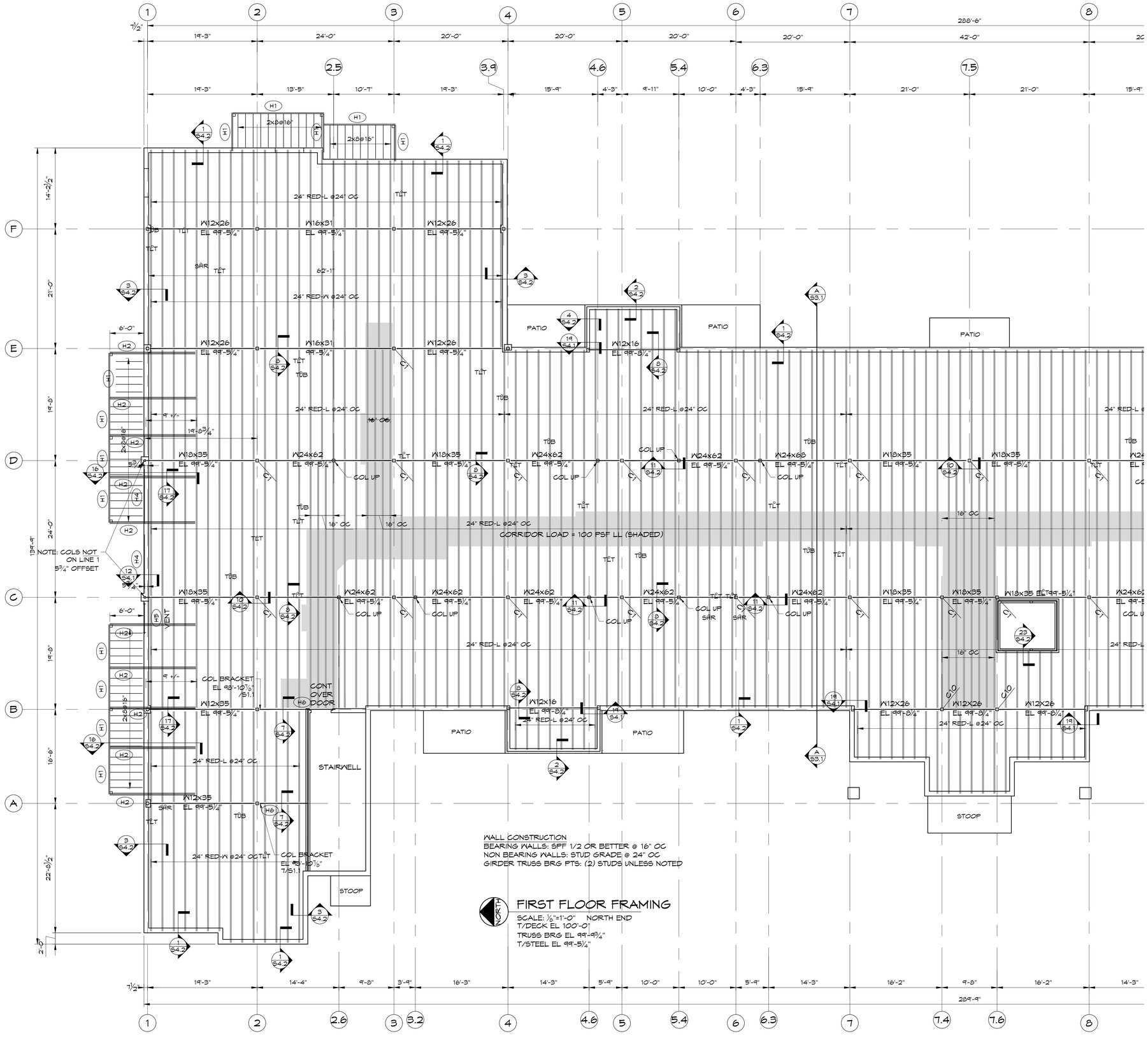
SHEET **S 2.2**



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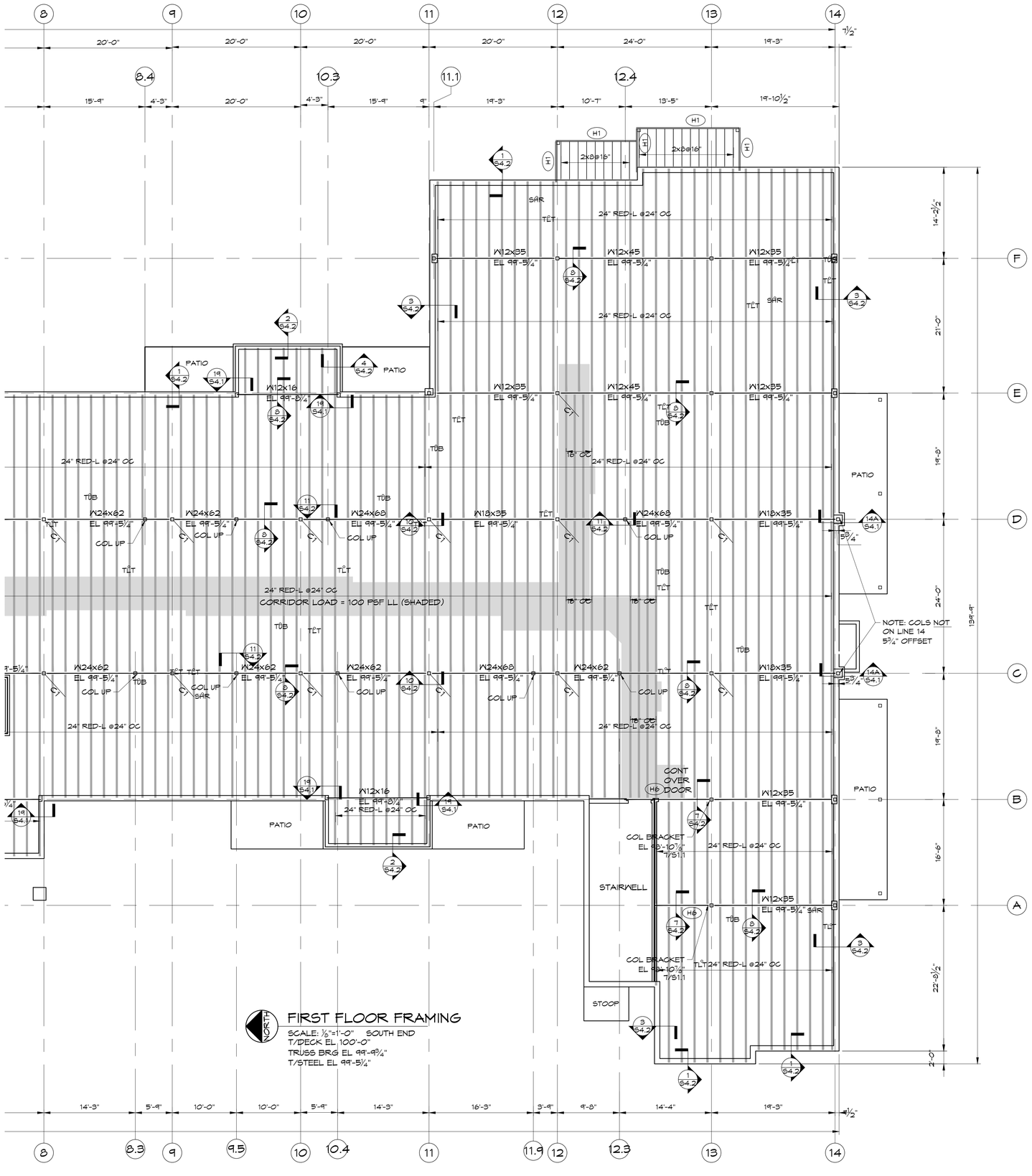
SHEET **S 2.3**



NORTH

FIRST FLOOR FRAMING

SCALE: 1/8"=1'-0" SOUTH END
T/DECK EL 100'-0"
TRUSS BRG EL 99-9 3/4"
T/STEEL EL 99-5 1/4"

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SHEET **S 2.4**

SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0" NORTH END
T/DECK EL 110'-9⅞"
TRUSS BRG EL 109'-1⅛"
T/STEEL EL 110'-3⅛"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

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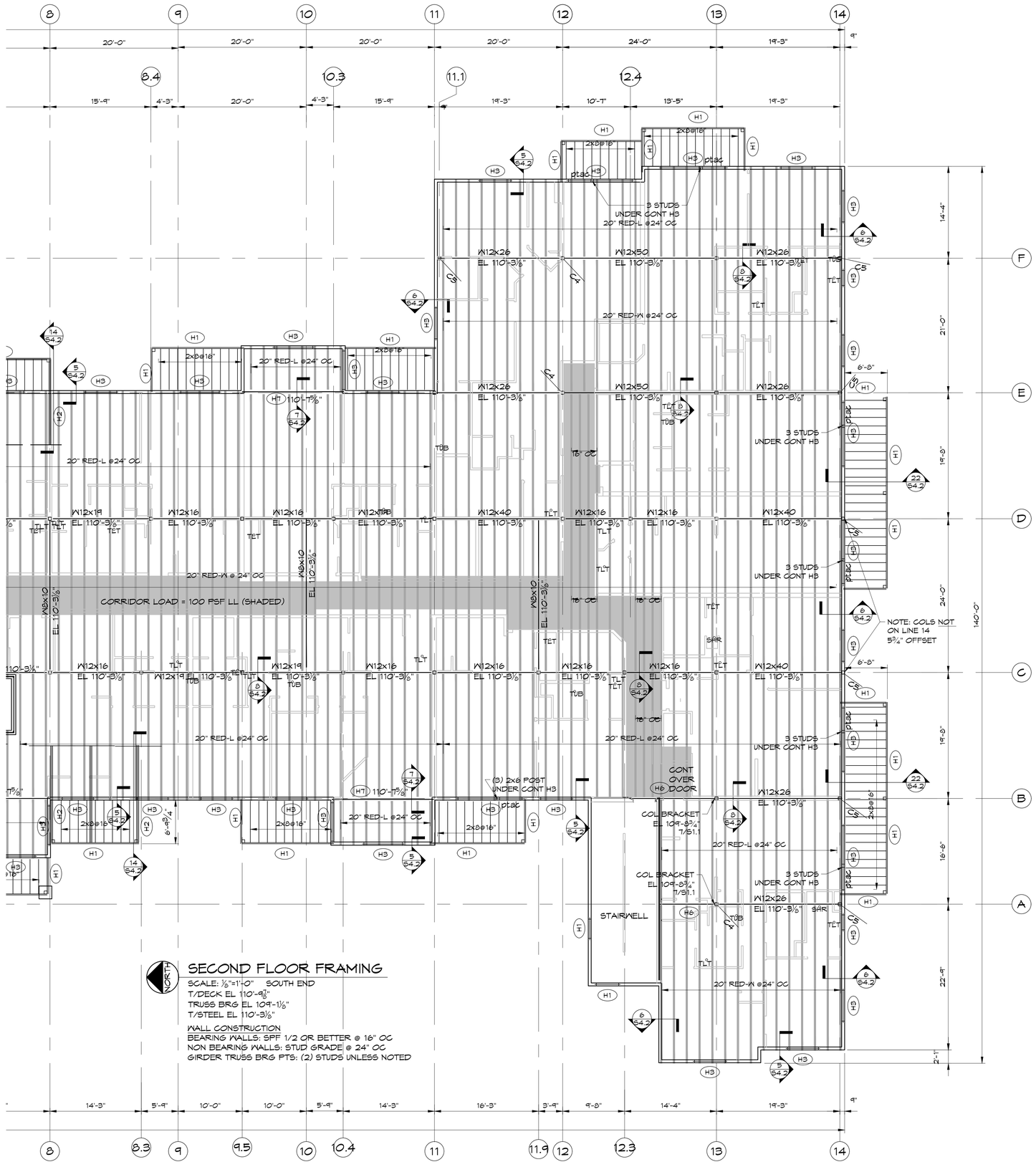
SHEET **S 2.5**



SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0" SOUTH END
T/DECK EL 110'-9⅞"
TRUSS BRG EL 109'-1⅛"
T/STEEL EL 110'-3⅛"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

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SHEET **S 2.6**

LOFT PLAN

SCALE: 1/8"=1'-0" NORTH END
T/DECK EL 121'-7¾"
TRUSS BRG EL 121-5½" (TOP CHORD BRG)
T/STEEL EL 121'-4"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

SEE ROOF PLAN FOR EXTERIOR HEADERS ON THIS LEVEL

T/ELEVATOR PLAN
EL 124'-4½"

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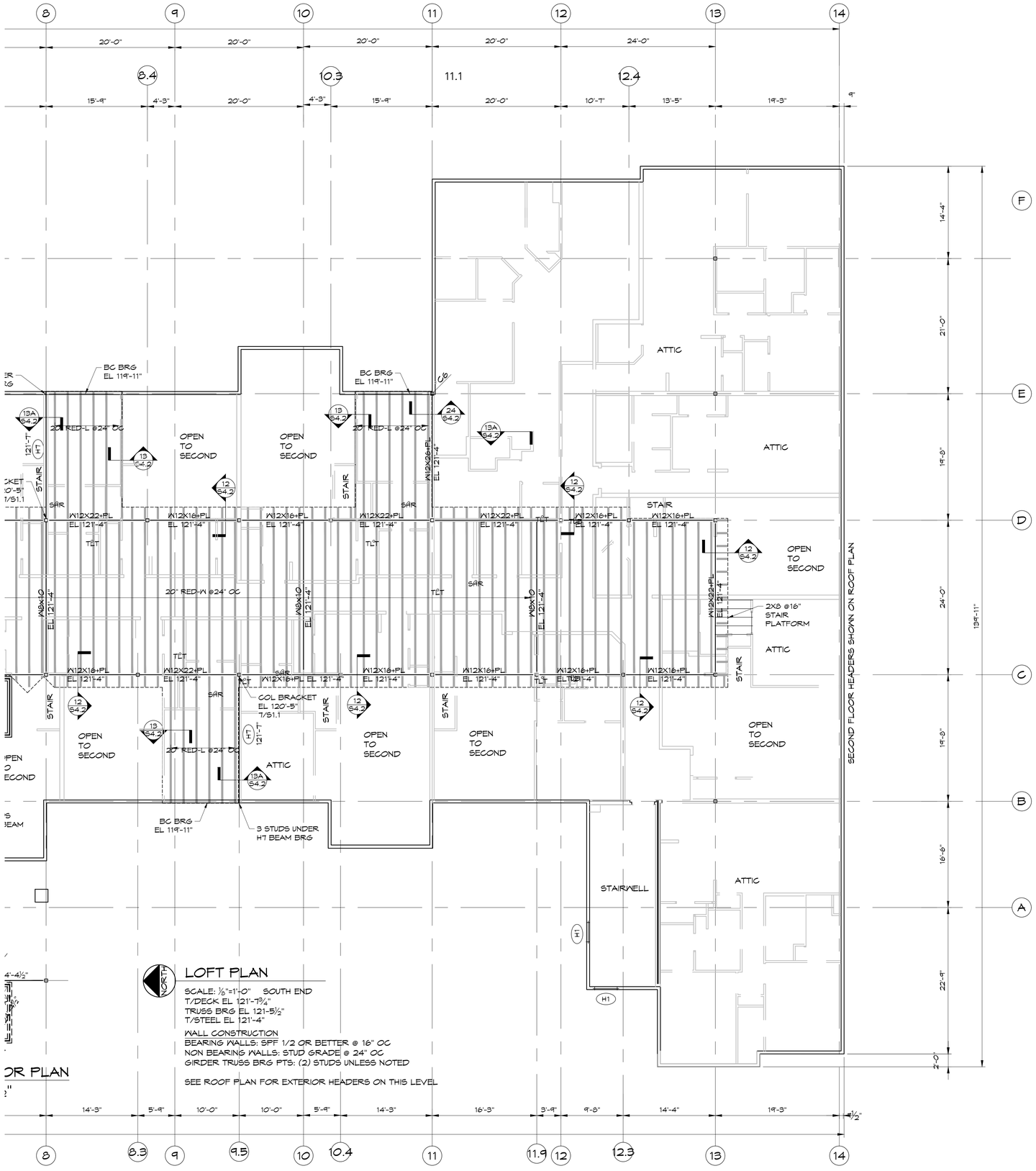
SHEET **S 2.7**



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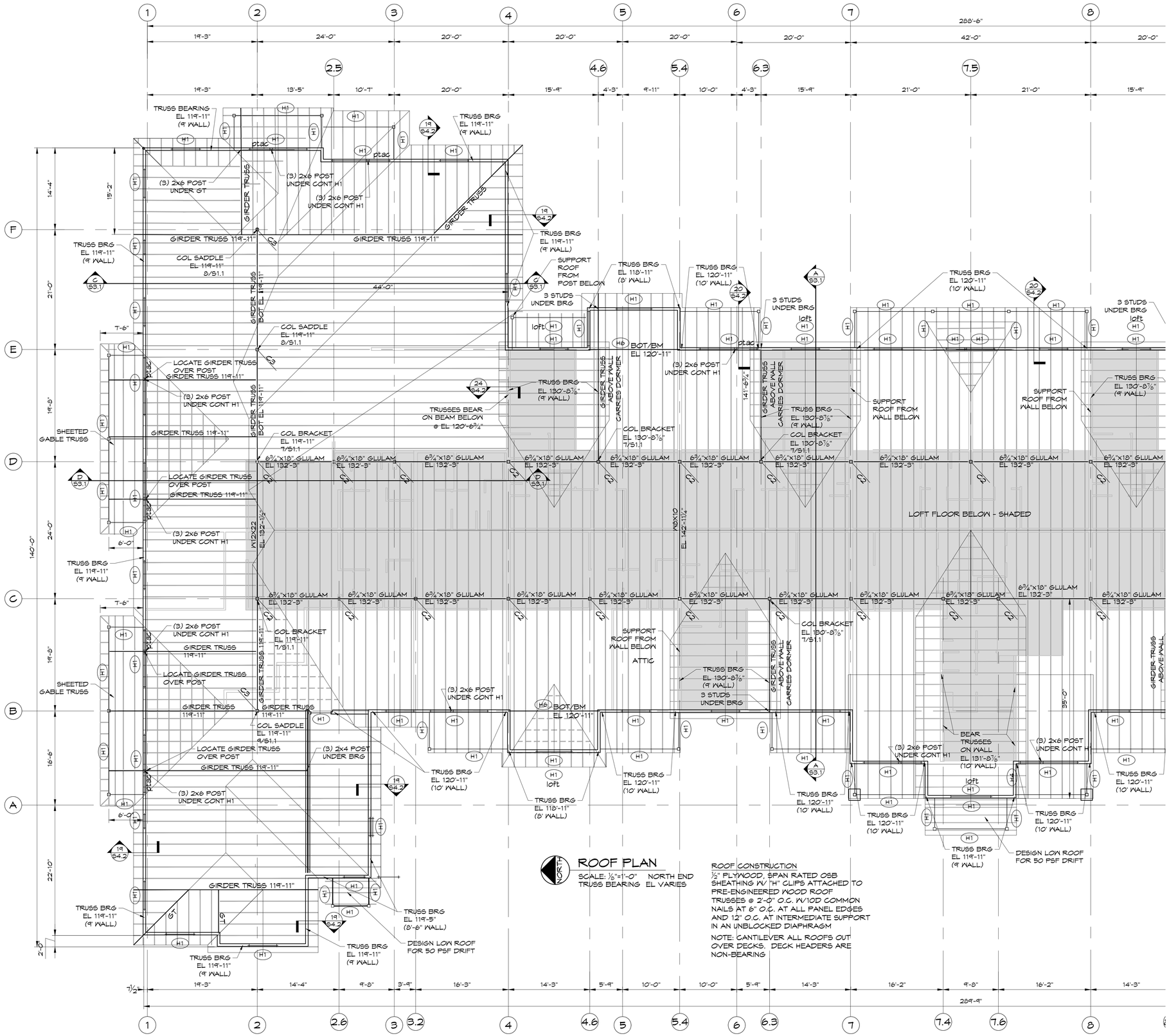
SHEET **S 2.8**



ROOF PLAN

SCALE: ⅛"=1'-0" NORTH END TRUSS BEARING EL VARIES

ROOF CONSTRUCTION

½" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

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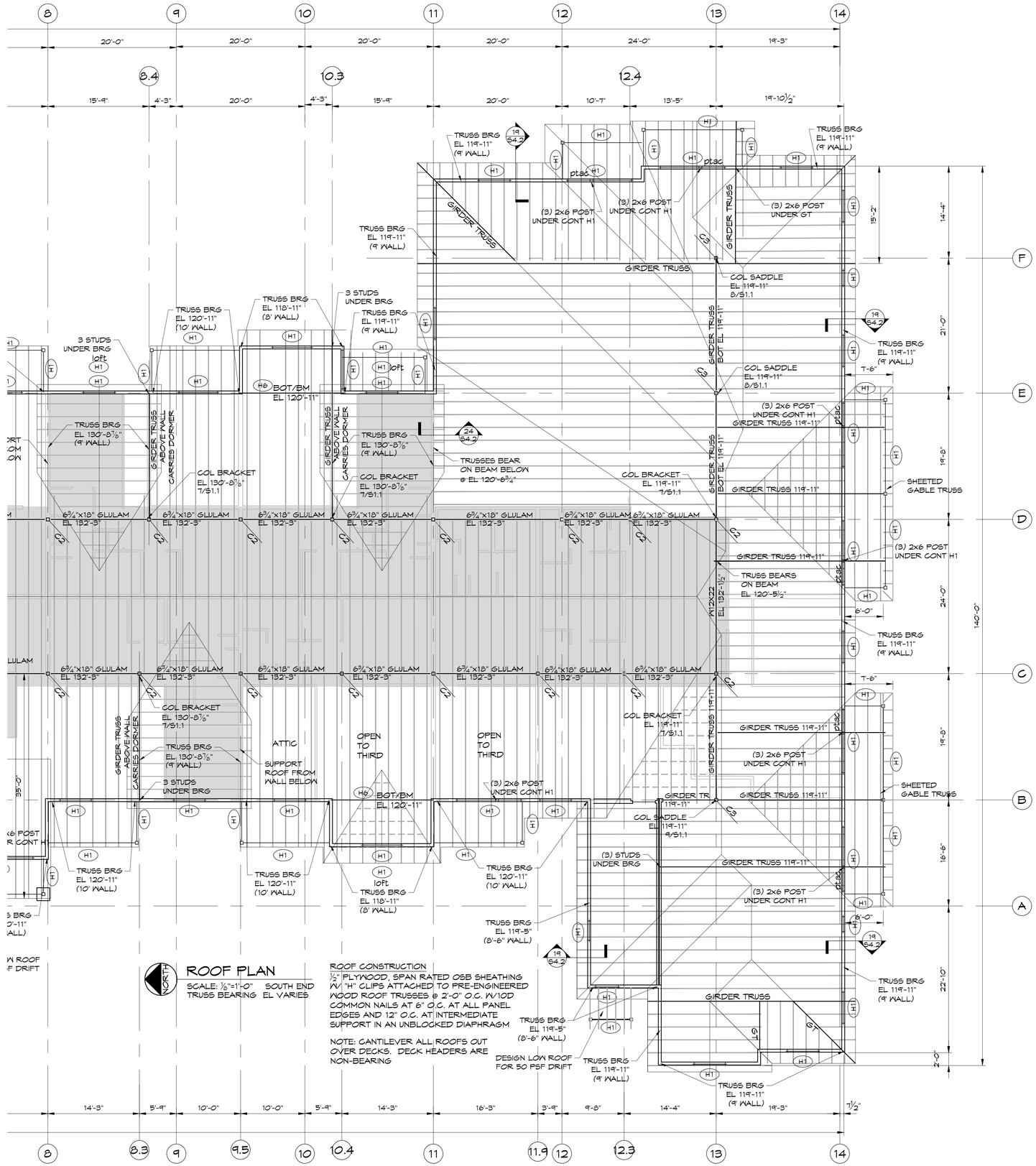
SHEET **S 2.9**



ROOF PLAN

SCALE: ⅛"=1'-0" SOUTH END TRUSS BEARING EL VARIES

ROOF CONSTRUCTION
⅞" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

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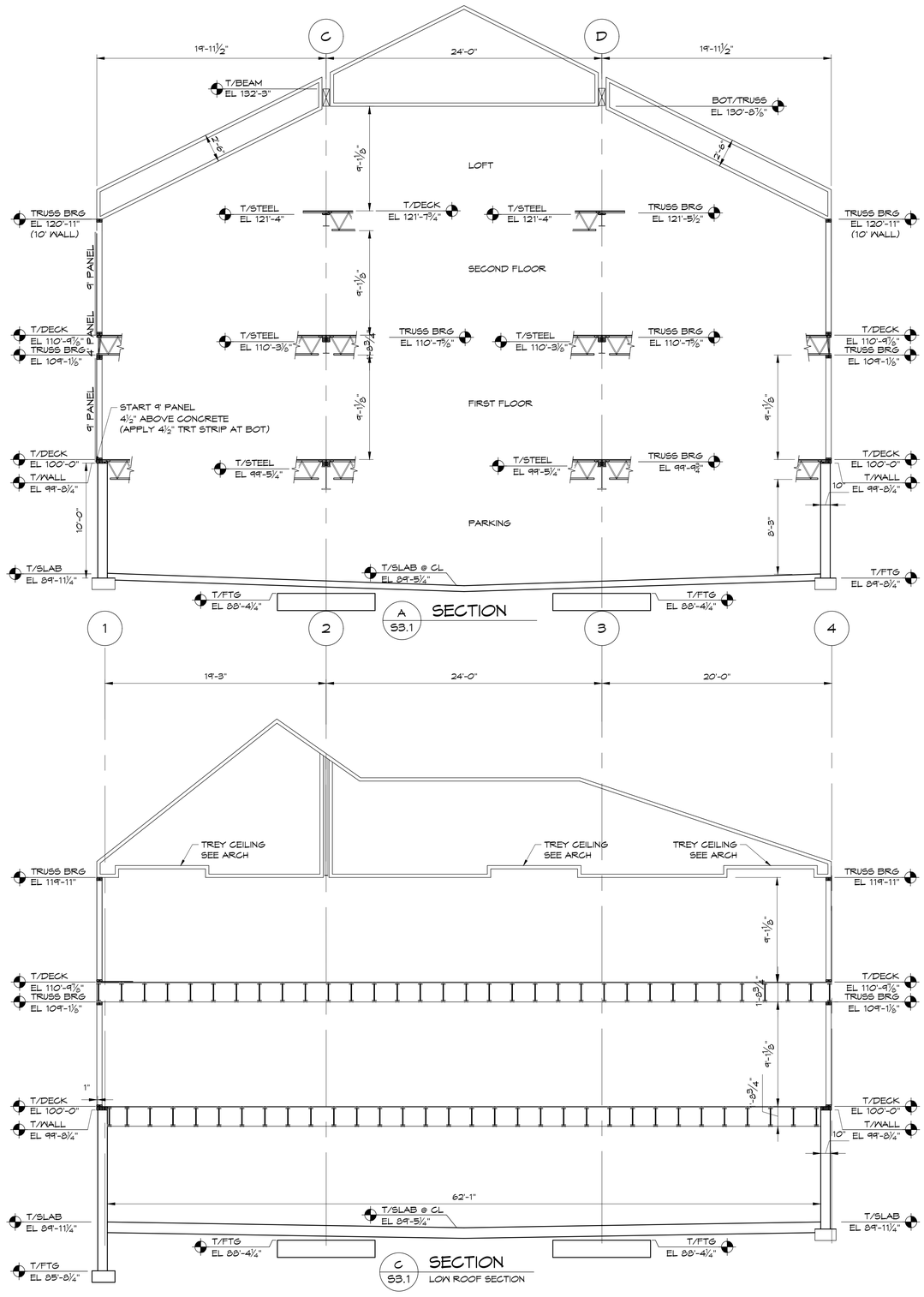
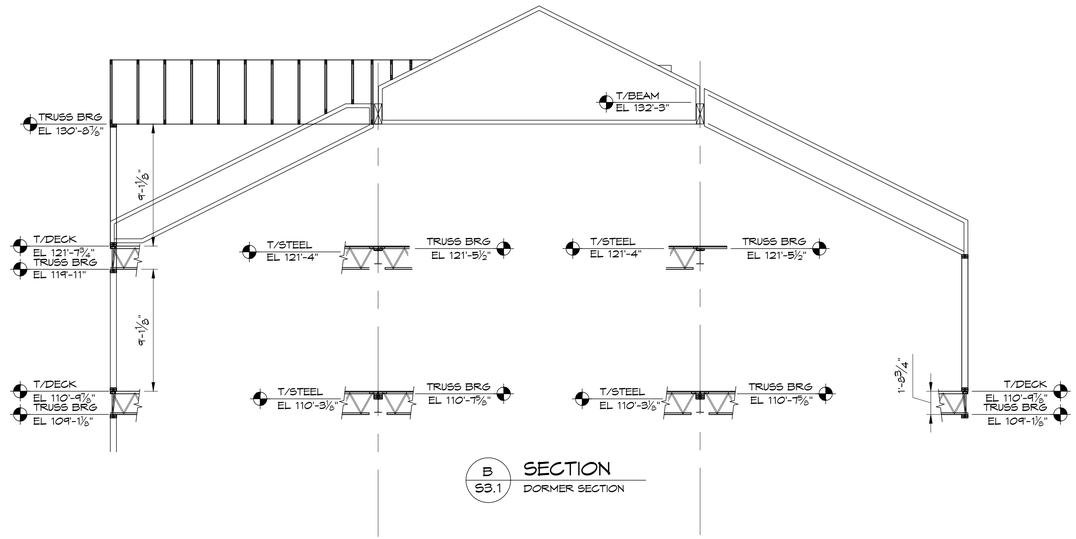
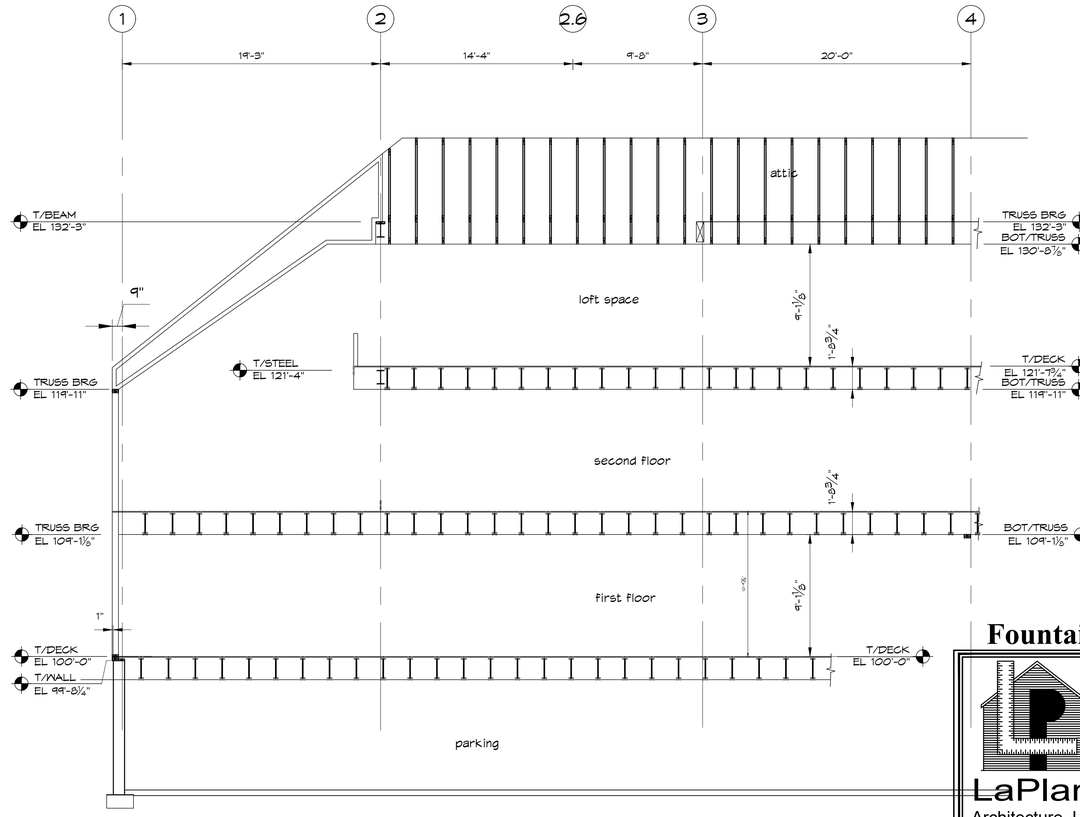
SHEET **S 2.10**





B
S3.1
SECTION
DORMER SECTION



D
S3.1
SECTION
LOFT SECTION

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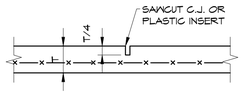
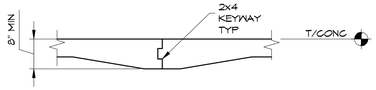
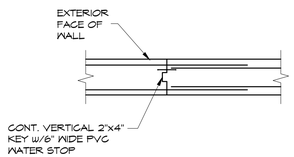
SHEET
S
3.1



1 S4.1 CONTROL JOINT



2 S4.1 CONSTRUCTION JOINT



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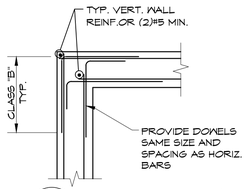

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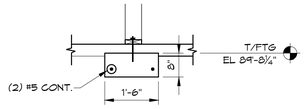

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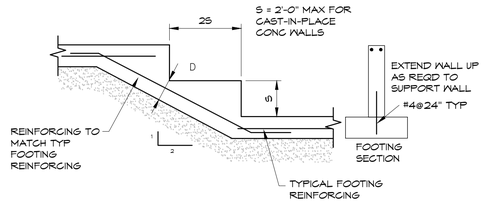

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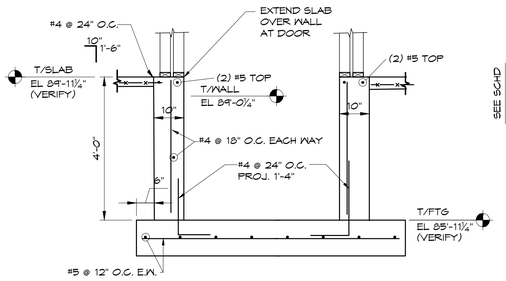

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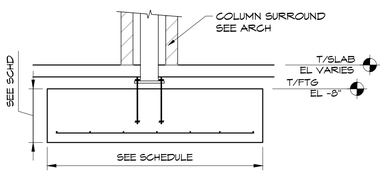
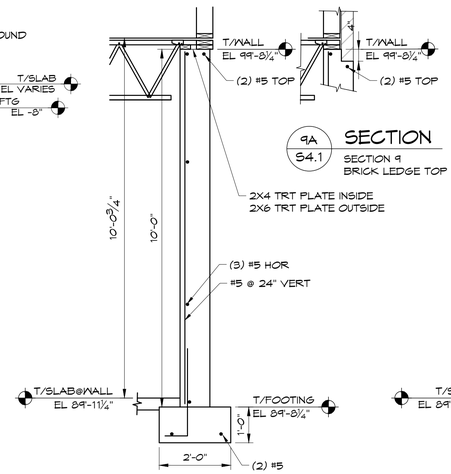
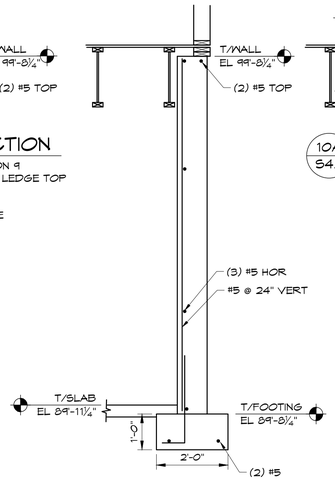


8 S4.1 FOOTING SECTION



9 S4.1 SECTION
TYPICAL GARAGE WALL

9A S4.1 SECTION
SECTION 9
BRICK LEDGE TOP



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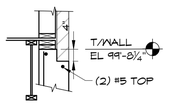

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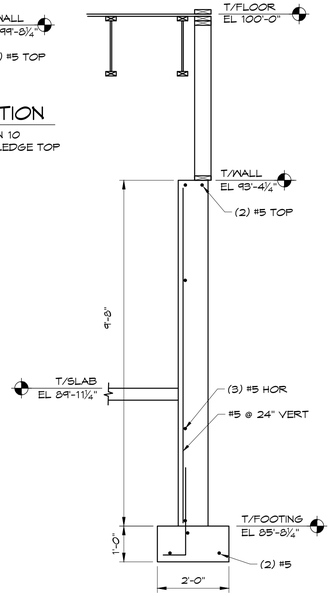
SECTION 10
BRICK LEDGE TOP



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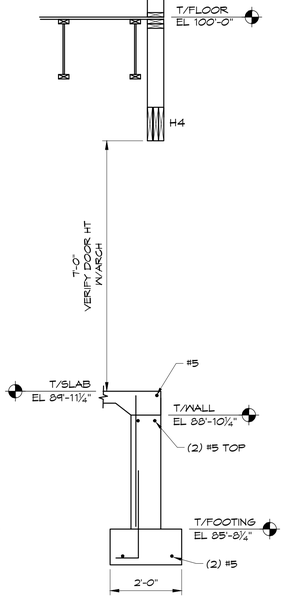

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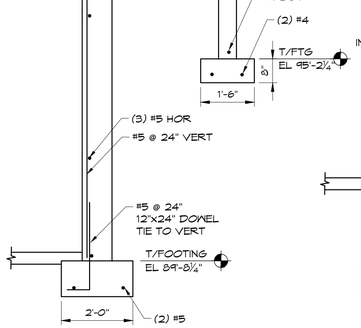

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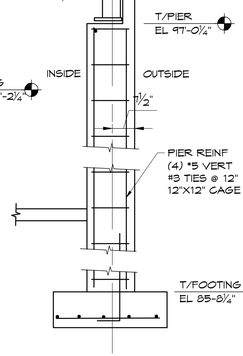
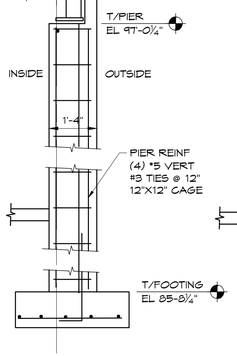
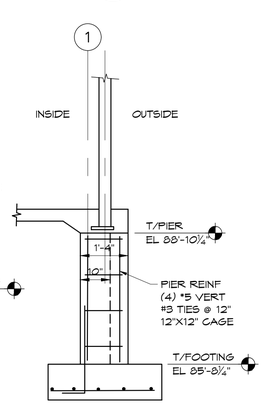


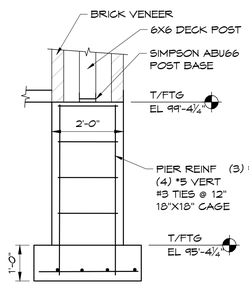
14 S4.1 SECTION
PIER INSIDE
COLUMN 5¾" INSIDE
OF STUD CL



14A S4.1 SECTION
PIER OUTSIDE
COLUMN 5¾" OUTSIDE
OF STUD CL



15 S4.1 SECTION
PIER @ C1, D1



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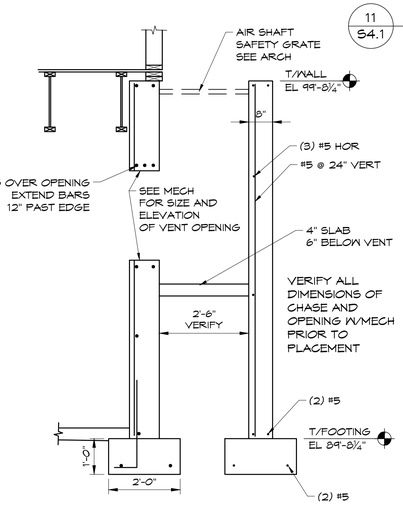

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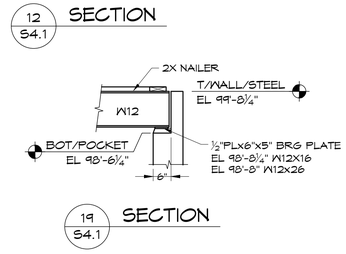

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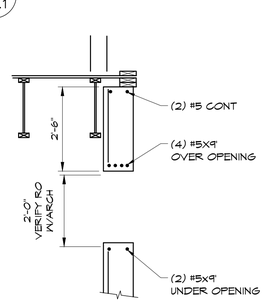

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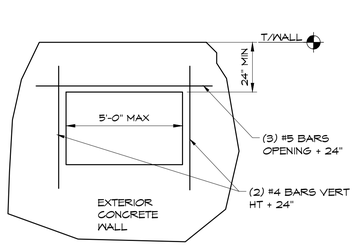
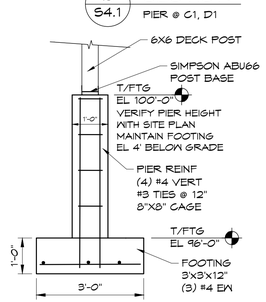


21 S4.1 DETAIL
TYPICAL CHASE
OPENING THRU WALL



22 S4.1 SECTION

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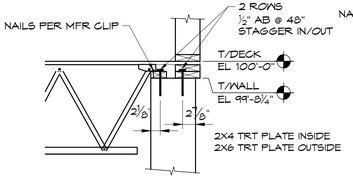
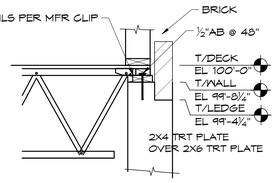
7/14/2016

PROJECT NO.
461466

SHEET
S 4.1



1 S4.2 **SECTION** — TRUSS BRG AT CONC WALL



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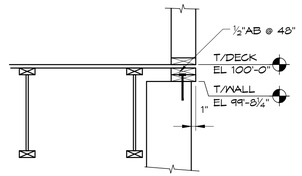

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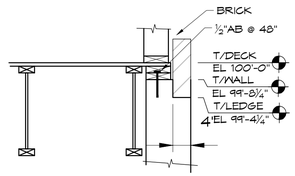

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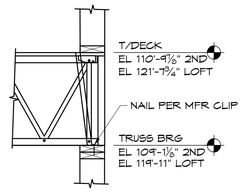

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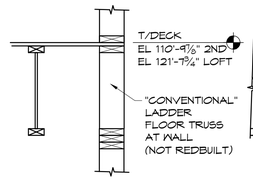

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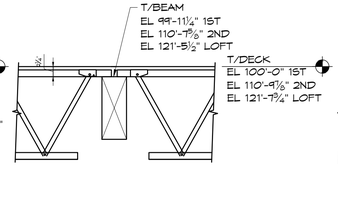
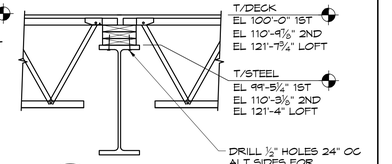
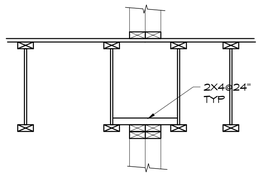


7 S4.2 **SECTION** — INTERIOR WOOD BEAM SUPPORT



8 S4.2 **SECTION** — INTERIOR STEEL BEAM SUPPORT



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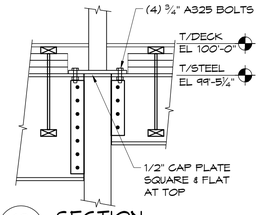

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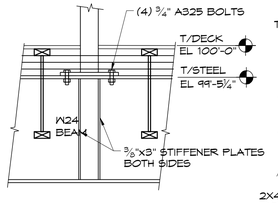
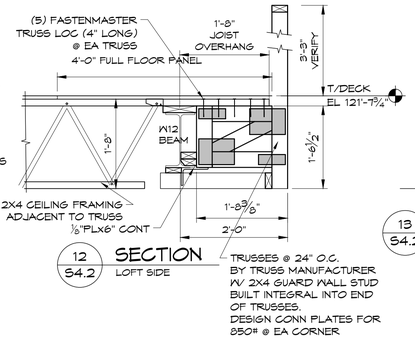
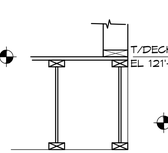


11 S4.2 **SECTION** — COLUMN UP AT FIRST FLOOR



12 S4.2 **SECTION** — LOFT SIDE

TRUSSES @ 24" O.C. BY TRUSS MANUFACTURER W/ 2X4 GUARD WALL STUD BUILT INTEGRAL INTO END OF TRUSSES. DESIGN CONN PLATES FOR 850# @ EA CORNER



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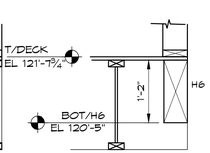

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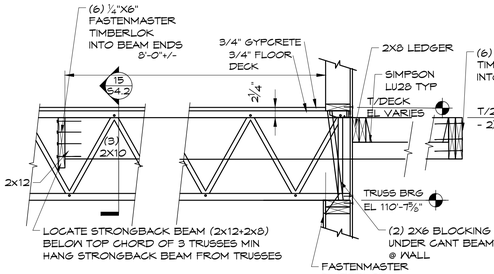
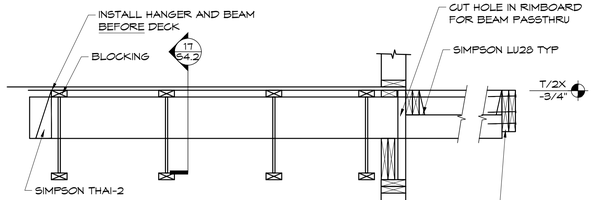
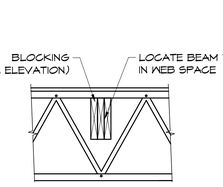


14 S4.2 **SECTION** — CANTILEVER DECK SUPPORTS PARALLEL TO JOISTS

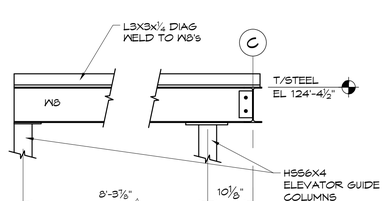
15 S4.2 **SECTION** — CANTILEVER DECK



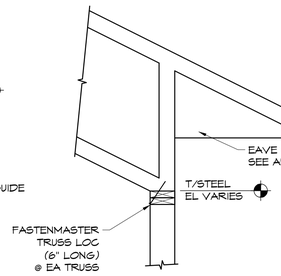
16 S4.2 **SECTION** — CANTILEVER DECK SUPPORTS PERP TO JOISTS



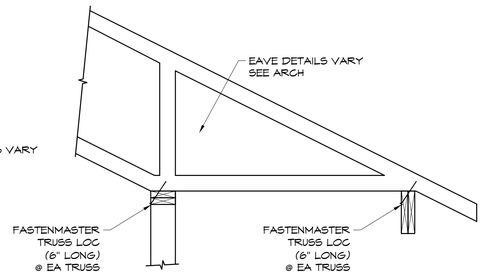
17 S4.2 **SECTION** — CANTILEVER DECK



18 S4.2 **SECTION** — ELEVATOR SUPPORT BEAM



19 S4.2 **SECTION** — ROOF TRUSS AT WALL



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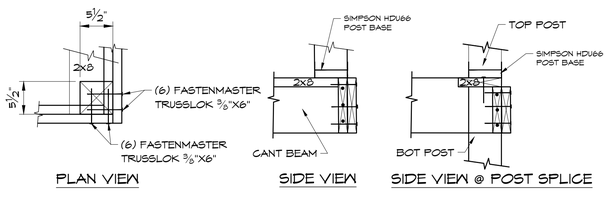
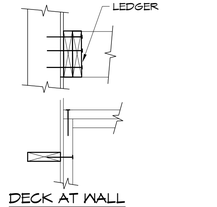
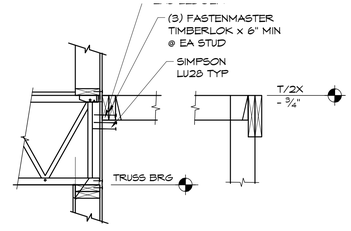
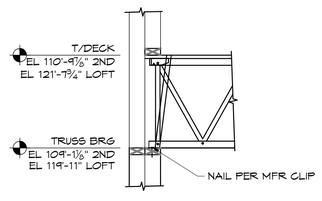


21 S4.2 **DECK/POST CORNER CONNECTIONS**

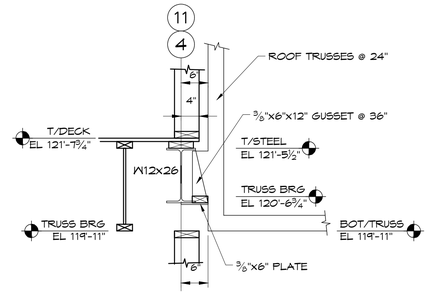




22 S4.2 **SECTION** — TYPICAL "NON-GANTILEVER" DECK



23 S4.2 **SECTION** — TRUSS BRG AT ELEVATOR



24 S4.2 **SECTION** — TRUSS BRG AT COL LINE 4 & 11

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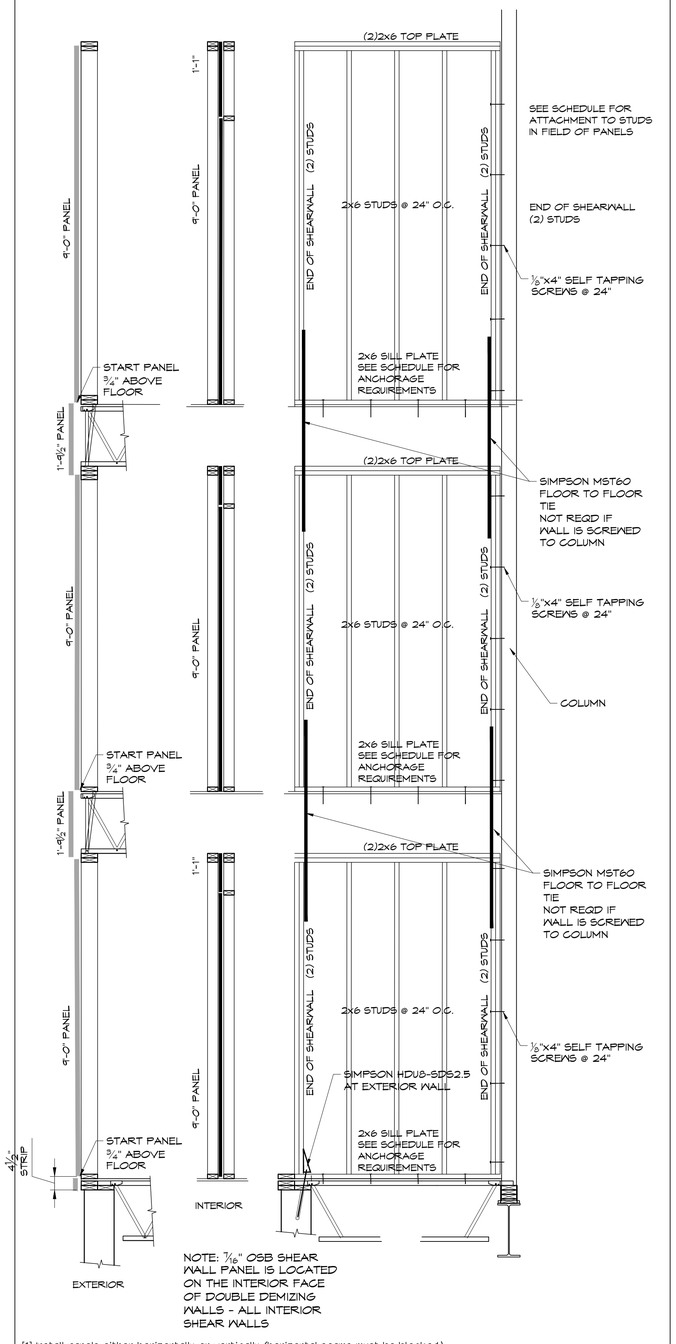
PROJECT NO. 461466
SHEET **S 4.2**

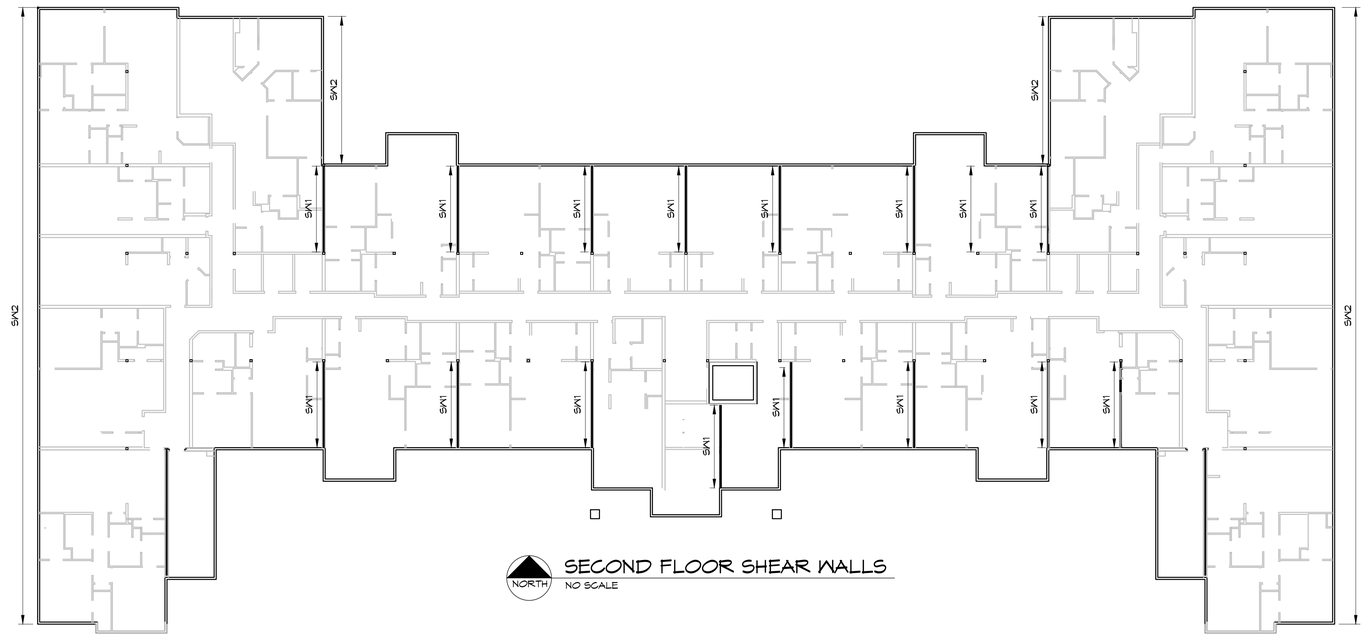
SHEARWALL SCHEDULE

MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	BOTTOM PLATE CONNECTION	TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	½" GYP BOARD 2 SIDES	5d @ 6"/6"	⅛"X3" SCREWS@16" (THRU DECK)	(2)10d @ 24"	200 PLF	LOFT INTERIOR 2ND INTERIOR
SW2	7/16" OSB 1 SIDE	8d 6"/12"	⅛"X3" SCREWS@16" (THRU DECK)	(2)10d @ 24"	300 PLF	EXTERIOR AND 2ND FLOOR INTERIOR

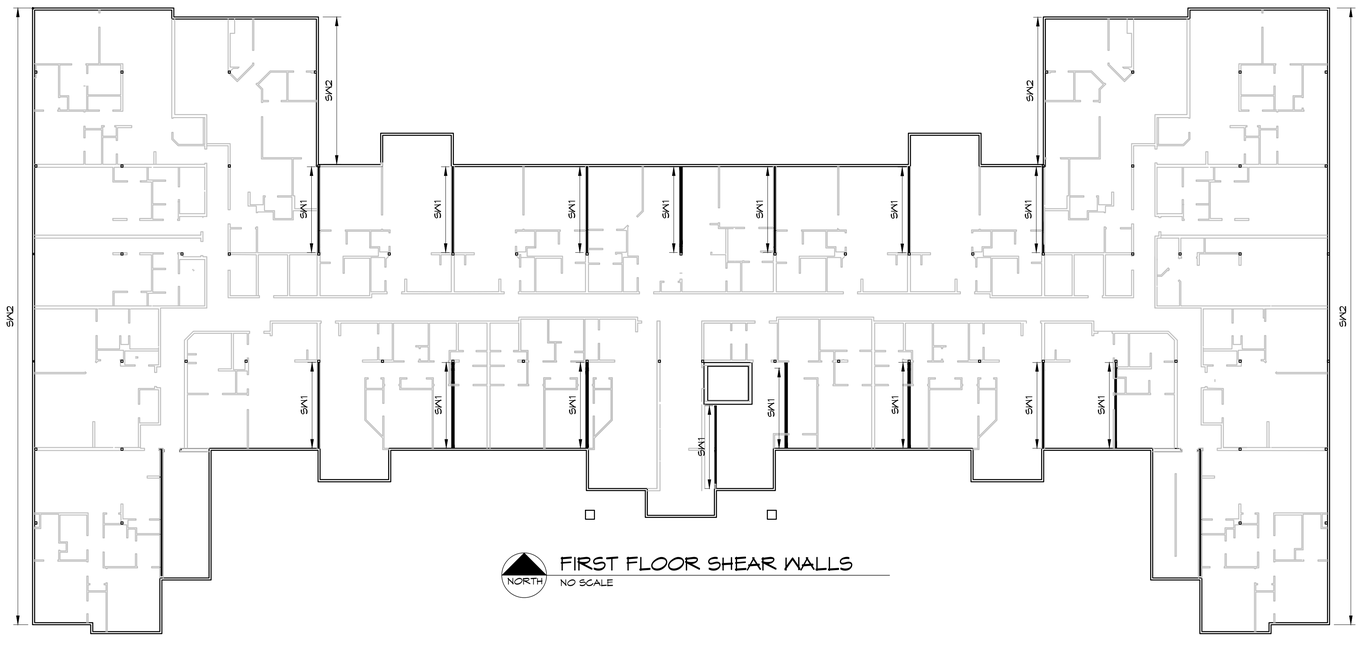


NOTE: 7/16" OSB SHEAR WALL PANEL IS LOCATED ON THE INTERIOR FACE OF DOUBLE DEMIZING WALLS - ALL INTERIOR SHEAR WALLS

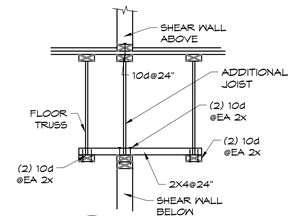
[1] Install panels either horizontally or vertically (horizontal seams must be blocked)
[2] Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
[3] Blocking is required at all panel edges
[4] Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.



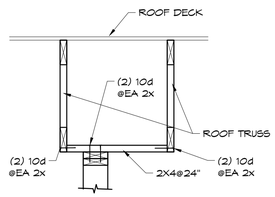
NORTH
SECOND FLOOR SHEAR WALLS
NO SCALE



NORTH
FIRST FLOOR SHEAR WALLS
NO SCALE



1 / S5.1 SECTION
SHEAR WALL AT FLOOR



2 / S5.1 SECTION
SHEAR WALL AT ROOF

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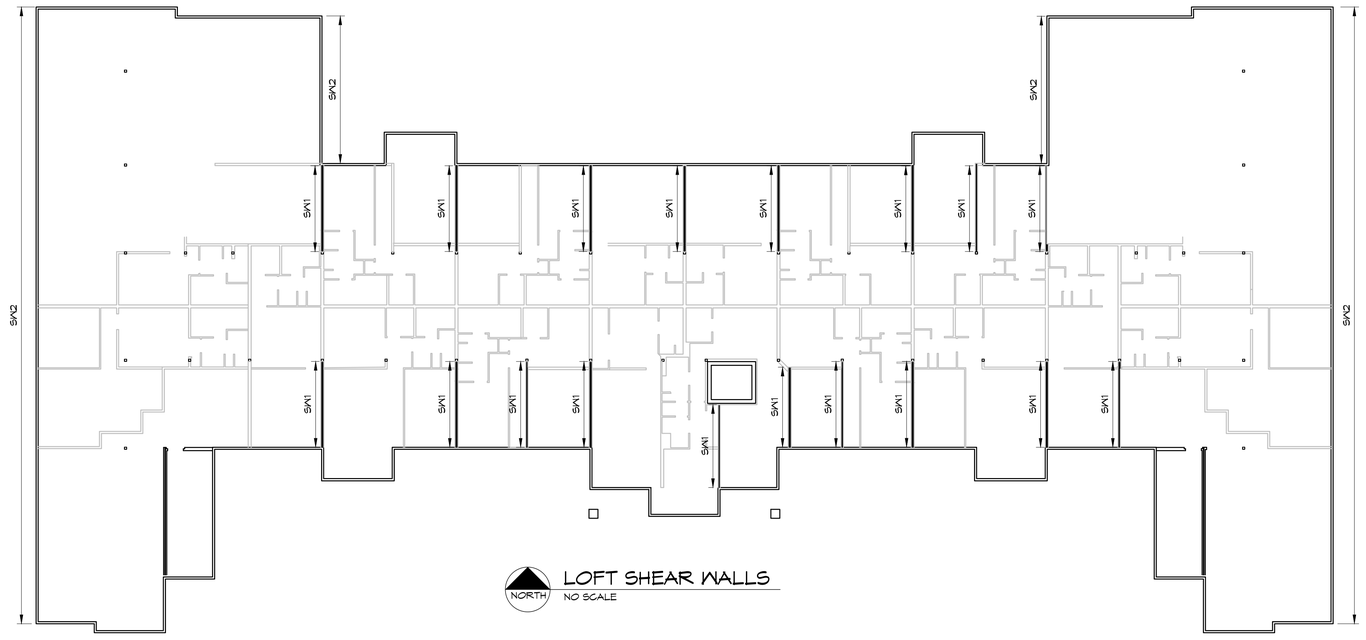

NORTH

LOFT SHEAR WALLS

NO SCALE

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SHEET
S
5.2

Proposed New 8 Unit Town & Coachomes with Attached Garages;

exhibit 3

Lexington Homes

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SPECIAL PROVISIONS	406.1.1	NO MORE THAN 3,000 S.F. OF GARAGE PERMITED WITHOUT 2 HOUR FIREWALL, SEE WISCONSIN BUILDING PRODUCT EVALUATION (201502-0) FOR ALTERNATIVE FIRE PROTECTION
5	ALLOWABLE AREA SPRINKLER INCREASE STREET FRONTAGE INCREASE SPRINKLER INCREASE INCIDENTAL USE	503 504.2 506.2 506.3 508.2.5	TYPE VB, 2 STORIES AND 7,000 S.F. PER FLOOR, 40' HEIGHT 20' HEIGHT AND 3 STORIES INCREASE. NO AREA INCREASE (20' SIDES) (20' FRONT AND BACK) = 12,250 S.F. ALLOWABLE PER FLOOR MAX. NOT APPLICABLE METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	602	VB WOOD FRAME UNPROTECTED ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION CONTINUITY FIRE DOOR RATINGS BATH FANS / EXHAUST FAN FLOOR DRAFTSTOPPING ATTIC DRAFTSTOPPING	707 709 709.4 712 715.4 716 716.6.1 717.3.2 717.4.2	NO FIRE BARRIERS 1 HOUR FIRE PARTITION AT UNIT SEPARATIONS REQUIRED. FIRE PARTITIONS CONTINUOUS TO SECOND FLOOR CEILING (EXCEPTION 5) 1 HOUR HORIZONTAL ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRST FLOOR WALLS BEARING FLOOR ASSEMBLY NOT REQUIRED TO BE RATED PER EXCEPTION 712.4 EXCEPTION 2 FIRE PARTITION - DOORS IN GARAGE WALLS - 1/3 HOUR REQ. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX FOR BOTH BATH FAN AND DRYER VENT. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 716.6.1 (EXCEPTION) DRAFTSTOPPING USED, SUBDIVIDE INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING USED, SUBDIVIDE ATTIC TO 3,000 S.F. MAX. OR EVERY 2 DWELLING UNITS
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION SMOKE DETECTION	903.3.1.2 907.2.11.3	NFPA 13R SPRINKLER SYSTEM REQ. INTERCONNECTED SMOKE DETECTORS / ALARMS REQ.
10	OCCUPANT LOAD COMMON PATH OF TRAVEL EMERGENCY ESCAPE OPENINGS	1004.1 1014.3 1029	SECOND FLOOR OCCUPANT LOAD IS PER UNIT, 36" WIDE COORIDOR MINIMUM REQ. 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR UNIT TO TWO DIRECTIONS OF TRAVEL (EXCEPTION 4, SPRINKLERED NFPA 13R) WINDOWS AS SECOND WAY OUT OF BUILDING IN EMERGENCY FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND FLOOR WINDOW OPENINGS 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH 44" FROM FLOOR
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF ALL TYPE B UNITS AND ALL FIRST FLOOR & UNIT DOORS AND PATIO DOORS GROUP R-2, 2% BUT NOT LESS THAN 1 ALL FIRST FLOOR UNITS ARE TYPE "B" UNITS MINIMUM OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

CONDITIONALLY APPROVED
DEPT OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES
SEE CORRESPONDENCE
JUL 19 2016
2716946

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
P3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
	ELEVATION REFERENCE	4	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X / A.X.Y	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	5	ACCESSIBILITY PLAN NOTE
		H-##	SCHEDULED NOTE LIKE STRUCTURAL HEADER

SYMBOL	ITEM	ITEM DESCRIPTION
S	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)

NOTES;
1. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
2. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.

INDEX TO DRAWINGS

TI	TITLE SHEET
C 3	OVERALL SITE PLAN AND KEY
C 6	SITE 3 DETAILED PLAN AND KEY
C 7	SITE 4 DETAILED PLAN AND KEY
C 8	SITE 5 DETAILED PLAN AND KEY
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A2.0	COMPOSITE FLOOR PLANS, SAFETY PLANS
A2.2	ACCESSIBILITY NOTES AND DETAILS, PLAN NOTES, SCHEDULES
A3.1.1	FIRST FLOOR PLAN, PARTITION TYPES
A3.2	SECOND FLOOR PLAN, NOTES
A3.3	ROOF PLAN
A4.1	BUILDING SECTION, STAIR DETAIL, FRAMING DETAILS
A4.2	DETAILS, THERMAL ENVELOPE
A4.3	BUILDING SECTIONS AND DETAILS
S1.1	STRUCTURAL GENERAL NOTES, HEADER SCHEDULE
S2.1	FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN AND DETAIL
S2.3	ROOF TRUSS FRAMING PLANS
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S3.2	FRAMING DETAILS
S4.1	SHEAR WALL DETAILS AND PLANS

8 UNIT BUILDING AREA DATA

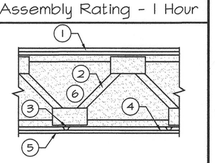
UNIT NUMBER	S.F. FIRST FLOOR	S.F. SECOND FLOOR	TOTAL UNIT SQUARE FEET	NOTES
1	30	1,174	1,204	MULTIPLE FLOOR UNIT
2	804	892	1,696	TYPE "B" ACCESSIBLE
3	937	0	937	TYPE "B" ACCESSIBLE
4	40	1,523	1,563	MULTIPLE FLOOR UNIT
5	40	1,523	1,563	MULTIPLE FLOOR UNIT
6	937	0	937	TYPE "B" ACCESSIBLE
7	804	892	1,696	TYPE "B" ACCESSIBLE
8	30	1,174	1,204	MULTIPLE FLOOR UNIT
OTHER	140	29	169	
TOTAL	3,762	7,207	10,969	

TOTAL WITHIN DWELLING UNITS FIRST FLOOR	3,622 + 120 MECHANICAL + 20 WALL SPACE
FIRST FLOOR TOTAL	6,968
SECOND FLOOR TOTAL	7,207
TOTAL OF 8 UNIT BUILDING	14,175

TYPE "A"ACCESSIBLE UNITS ARE IN BUILDINGS 1, 2, 3 9 ACCESSIBLE UNITS IN A SITE OF 227

1 U.L. Design ~~No.~~ Unrestrained Assembly Rating - 1 Hour

(1) FLOOR SYSTEM 2, MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.
(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.
(3) FURRING CHANNELS - 3/4" DEEP BY 2 5/8" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING)
(3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE No. 8 x 2 1/2" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.
(4) PROPRIETARY TYPE "C" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.
(5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.
(6) OPTIONAL INSULATION SYSTEM USED. BIB OR BATT INSULATION MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.



2 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1,m	2" x 4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"

5/8" TYPE "X" GYP BOARD EACH SIDE
2x4 WOOD JOISTS @ 24" O.C., MAX.

3 IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING

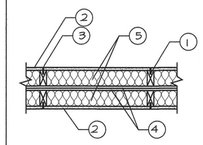
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "S" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"

3/4" T&G FLOOR SHEATHING
2x WOOD JOISTS @ 24" O.C.
5/8" TYPE "X" GYP BOARD BASE LAYER
5/8" TYPE "X" GYP BOARD FACE LAYER

4 UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 (2) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-1/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND. 4 SHEATHING (OPTION USED)- SEPTUM SHEATHED w/ 1/2 IN. THICK MINERAL AND FIBER BOARD AND 3/8" TYPE X GYPSUM 5 BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.



5 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH 3/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R14 FIBERGLASS INSULATION.	---	---	---	6 1/2"

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

SPRINKLER FIRE SUPPRESSION NOTES;

1. TREY CEILINGS UNDER 100 CUBIC FEET AND LESS THAN 12" DEEP DO NOT REQUIRE COVERAGE.
2. GARAGE DOOR THAT IS ATTACHED TO THE INDIVIDUAL DWELLING UNIT IS NOT AN OBSTRUCTION, THE OPENER MAY BE.
3. 2'-0" EAVE ALLOWABLE WITH 13R COVERAGE.
4. FIRE ACCESS PER CHAPTER 13.
5.

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STATE OF WISCONSIN
7/14/2016

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8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

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Buildings 5, 7, 10

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE
SCALE: 3/16" = 1'-0"

RIGHT SIDE
SCALE: 3/16" = 1'-0"

DRIVE ELEVATION
SCALE: 3/16" = 1'-0"

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

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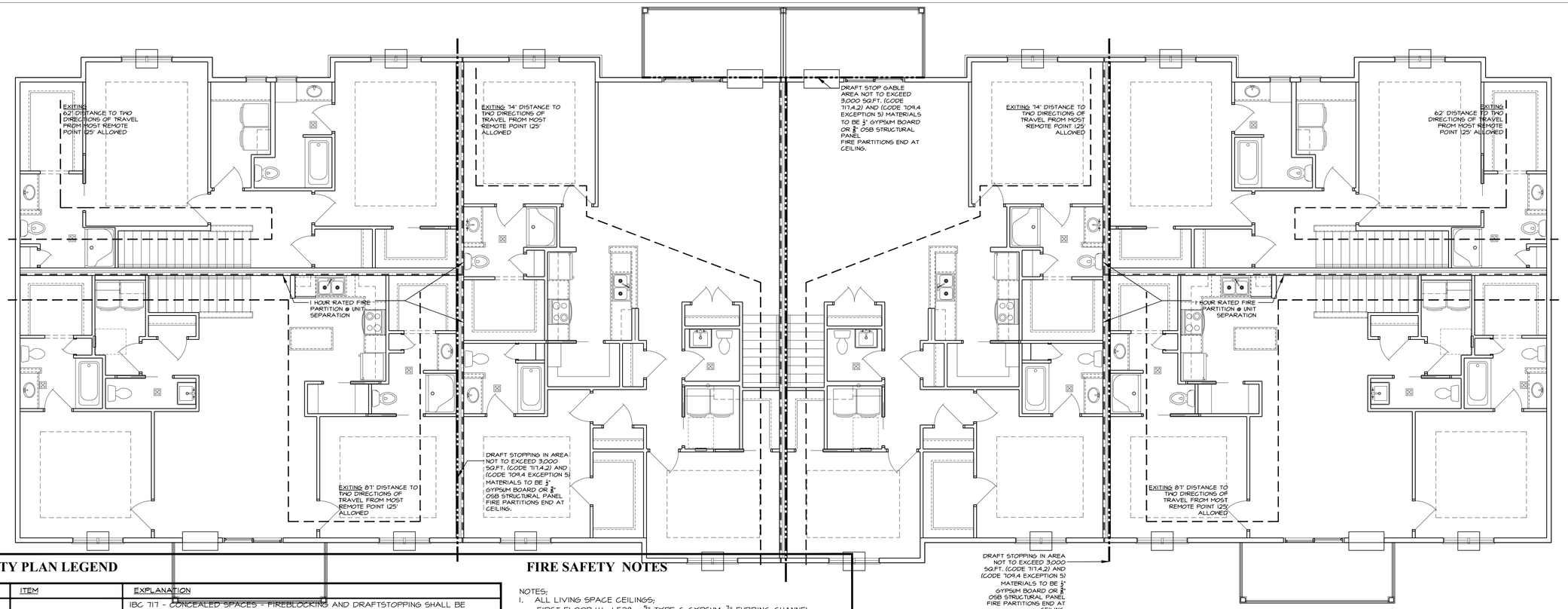


FLOOR PLANS

SCALE: 3/16" = 1'-0"

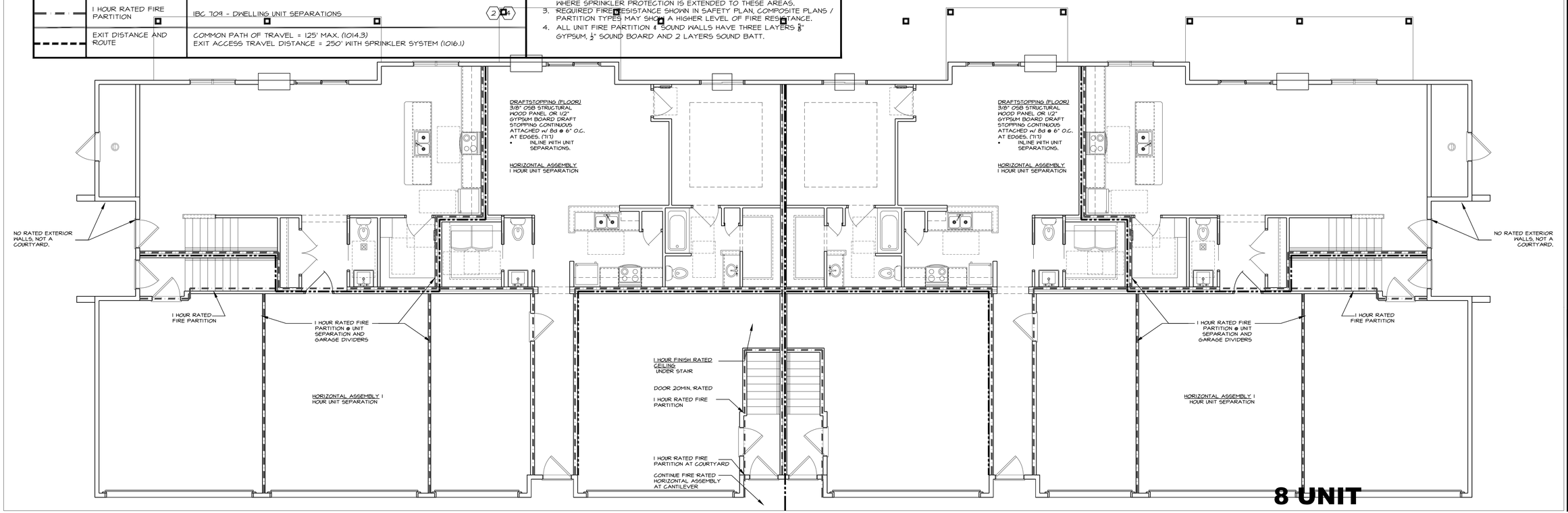
SAFETY PLAN LEGEND

SYMBOL	ITEM	EXPLANATION
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)

FIRE SAFETY NOTES

NOTES;

1. ALL LIVING SPACE CEILINGS;
   FIRST FLOOR U.L. L528 - ⅝" TYPE C GYPSUM, ¾" FURRING CHANNEL FRICTION FIT INTO CLIPS.
   SECOND FLOOR - 709.4 (EXCEPTION 5) ONE LAYER ⅝" TYPE X GYPSUM ALL OTHER NON-LIVING SPACE CEILING ON THE FIRST FLOOR (GARAGE AND MECHANICAL) 2 LAYERS TYPE X GYPSUM WITH NO CLIPS OR CHANNELS.
   ALL SECOND FLOOR SURFACE WITH 2" GYPCRETE TOPPING
2. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
3. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.
4. ALL UNIT FIRE PARTITION & SOUND WALLS HAVE THREE LAYERS ⅝" GYPSUM, ½" SOUND BOARD AND 2 LAYERS SOUND BATT.



8 UNIT

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

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PROJECT NO. 461466

SHEET **A 2.1**

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED FLOOR CEILING ASSEMBLY
2. 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.
3. 1 HOUR FINISH RATED CEILING, SEEMS OVERLAPPED EACH WAY DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL FROM THE INSIDE ONLY.
6. 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.
7. ATTIC INSULATION R44 MIN.
8. INSULATION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL. REINFORCED POLY.
9. INSULATION IN FLOOR/CEILING 3" SOUND BATT.
10. NO ATTIC INSULATION
11. 18" MICROWAVE COUNTER.
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. FURRED WALL
14. PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.
15. INTERIOR BEARING WALL, FRAME AT 16" O.C.
16. DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
17. ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.
18. 2X6 INTERIOR WALL
19. 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
20. SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.
21. RATED EXTERIOR WALLS, SHARED COURTYARD.
22. 2x6x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
23. 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
24. ATTIC SCUTTLE PANEL, SEE 1/A4.2
25. DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.
26. POCKET DOOR FRAME EXTENDS INTO WALL
27. DROPPED 9" WIDE SOFFIT, PLASTER AND PAINT.
28. 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
29. not used
30. 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.
31. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DWELLING ELECTRICAL / MECHANICAL NOTES

A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.

B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.

C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)

D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.

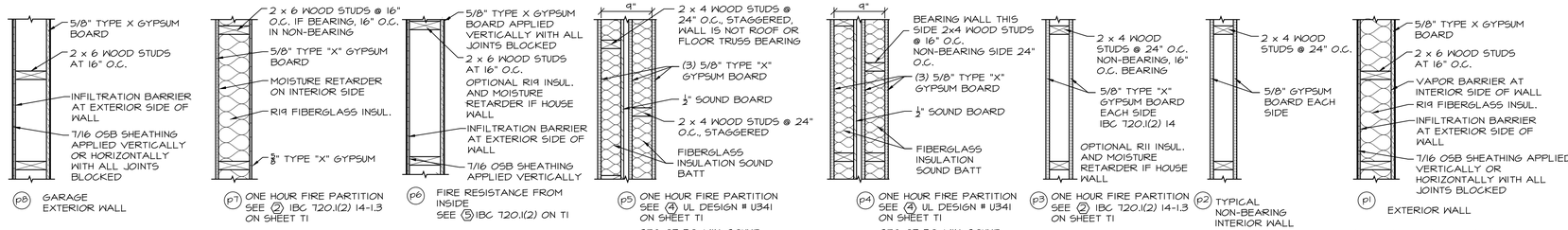
E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.

F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

DWELLING GENERAL NOTES

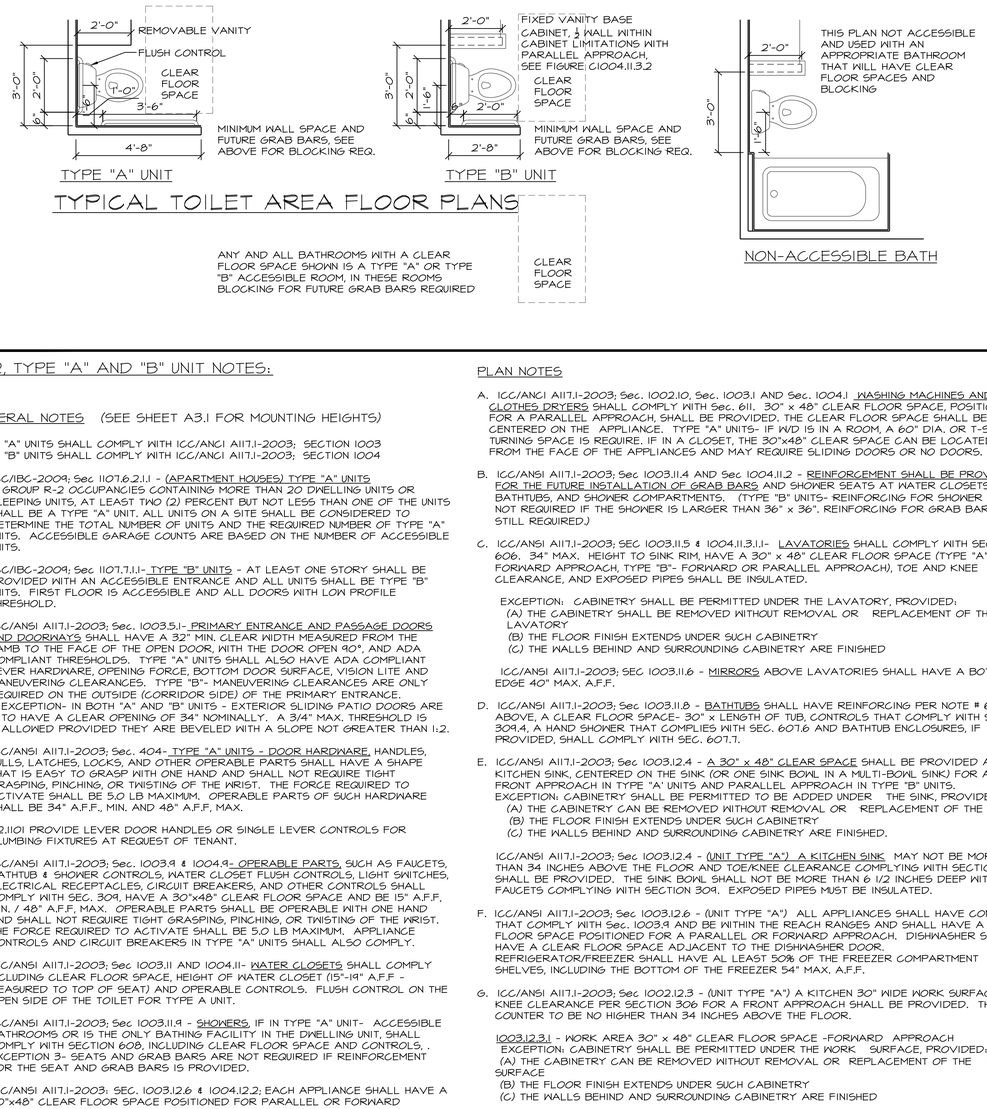
1. ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS.
2. ALL FIRST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT THRESHOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7)
3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9' HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)



PARTITION TYPES

SCALE: 1" = 1'-0"



WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1 3/4" x 11 7/8"	2	LVL	2	2
H6	5 1/2"X14"	1	GLULAM	3	2
H7	1 3/4" x 9 1/4""	1	LVL	1	2
H8	5 1/2"X24"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS	DESIGN BY TRUSS SUPPLIER	

ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYPT = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

R-2, TYPE "A" AND "B" UNIT NOTES:

GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1004

1. ICC/IBC-2009; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.
2. ICC/IBC-2009; Sec 1107.7.1.1- TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.
3. ICC/ANSI A117.1-2003; Sec. 1003.5.1- PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B"- MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE.
   EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

   ICC/ANSI A117.1-2003; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

   62.1101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.
4. ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9- OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.
5. ICC/ANSI A117.1-2003; Sec 1003.11 AND 1004.11- WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE A UNIT.
6. ICC/ANSI A117.1-2003; Sec 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS, . EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.
7. ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

PLAN NOTES

A. ICC/ANCI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH Sec. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF WD IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

B. ICC/ANSI A117.1-2003; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.)

C. ICC/ANSI A117.1-2003; SEC 1003.11.5 & 1004.11.3.1.1- LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED;
   (A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

   ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

D. ICC/ANSI A117.1-2003; Sec 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE- 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.1.

E. ICC/ANSI A117.1-2003; Sec 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS.
   EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

   ICC/ANSI A117.1-2003; Sec 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.

F. ICC/ANSI A117.1-2003; Sec 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH Sec. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AL LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.

G. ICC/ANSI A117.1-2003; Sec 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

   1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE -FORWARD APPROACH
   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

H. ICC/ANSI 117.1-2003; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.

J. CRITICAL ACCESSIBLE DIMENSION

K. AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

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8 Unit Fountain Ridge

Attached Garage Townhomes

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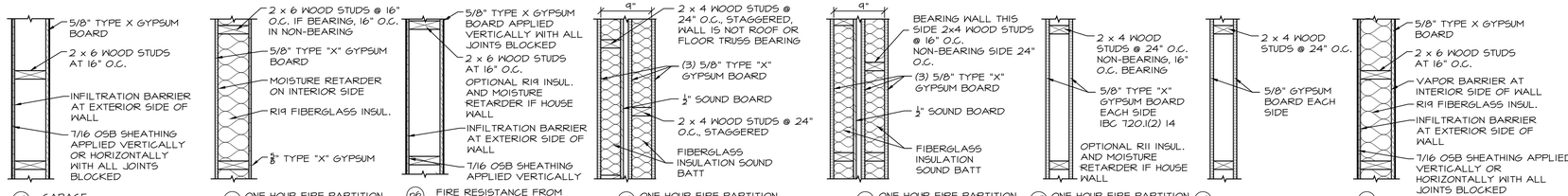
SHEET **A 2.2**

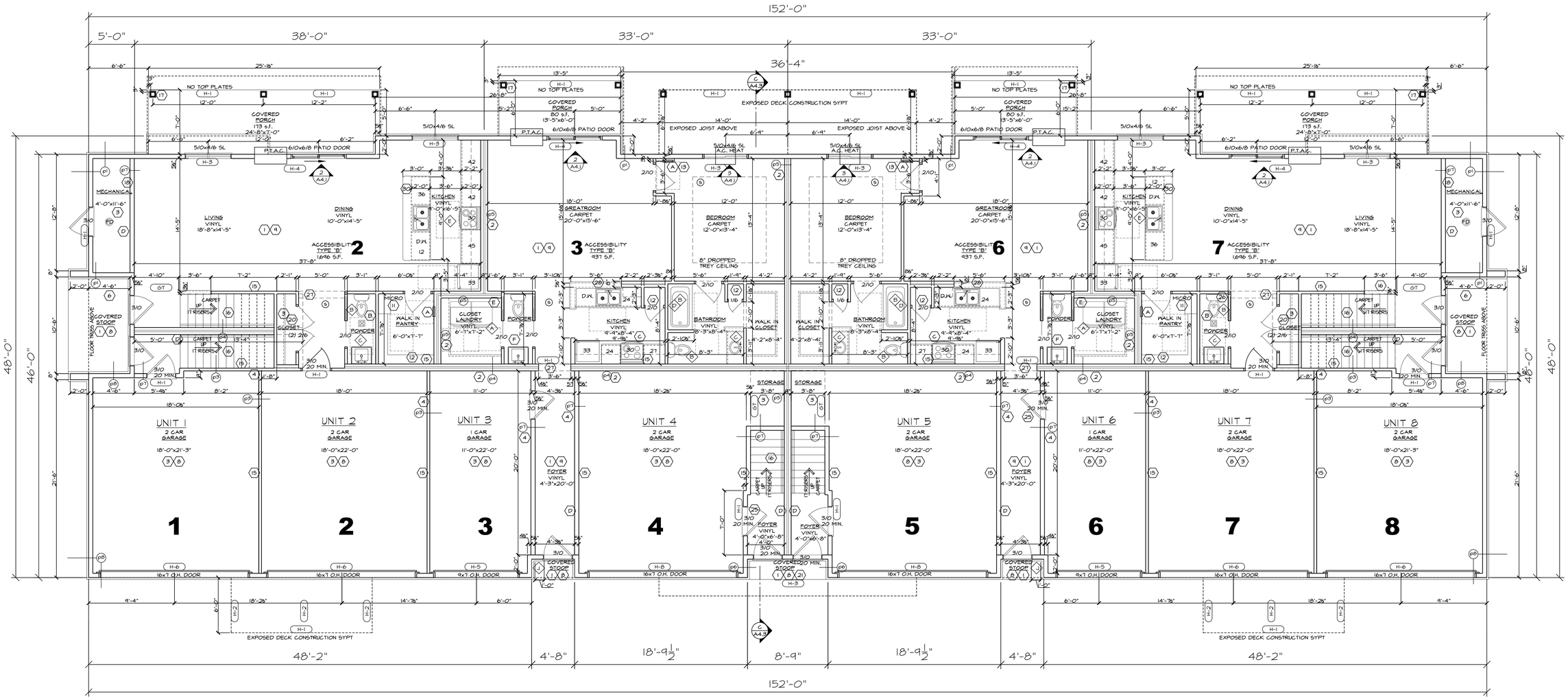


PARTITION TYPES

SCALE: 1" = 1'-0"

FIRST FLOOR

SCALE: 3/16" = 1'-0"



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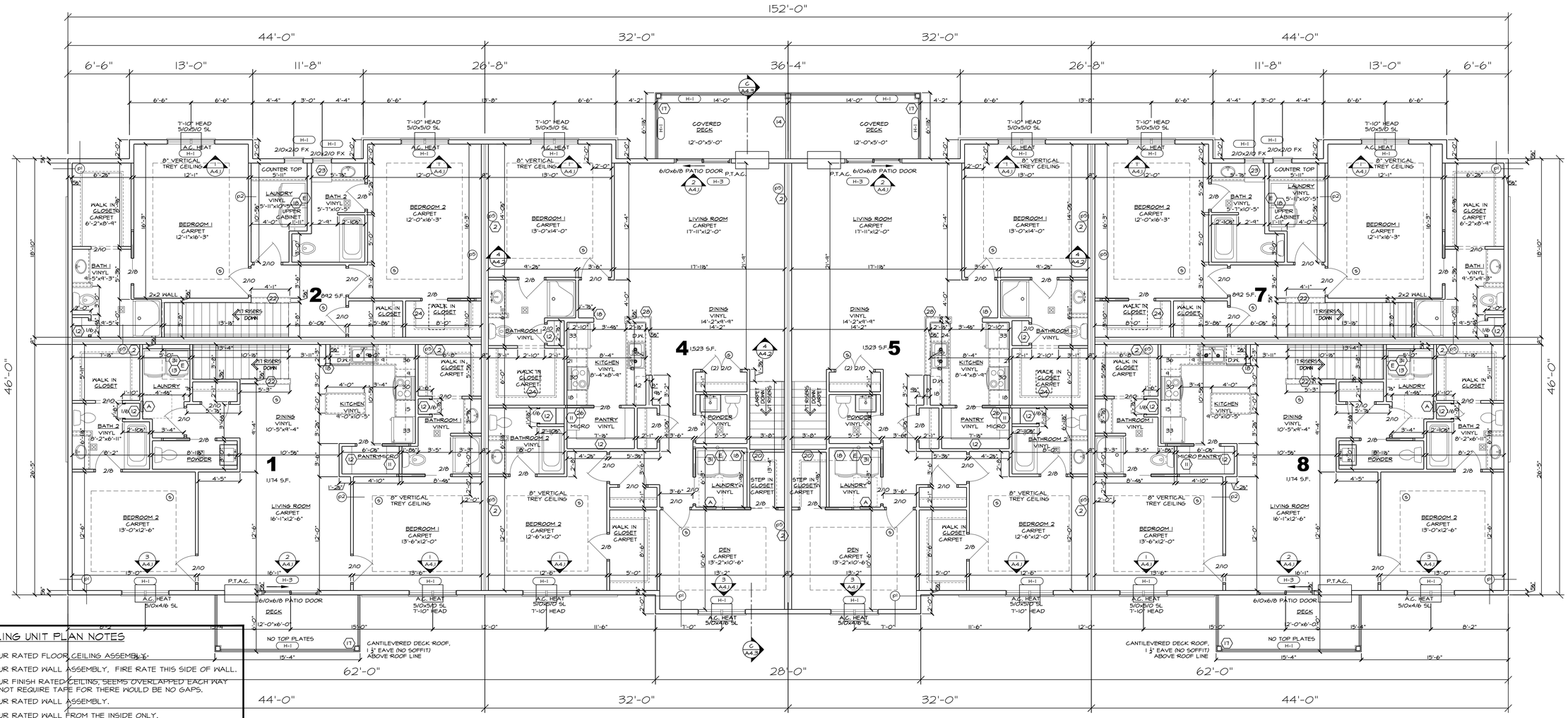
SHEET **A 3.1.1**



SECOND FLOOR

SCALE: 3/16" = 1'-0"

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED FLOOR CEILING ASSEMBLY.
2. 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.
3. 1 HOUR FINISH RATED CEILING, SEEMS OVERLAPPED EACH WAY DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL FROM THE INSIDE ONLY.
6. 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.
7. ATTIC INSULATION R44 MIN.
8. INSULATION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL. REINFORCED POLY.
9. INSULATION IN FLOOR/CEILING 3" SOUND BATT.
10. NO ATTIC INSULATION
11. 18" MICROWAVE COUNTER.
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
- 12a. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. FURRED WALL
14. PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.
15. INTERIOR BEARING WALL, FRAME AT 16" O.C.
16. DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
17. ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.
18. 2x6 INTERIOR WALL
19. 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
20. SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.
21. RATED EXTERIOR WALLS, SHARED COURTYARD.
22. 2x6x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
23. 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
24. ATTIC SCUTTLE PANEL, SEE 1/A4.2
25. DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.
26. POCKET DOOR FRAME EXTENDS INTO WALL
27. DROPPED 9" WIDE SOFFIT, PLASTER AND PAINT.
28. 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
29. not used
30. 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.
31. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

DWELLING GENERAL NOTES

1. ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS.
2. ALL FIRST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT THRESHOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7)
3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9' HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1 3/4" x 11 7/8"	2	LVL	2	2
H6	5 1/2"X14"	1	GLULAM	3	2
H7	1 3/4" x 9 1/4""	1	LVL	1	2
H8	5 1/2"X24"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS	DESIGN BY TRUSS SUPPLIER	

ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYPT = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

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8 Unit Fountain Ridge

Attached Garage Townhomes

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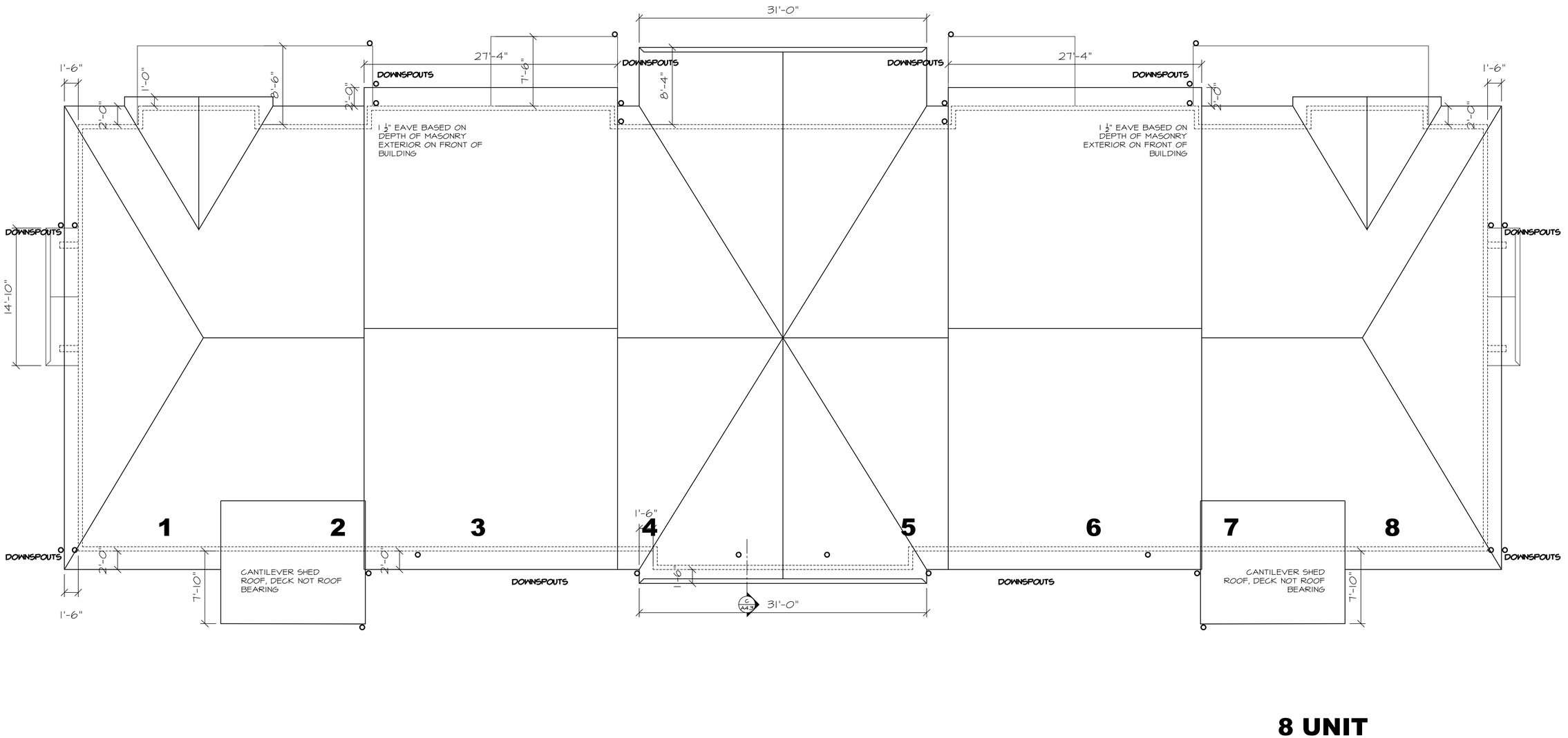
SHEET **A 3.2**

ROOF PLAN

SCALE: 3/16" = 1'-0"



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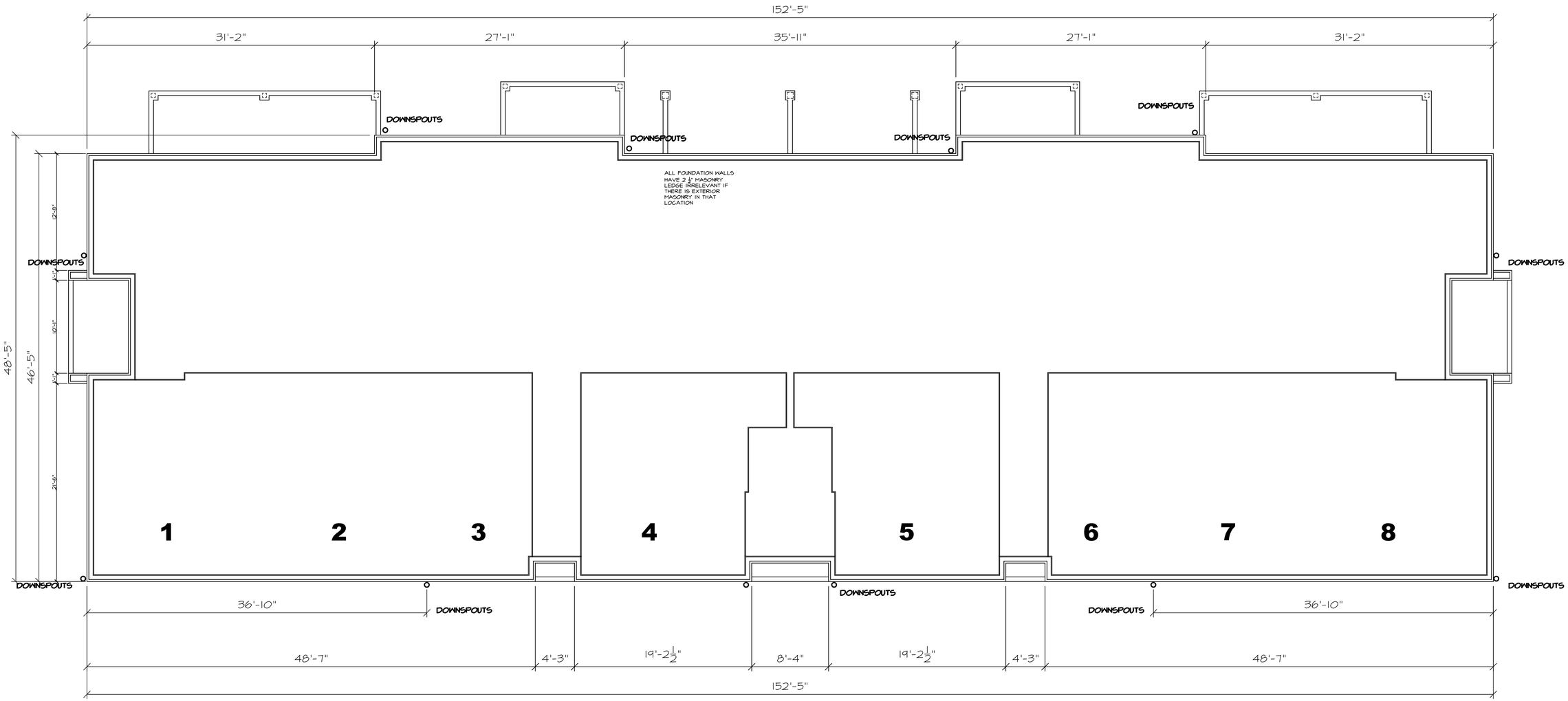
SHEET A 3.3

DOWNSPOUT PLAN at FOUNDATION

SCALE: 3/16" = 1'-0"



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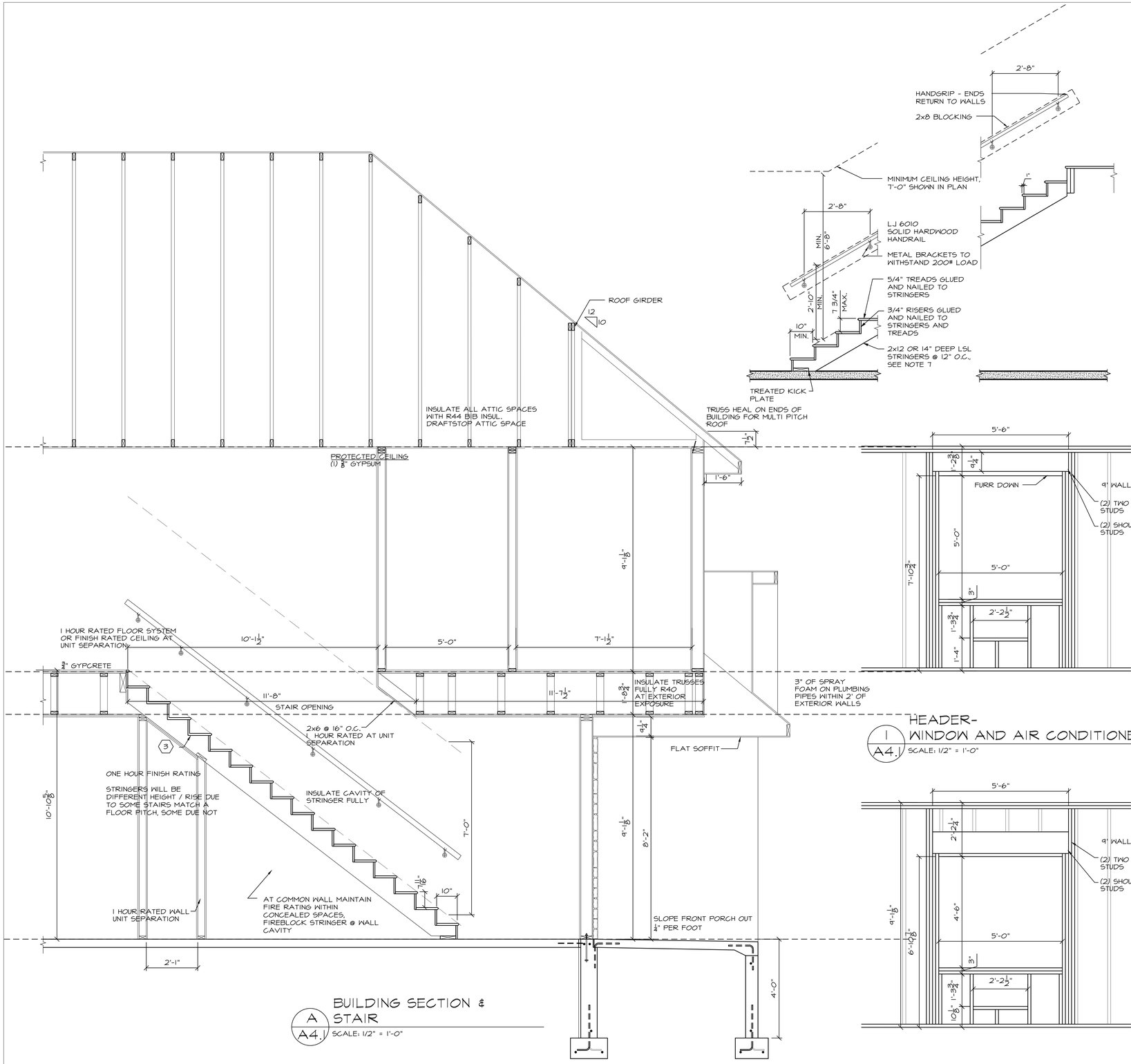
SHEET **A 3.4**



BUILDING SECTION & STAIR
A / A4.1 SCALE: 1/2" = 1'-0"

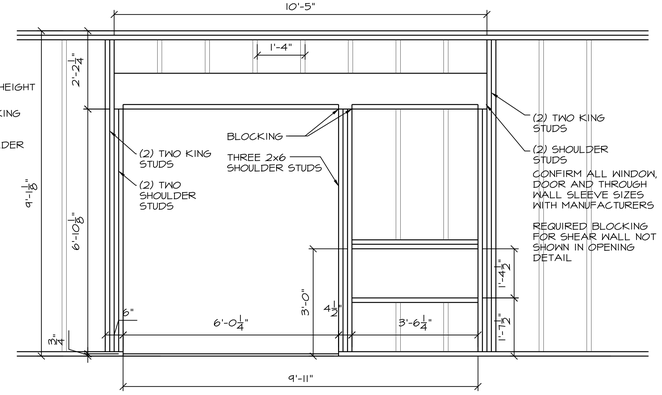
STAIRS WITHIN DWELLING UNITS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
3. HANDRAILS AND HALF WALLS - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
4. HAND GRIP DIMENSIONS - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
7. TYPICAL STAIR CONSTRUCTION - 2 x 12 #2 D.F. STRINGERS IF BRACED MID-SPAN OR 14" DEEP LSL STRINGERS IF CLEAR SPAN, BOTH 12" O.C., 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.

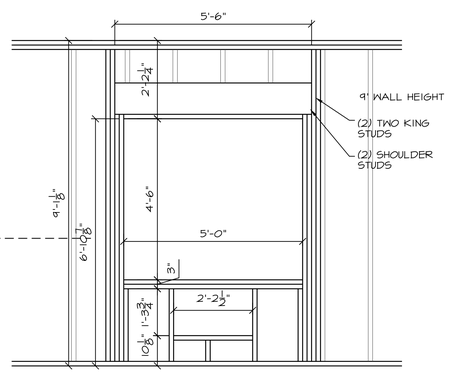
DWELLING UNIT TYPICAL STAIR DETAIL

1 / A4.1 SCALE: 1/2" = 1'-0"

HEADER- WINDOW AND AIR CONDITIONER
1 / A4.1 SCALE: 1/2" = 1'-0"



CONTINUOUS HEADER- PATIO DOOR AND P.T.A.C. UNIT
2 / A4.1 SCALE: 1/2" = 1'-0"



HEADER- WINDOW AND AIR CONDITIONER
3 / A4.1 SCALE: 1/2" = 1'-0"

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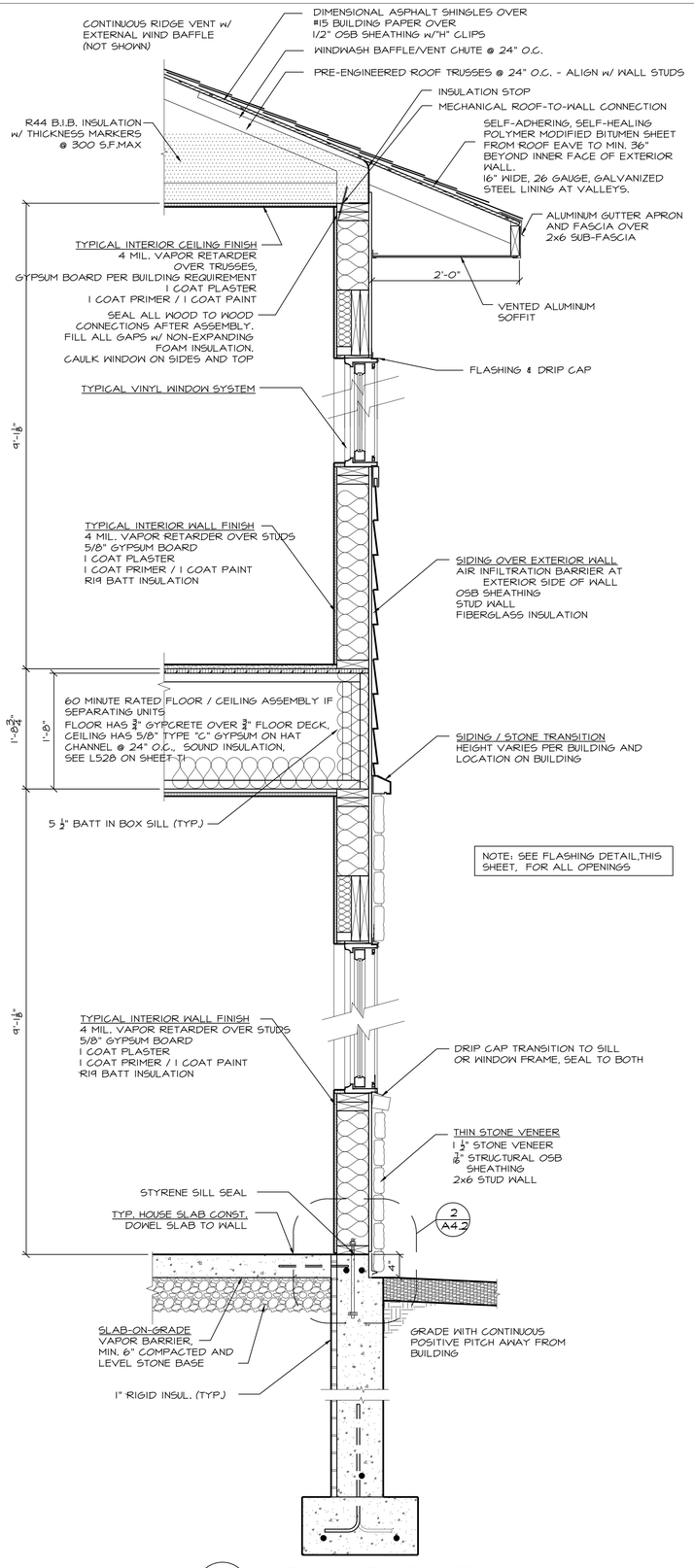
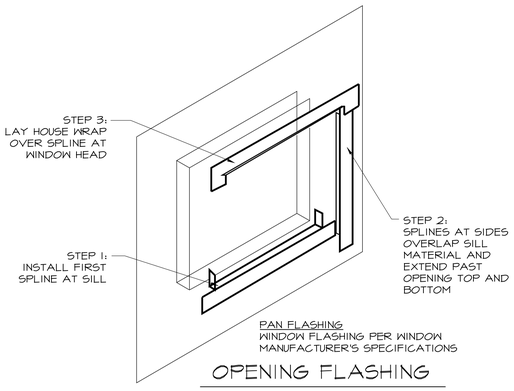
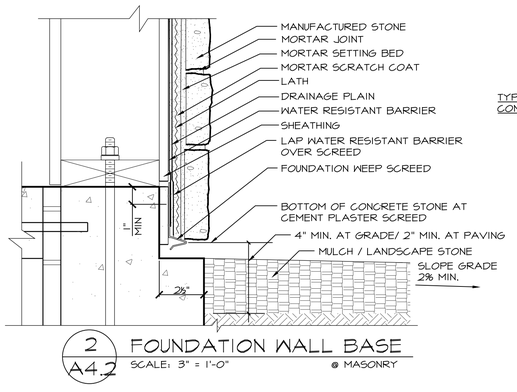
SHEET A 4.1



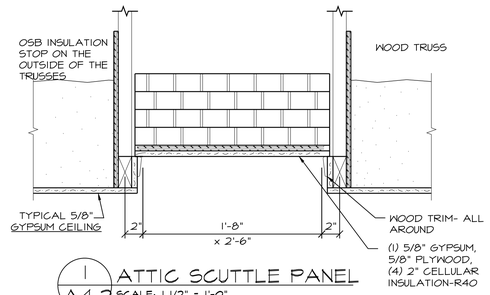
C A4.2 THERMAL ENVELOPE
SCALE: 1" = 1'-0"



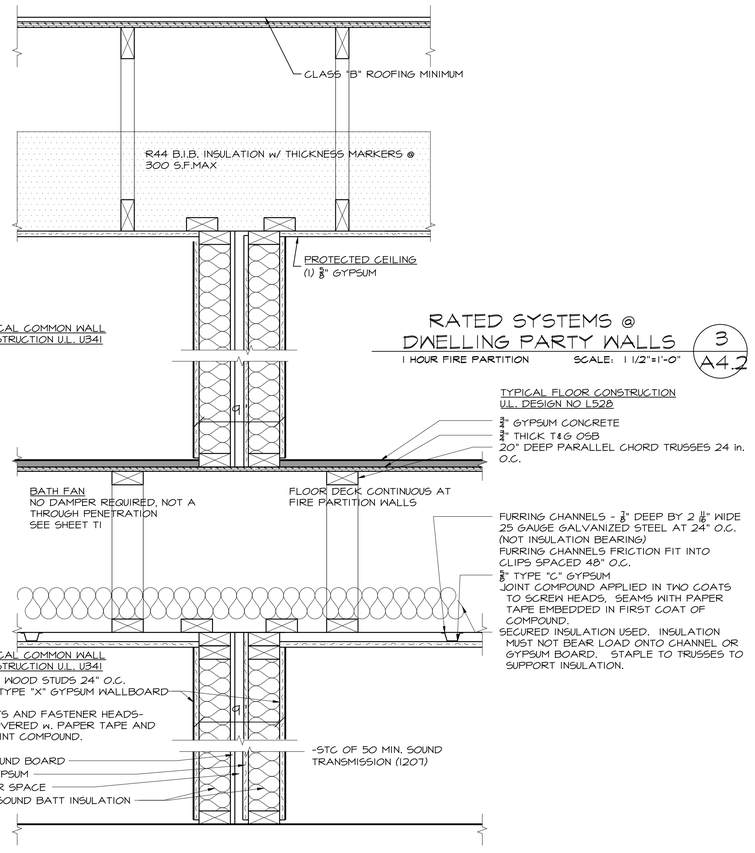
OPENING FLASHING
NOT TO SCALE



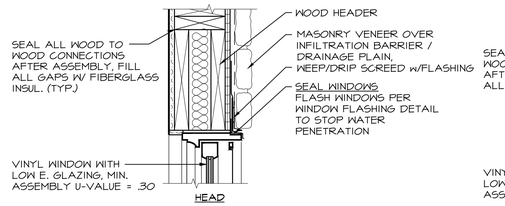
2 A4.2 FOUNDATION WALL BASE
SCALE: 3" = 1'-0" @ MASONRY



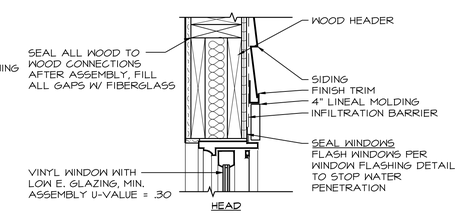
1 A4.2 ATTIC SCUTTLE PANEL
SCALE: 1 1/2" = 1'-0"



RATED SYSTEMS @ DWELLING PARTY WALLS
1 HOUR FIRE PARTITION SCALE: 1 1/2"=1'-0"
3 A4.2



SLIDE-BY WINDOW
SCALE: 1 1/2"=1'-0"
4 A4.2



SLIDE-BY WINDOW
SCALE: 1 1/2"=1'-0"
5 A4.2

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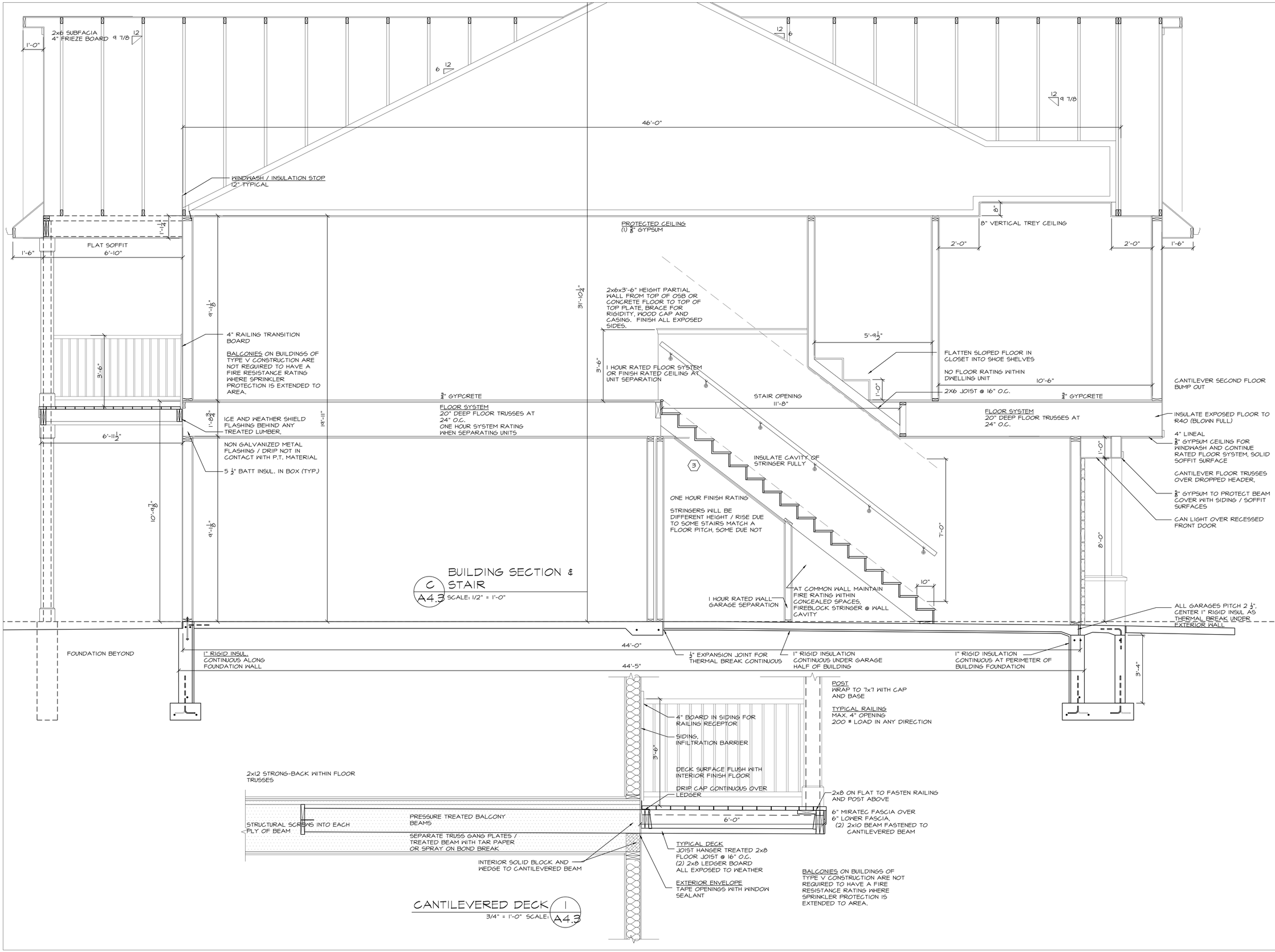

C A4.3 BUILDING SECTION & STAIR
SCALE: 1/2" = 1'-0"

CANTILEVERED DECK 1 A4.3
3/4" = 1'-0" SCALE:

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SHEET A 4.3

FLOOR LIVE LOADS:
SECOND FLOOR LL 40 PSF (RESIDENTIAL)

ROOF/SNOW LOADS:
GROUND SNOW LOAD Pg 30 PSF
IMPORTANCE FACTOR I 1.0
EXPOSURE FACTOR Ce 1.0
TEMPERATURE FACTOR Ct 1.0
FLAT ROOF SNOW LOAD Pf 22 PSF
SNOW DRIFT LOAD PER IBC, AS REQUIRED

WIND LOADS PER ASCE 7-05
BASIC WIND SPEED 90 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
MAIN WIND FORCE RESISTING SYSTEM
WALLS 12.3 PSF WINDWARD -3.5 PSF LEEWARD
ROOF 1.4 PSF WINDWARD -4.5 PSF LEEWARD
COMPONENTS AND CLADDING
COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE FOLLOWING WIND PRESSURES:
WALLS
MAIN AREA 17.7 PSF POSITIVE -19.4 PSF NEGATIVE
CORNERS 17.7 PSF POSITIVE -22.4 PSF NEGATIVE
ROOF
MAIN AREA 10.0 PSF POSITIVE -16.7 PSF NEGATIVE
EDGES -22.2 PSF NEGATIVE
CORNERS -37.4 PSF NEGATIVE

SEISMIC LOADS:
Ss: 0.104 Sds: 0.111
S1: 0.035 Sd1: 0.056
Ie: 1.0
OCCUPANCY CATEGORY: I
SITE CLASS: D
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=2)
SEISMIC DESIGN CATEGORY: A
Cs: 0.017
ANALYSIS PROCEDURE: SIMPLIFIED

CODE REFERENCES
ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2009
CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI
MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"
CONCRETE REINFORCEMENT:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
STEEL REINFORCING MATERIAL SPECIFICATIONS:
ASTM A615 (GRADE 60) DEFORMED
WELDED WIRE FABRIC: ASTM A185
STRUCTURAL WOOD:
NFPA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
NFPA - "DESIGN VALUES FOR WOOD CONSTRUCTION"
AITC - TIMBER CONSTRUCTION MANUAL, PART II DESIGN SPECIFICATIONS"
APA - "US PRODUCT STANDARD PS 1-03"
PRE FABRICATED WOOD TRUSSES:
TRUSS PLATE INSTITUTE - SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED TRUSSES

GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORKPOINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONSTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF
3. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
4. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
6. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
7. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL AND PLACE CONCRETE PRIOR TO NEW FROST PENETRATION.
8. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION.
9. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED AND APPROVED BY THE ENGINEER.
10. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS-ON-GRADE 4,000 PSI
FOOTINGS AND FROST WALLS 3,000 PSI
EXTERIOR EXPOSED CONCRETE 4,000 PSI
2. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.45 FOR EXPOSED CONCRETE
3. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
4. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
5. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
6. WHEN RELEASE AGENTS ARE USED ON FORMWORK, SPRAY FORMWORK AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT
1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.

STRUCTURAL WOOD CONSTRUCTION
1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1990-00E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
3. NEW WOOD IS BASED ON ALLOWABLE UNIT STRESSES OF SPF 1 / 2 OR BETTER.
4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED PRESERVATIVE.
6. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
8. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
9. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
10. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL BOLTS SHALL CONFORM TO ASTM A307. IF BOLTS OR SCREWS DO NOT HAVE INTEGRAL WASHER, USE STEEL WASHER BETWEEN HEAD OF BOLT AND WOOD.
12. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED
13. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
14. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO NAUSAU 1¾"X2.0E WS-LAM LVL SPECIFICATIONS AND LOADINGS

PRE-FABRICATED WOOD TRUSSES
1. WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" PUBLISHED BY THE TRUSS PLATE INSTITUTE.
2. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
3. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES
DEFLECTION: TL < L/240
LOADS:
TOP CHORD LIVE LOAD 30 PSF
TOP CHORD DEAD LOAD 10 PSF
BTM CHORD DEAD LOAD 10 PSF

FLOOR TRUSSES
DEFLECTION: TL < L/360
LL < L/480
LOADS:
TOP CHORD LIVE LOAD 40 PSF
TOP CHORD DEAD LOAD 10 PSF
BOT CHORD DEAD LOAD 10 PSF
5. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.

SHEAR WALLS
1. ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED AS SHEAR WALLS.
2. CONSTRUCTION SHALL CONSIST OF 7/16" OSB (MIN) ON 2x6 WOOD STUDS @ 16"
3. MINIMUM NAILING: 8d NAILS @ 6" OC EDGES 8d NAILS @ 12" OC FIELD.
4. ALL PANEL EDGES SHALL BE BLOCKED (HORIZONTAL JOINTS)
5. ½" DIA ANCHOR BOLTS INTO WALL OR SLAB, 48" OC. 1 AB AT EA END OF WALL.

WOOD HEADER SCHEDULE

MARK	SIZE	QTY	TYPE	BRG	JAMB STUDS	KING STUDS	NOTES
H1	2x10	2	SAWN	3"	2	2	
H2	2x10	3	SYP 2 TRT	3"	2	2	
H3	2x12	2	SAWN	3"	2	2	
H4	2x12	3	SAWN	3"	2	2	
H5	1¾"x11⅞"	2	LVL	3"	2	2	
H6	5½"x14"	1	GLULAM	4 1/2"	3	2	
H7	1¾"x9¼"	1	LVL	1 1/2"	1	2	
H8	5½"x24"	1	GLULAM	4 1/2"	3	2	
GT	GIRDER TRUSS	1	TRUSS	3"	-	-	DESIGN BY TRUSS SUPPLIER

- SAWN HEADERS SHALL BE SPF 1 / 2 OR BETTER
- LVL SHALL BE WS-LAM 1.75x2.0E LVL
- GLULAM SHALL BE: ROSBORO X-BEAM 2400Fb-2.1E
OR: ANTHONY POWER BEAM 3000Fb-2.1E
- JAMB AND KING STUDS SHALL BE SPF 1/2 OR BETTER

Building 5, 7, 10

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

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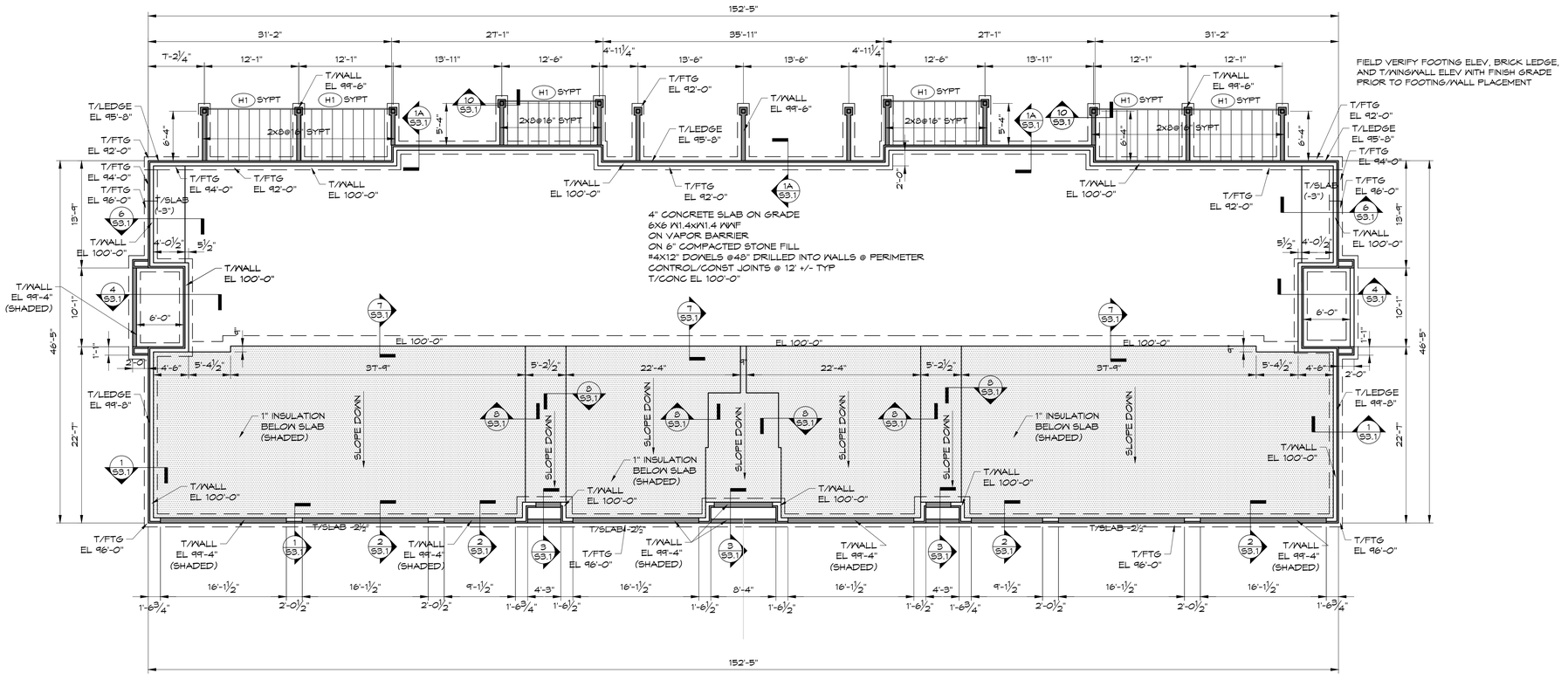

FOUNDATION PLAN

NORTH

SCALE: ⅛"=1'-0"
T/CONCRETE EL 100'-0"

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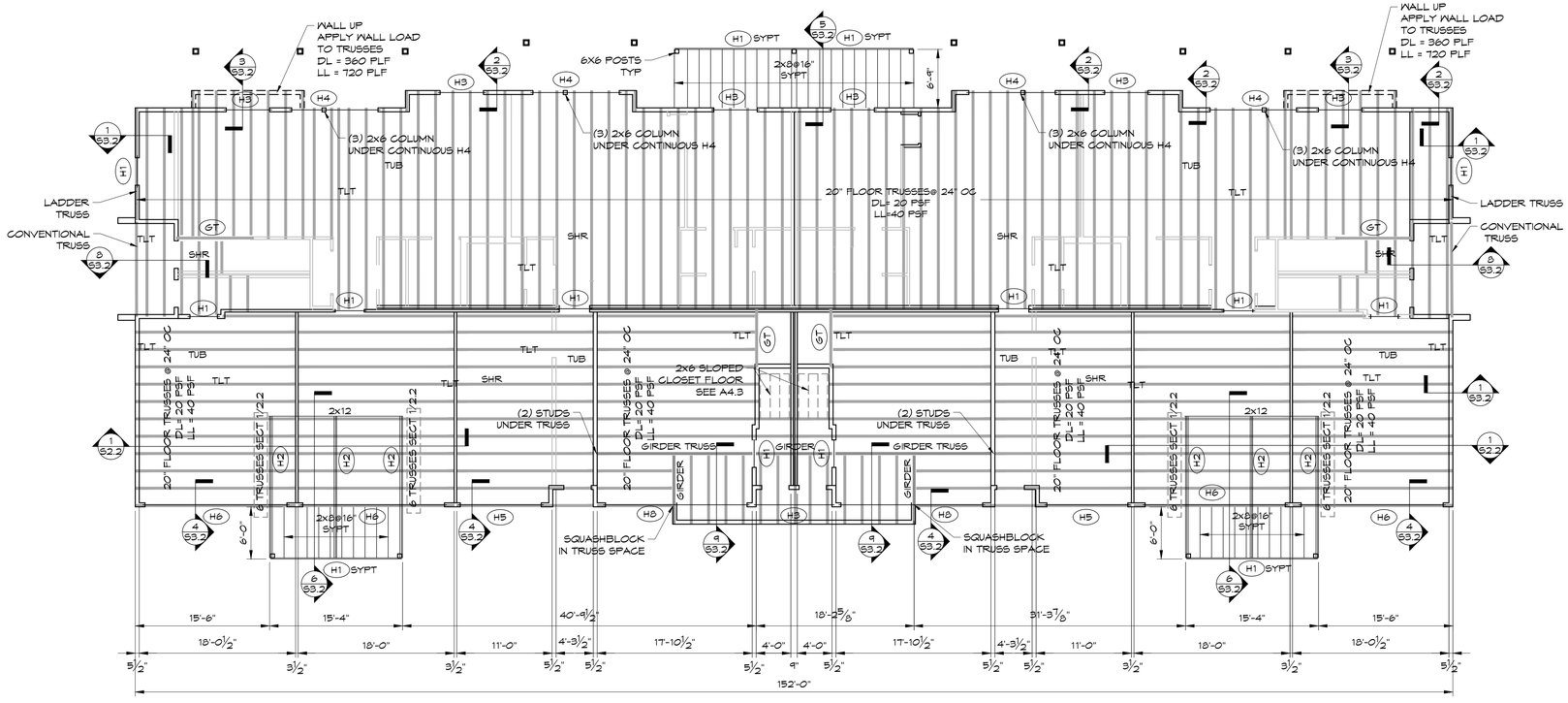
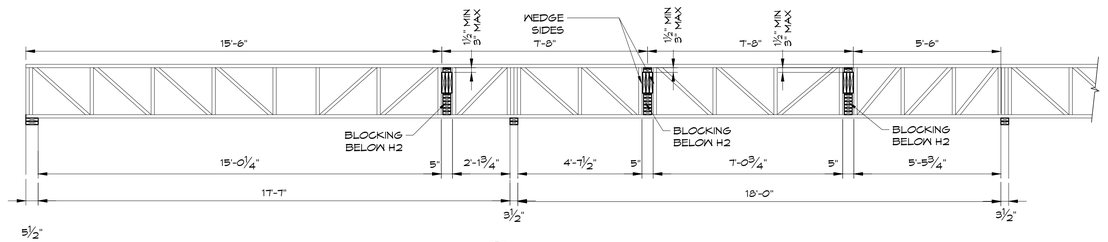


NORTH

SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0"

BOT/TRUSS EL 109'-1⅛"



1 S2.2 SECTION

(24) TRUSSES

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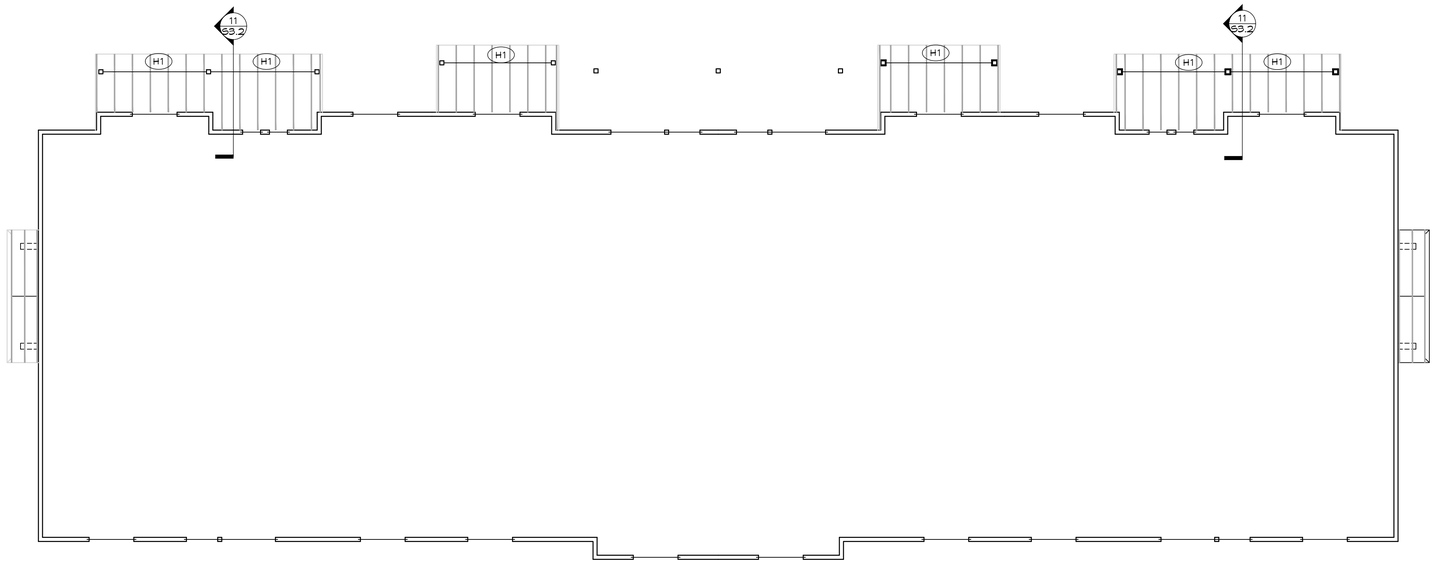
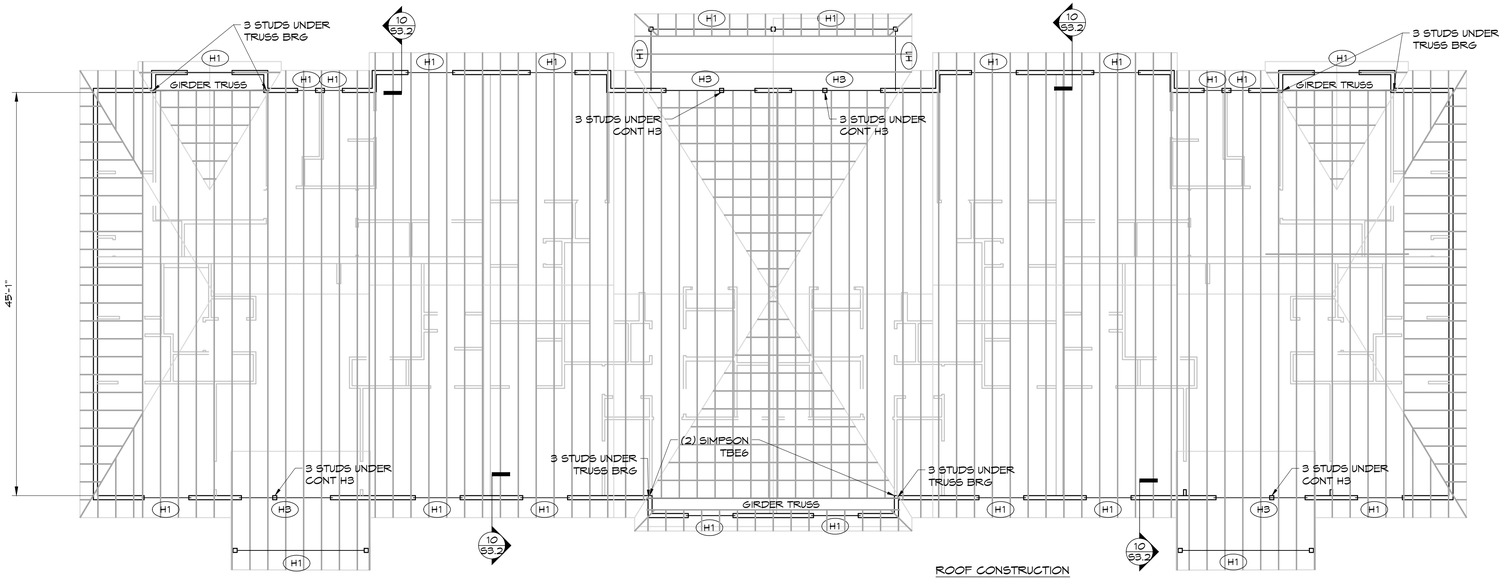


LOW ROOF PLAN

SCALE: 1/8"=1'-0"
TRUSS BRG EL 109'-1 1/8"

APPLY 35 PSF SNOW DRIFT LOAD TO ALL LOW ROOFS



NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

HIGH ROOF PLAN

SCALE: 1/8"=1'-0"
TRUSS BRG EL 119'-11"

ROOF CONSTRUCTION
1/2" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

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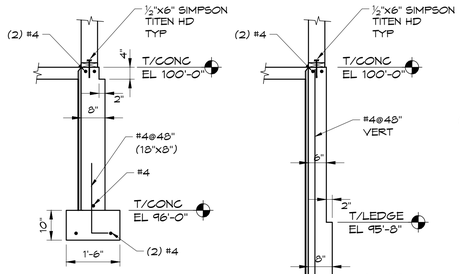
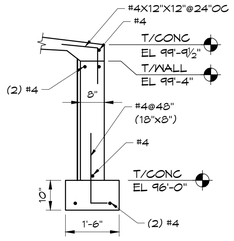
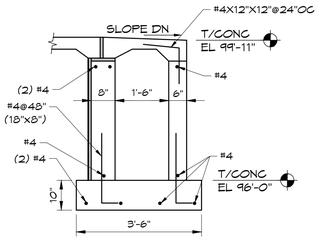


1 S3.1 SECTION
TYPICAL WALL

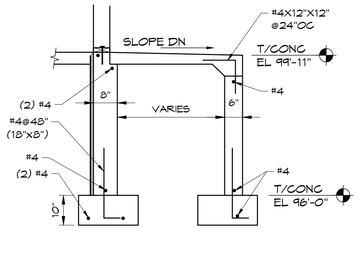
1A S3.1 SECTION
TYPICAL WALL



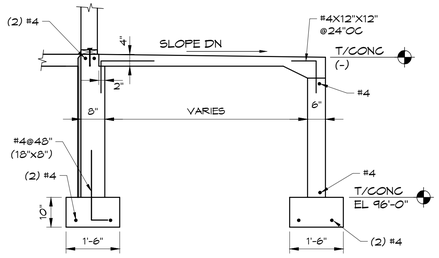
2 S3.1 SECTION
GARAGE DOOR



3 S3.1 SECTION
STOOP



4 S3.1 SECTION
STOOP



5 S3.1 SECTION
PATIO

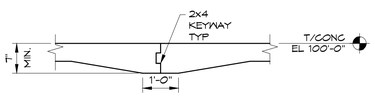
6 S3.1 SECTION
UTILITY ROOM

7 S3.1 SECTION
FROST BREAK
BEARING WALL

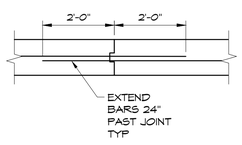
8 S3.1 SECTION
FROST BREAK
NON-BEARING WALL

9 S3.1 SECTION
PILLAR ANCHORAGE

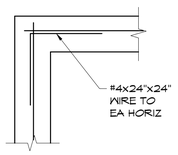
10 S3.1 SECTION



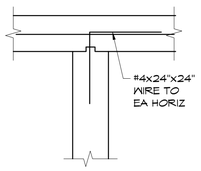
11 3.1 CONSTRUCTION JOINT



12 S3.1 WALL JOINT



13 S3.1 WALL CORNER



14 S3.1 WALL INTERSECTION

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

Building 5, 7, 10

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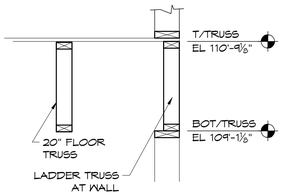

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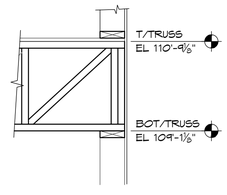

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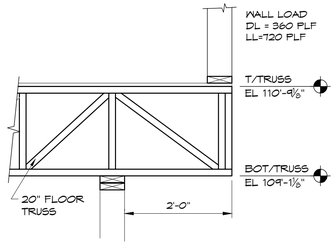

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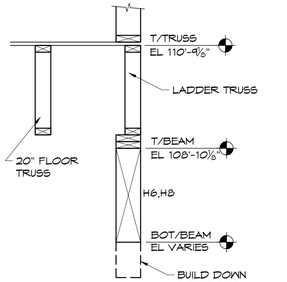

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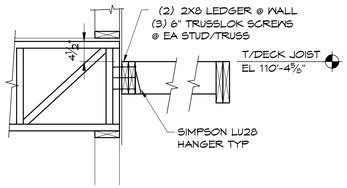

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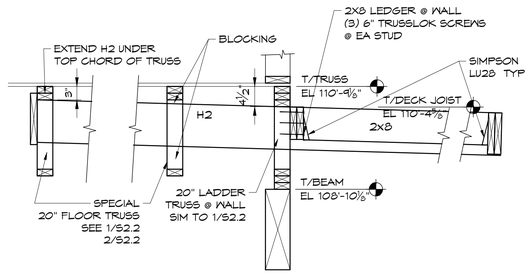
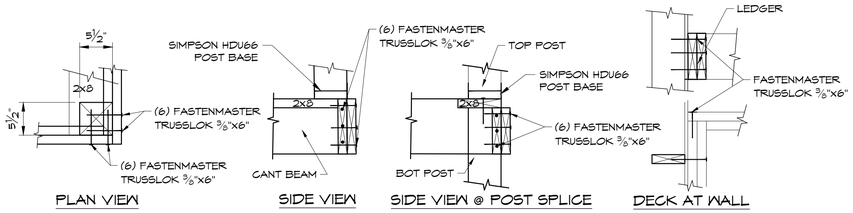
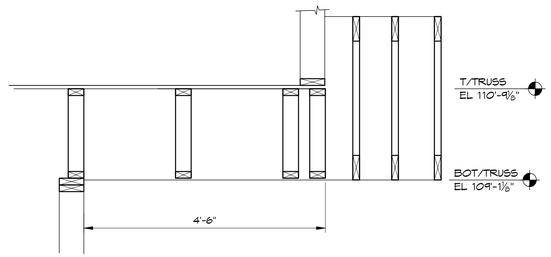


6 S3.2 SECTION



7 S3.2 DECK/POST CORNER CONNECTIONS



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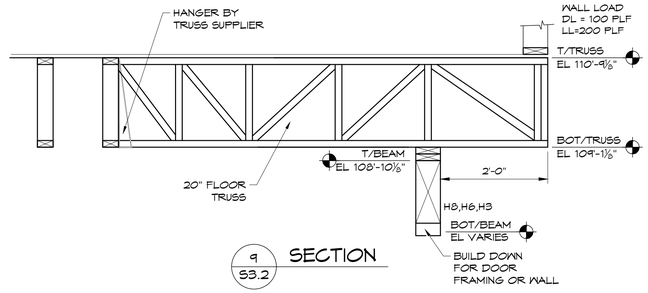

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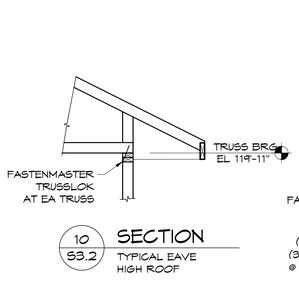
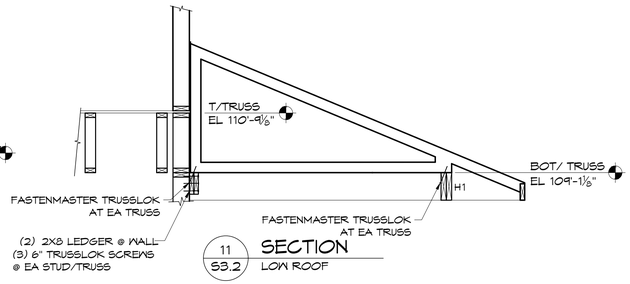


10 S3.2 SECTION
TYPICAL EAVE
HIGH ROOF



11 S3.2 SECTION
LOW ROOF

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Attached Garage Townhomes

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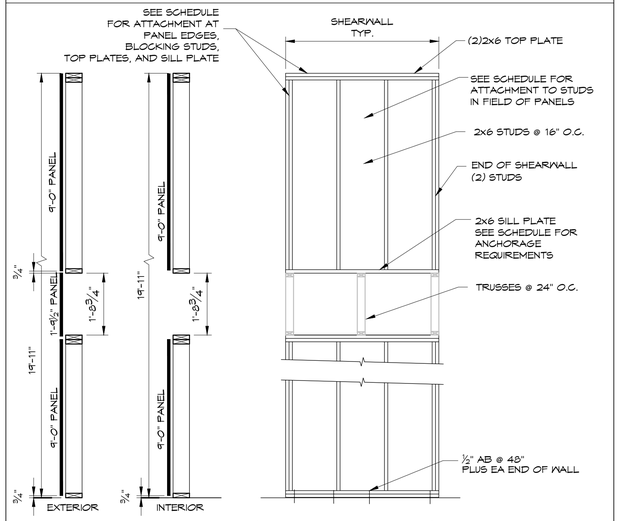
SHEARWALL SCHEDULE

MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	1ST FLOOR BOTTOM PLATE CONNECTION	2ND FLOOR BOTTOM PLATE CONNECTION	2X TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	½" GYP BRD 2 SIDE	#5 COOLER #6 SCREW 4"/4"	½"X6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	200 PLF	NAILING BOTH SIDES
SW2	7/16" OSB 1 SIDE	8d 6"/12"	½"X6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	302 PLF	EXTERIOR WALLS

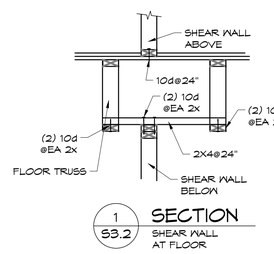
TITEN = SIMPSON TITEN HD DRILLED ANCHOR



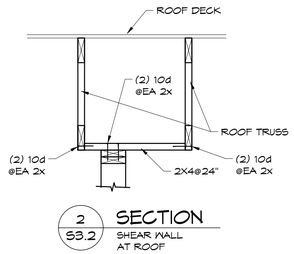
[1] Install panels either horizontally or vertically (horizontal seams must be blocked)
[2] Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
[3] Blocking is required at all panel edges
[4] Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.

TYPICAL NAILING SCHEDULE, U.N.O.

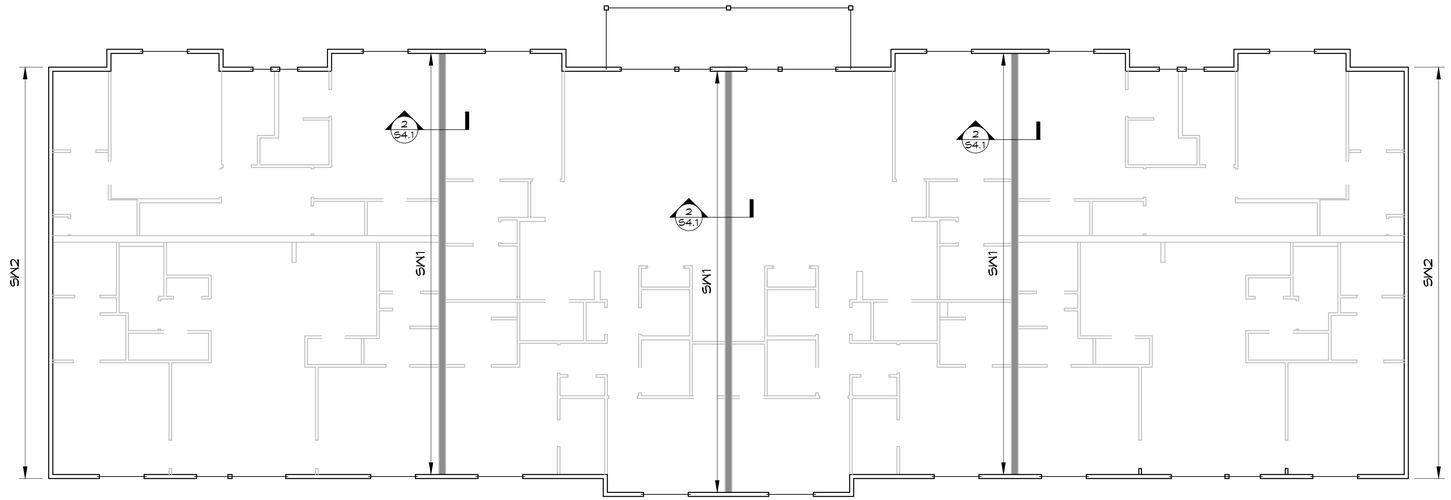
CONNECTION TYPE	COMMON NAILS	STRIP NAILS
DBL TOP PLATE, FACE NAIL DBL TOP PLATE, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTRSECT, FACE NAIL	16d COMMON (3½"X0.162") @ 16" OC 8-16d COMMON (3½"x0.162") 2-16d COMMON (3½"x0.162")	3"X0.131" @ 12" O.C. 12-3"X0.161" 3-3"X0.161"
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d COMMON (3½"x0.162") 4-8d COMMON (2½"x0.131") 4-8d COMMON (2½"x0.131"),TOENAIL OR 2-16d COMMON (3½"x0.162"),END NAIL	3"X0.131" ---------- 4- 3"X0.131" TOENAIL OR 3- 3"X0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"X0.148") @ 16" O.C. STAGGERED 16d COMMON (3 1/2"X0.162 ") @ 24" O.C. STAGGERED	3"X0.131"@12" O.C. STGRD 3"X0.131"@16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	16d COM (3½"X0.162") @ 12" O.C. ALONG EACH EDGE	----------
5/8" PLYWOOD OR OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2½"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2½"x0.131" @ 12" O.C. AT INTRMDIATE MEMBERS IN FIELD OF PANELS	3"X0.131" @ 6" O.C. AT SUPPORTED PANEL EDGES 3"X0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	SEE SHEARWALL SCHEDULE	SEE SHEARWALL SCHEDULE



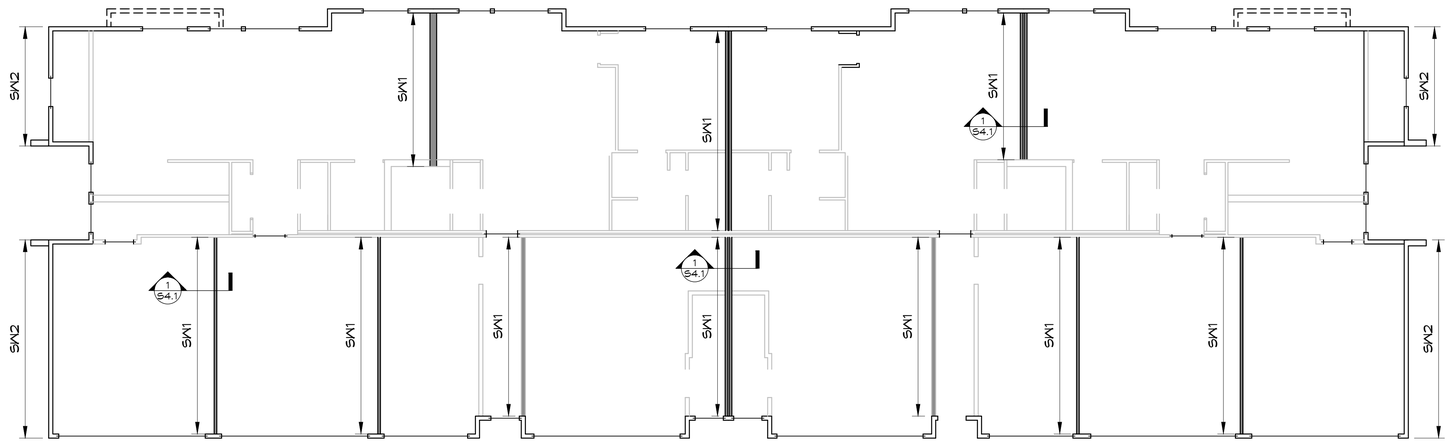
1 S3.2 SECTION
SHEAR WALL AT FLOOR



2 S3.2 SECTION
SHEAR WALL AT ROOF



NORTH
SECOND FLOOR SHEAR WALLS
NO SCALE



NORTH
FIRST FLOOR SHEAR WALLS
NO SCALE

Building 5, 7, 10

ddk Engineering
David D. Kampe P.E.
Structural Engineering
6311 Black Wolf Point
Oshkosh, WI 54902
920-688-5546
ddkengr@charter.net

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

Coach and Townhomes - # 461466 © 2016
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REVISION	DATE
x	xxx

DATE 7/14/2016

PROJECT NO. 461466

SHEET **S 4.1**

EXHIBIT 4

CLUBHOUSE FOR;

Fountain Ridge by Lexington Homes
Pleasant Prairie

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION		
3	USE AND OCCUPANCY	302	ASSEMBLY A-3		
5	ALLOWABLE AREA & HEIGHT	504	(VB) CONSTRUCTION, A-3 = 1 STORY 6,000 S.F. PLUS STREET FRONTAGE 40' HEIGHT		
			NO SEPARATION BETWEEN ASSEMBLY AND STORAGE (GARAGE), CART AND SUPPLY STORAGE		
6	CONSTRUCTION TYPE	601	VB WOOD FRAME UNPROTECTED		
8	INTERIOR FINISH REQUIREMENTS	803	A - CORRIDORS CLASS A FLAME SPREAD 0-25		
			C - ALL ROOMS CLASS C FLAME SPREAD 75-200		
9	FIRE AREA	903.2.1.3	A-3, OVER 12,000 S.F. (NOT APPLICABLE)		
10	OCCUPANT LOAD	1001.1.1	ACCESSORY STORAGE / MECHANICAL	300 GROSS	195 GROSS = 1 PERSON
			ASSEMBLY WITHOUT FIXED SEATS	15 NET	556 NET = 37 PEOPLE
			BUSINESS AREA	100 GROSS	1,100 GROSS = 11 PEOPLE
					TOTAL = 49 PEOPLE
10	MEANS OF EGRESS				
11	ACCESSIBILITY	1104	ACCESSIBLE ROUTE - 3/0 FRONT DOOR AND BACK DOORS		
29	PLUMBING	2902	TOILET FIXTURES		
			ASSEMBLY WITHOUT FIXED SEATS	1 WATER CLOSET PER 65 PEOPLE	
			BUSINESS AREA	1 WATER CLOSET PER 25 PEOPLE	
			TWO TOILETS PROVIDED		

ARCHITECTURAL GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. ACCESSIBILITY - HEIGHT OF CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE THE FINISHED FLOOR INCLUDING THE CIRCUIT BREAKER. LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES.
7. ALL WINDOWS ARE VINYL WITH EXTENSION JAMBS
8. ALL FIRST FLOOR 3/0 DOORS AND PATIO DOORS HAVE LOW PROFILE THRESHOLDS. ENTRY DOOR IS ALUMINUM STOREFRONT WITH CLOSER FOR SECURITY. (IBC 715.4.1)

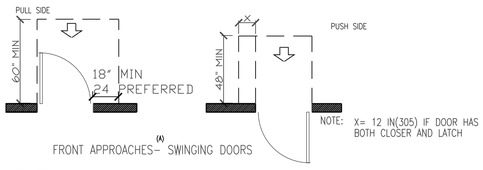
INDEX TO DRAWINGS

T1	TITLE SHEET
C1	ARCHITECTURAL SITE PLAN
A1.1	ELEVATIONS
A2.1	FLOOR PLAN AND PLAN NOTES, DETAILS
A3.1	BUILDING SECTIONS
S1.1	STRUCTURAL NOTES AND SCHEDULES
S2.0	FOUNDATION PLAN
S2.1	FRAMING PLAN, DETAILS, SCHEDULES
S3.1	STRUCTURAL DETAILS

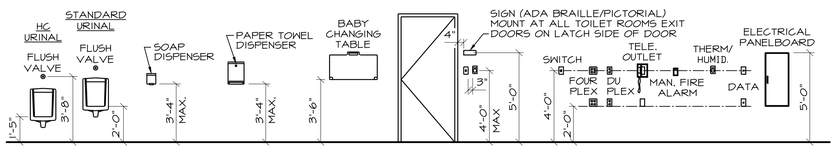
LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
		(1)	PLAN NOTE
	ELEVATION REFERENCE	(4)	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X / A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	(3)	ACCESSIBILITY PLAN NOTE

SYMBOL	ITEM	ITEM DESCRIPTION
(5)	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
⊠	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	FLOOR COVERING TRANSITION LINE	



MANEUVERING CLEARANCES AT DOORS
NOTE: ALL DOOR HANDLES SHALL BE LEVER OR LOOP TYPE



STANDARD MOUNTING HEIGHTS
NO SCALE

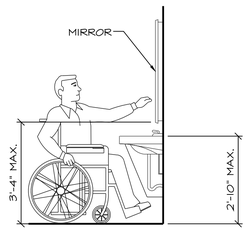
FLOOR AND BASE:

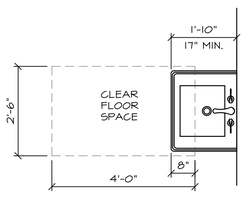
EVERY TOILET ROOM SHALL HAVE THE ENTIRE FLOOR AND SIDE WALLS TO A HEIGHT OF NOT LESS THAN 8 INCHES OF A MATERIAL IMPERVIOUS TO WATER.

WALLS AND CEILINGS:

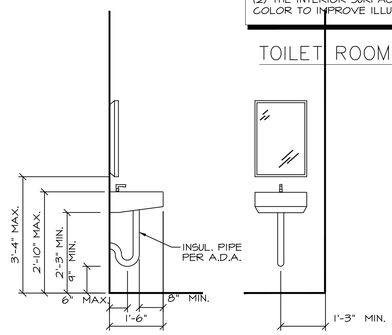
(1) THE WALLS AND CEILINGS OF EVERY TOILET ROOM SHALL BE COMPLETELY COVERED WITH SMOOTH NONABSORBENT MATERIAL.
(2) THE INTERIOR SURFACE OF WALLS AND PARTITIONS SHALL BE OF LIGHT COLOR TO IMPROVE ILLUMINATION AND FACILITATE CLEANING.

TOILET ROOM REQUIREMENTS

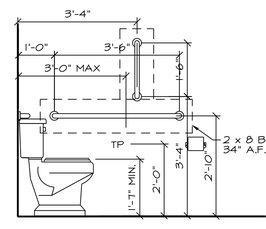


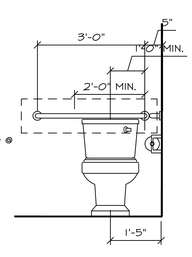


CLEAR FLOOR SPACE AT LAVATORIES



LAVATORY CLEARANCES





MOUNTING HEIGHTS

PRELIMINARY NOT FOR CONSTRUCTION

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Fountain Ridge
Clubhouse
PLEASANT PRAIRIE, WISCONSIN

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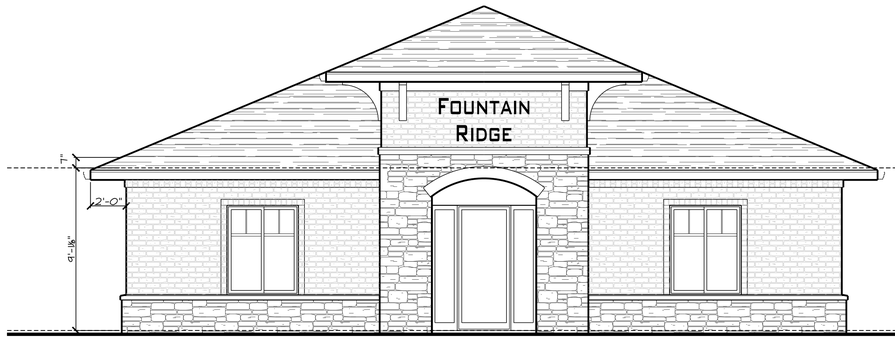
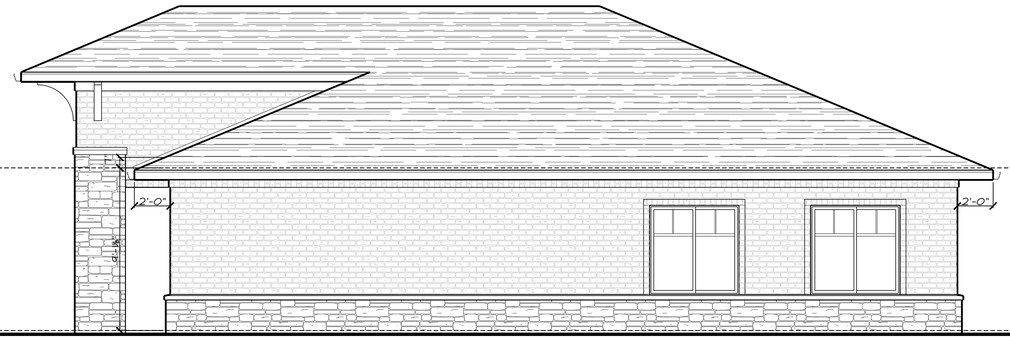
DATE 8/15/2016
PROJECT NO. 461466
SHEET T 1

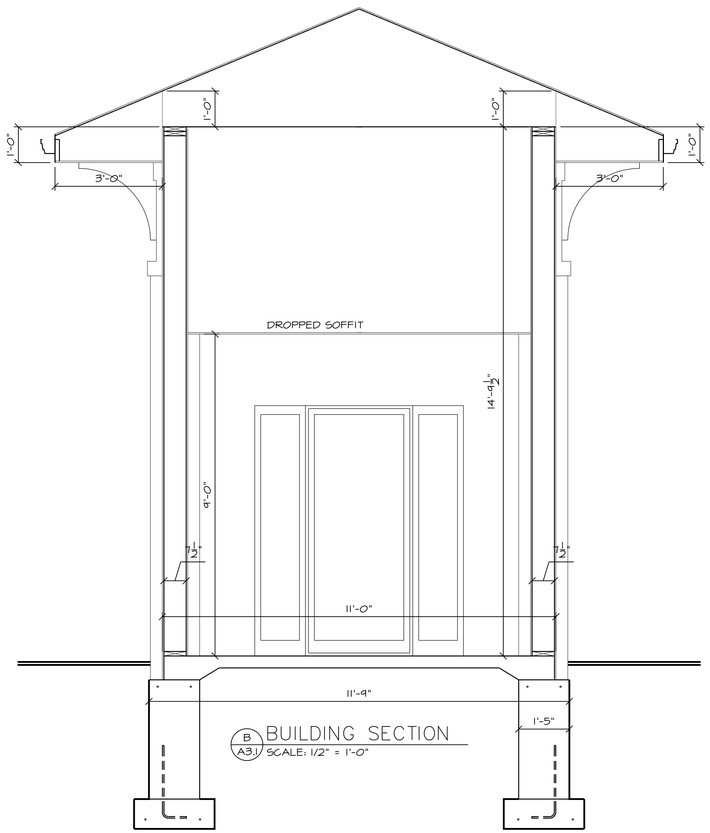


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

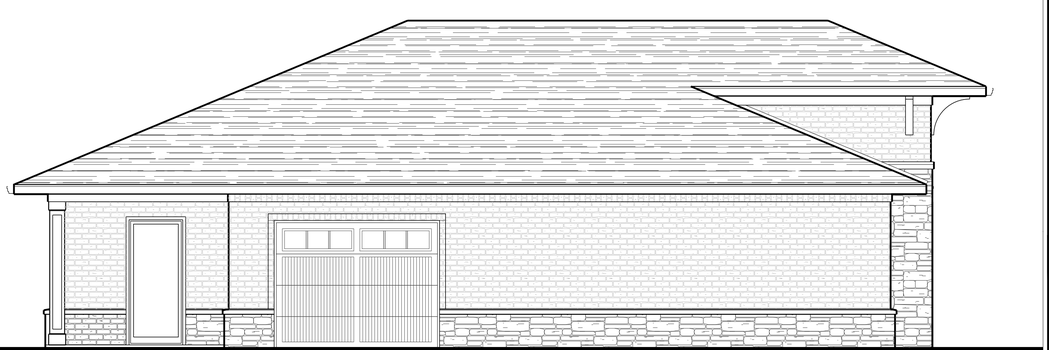


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

POND ELEVATION
SCALE: 1/4" = 1'-0"



B
A3.1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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8/15/2016

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461466

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A
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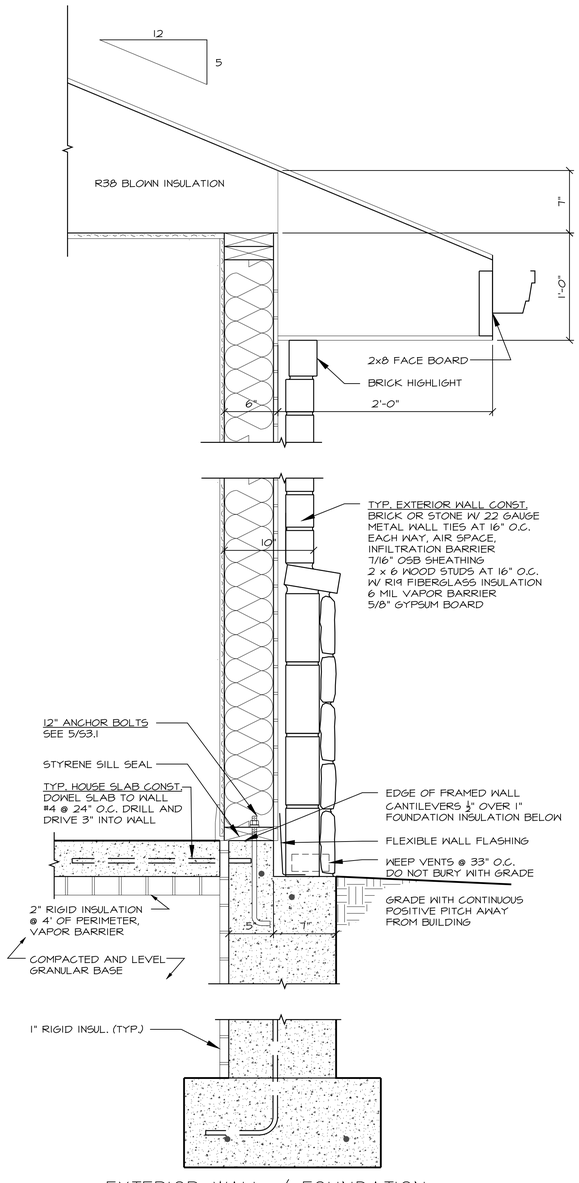


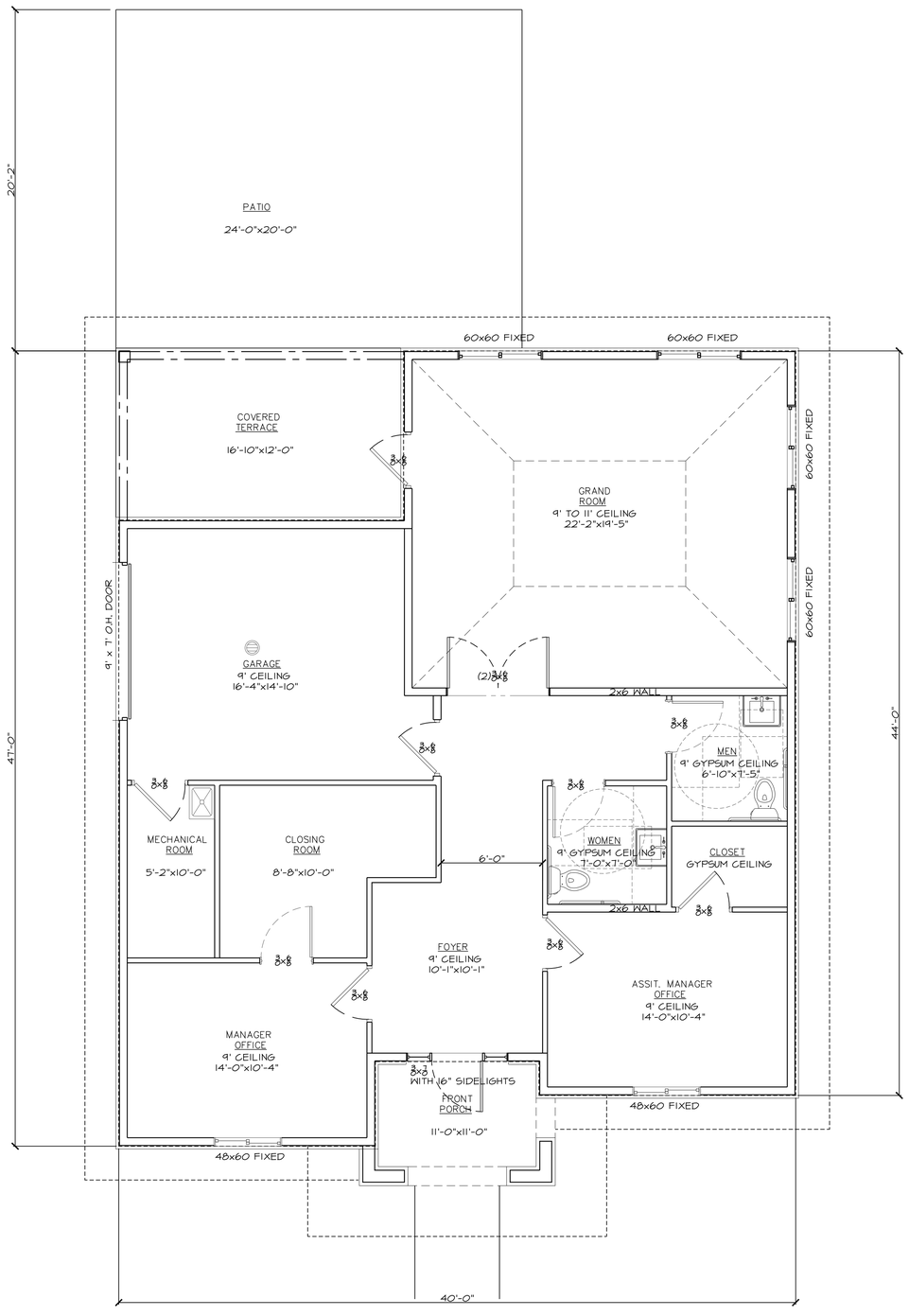
EXTERIOR WALL / FOUNDATION

1 / A2.1

1 1/2" = 1'-0"

DTL104

8
09/22/99 3:45p



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1,618 SQUARE FEET INCLUDING GARAGE
1,355 SQUARE FOOT CLUBHOUSE
263 SQUARE FOOT GARAGE

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A
2.1

Draft 7/15/2016
Revised 7/21/2016
Revised 8/19/2016
Revised 9/9/2016

AGREEMENT REGARDING DIGITAL SECURITY IMAGING SYSTEM ("DSIS") BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND FOUNTAIN RIDGE LLC

THIS AGREEMENT regarding the Digital Security Imaging System (DSIS) (hereinafter referred to as the "Agreement"), is entered into this **____day of _____ , 2016**, by and between the VILLAGE OF PLEASANT PRAIRIE, WISCONSIN, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (referred to as the "Village") and Fountain Ridge LLC, a Wisconsin Limited Liability Company with a business address of 1300 North Kimps Court, Green Bay, WI 54313 (Telephone: 920-662-1630) (referred to as "Fountain Ridge"). In this Agreement, Fountain Ridge is referred to as the "Owner".

WITNESSETH:

WHEREAS, the Owner of the Fountain Ridge multi-family real estate commonly known as Lots 1, 2 and 3 of Certified Survey Map No. _____ and Lots 2 and 3 of Certified Survey Map No. _____, **(Exhibit A and Exhibit B, respectfully)** recorded in the Office of the Register of Deeds for Kenosha County, Wisconsin as Document No. _____ and Document No. _____, being a part of the Southeast One-Quarter of U.S. Public Land Survey Section 8, Township 1 North, Range 22 East of the Fourth Principal Meridian, in the Village of Pleasant Prairie, Kenosha County, Wisconsin and having Village Tax Parcel Numbers 91-4-122-084-____,91-4-122-084-____, 91-4-122-084-____, 91-4-122-084-____, and 91-4-122-084-____ known as the "Owner's Property" in this Agreement; and

WHEREAS, The Owner desires to proceed with the development of the Fountain Ridge Apartments ("Fountain Ridge") on the Owner's Property with:

- Three (3) 49-unit buildings to be located at:
  8920 83rd Street
  8950 83rd Street
  9130 83rd Street

- Ten 8-unit buildings to be located at:
  Building 4 (8370 90th Avenue)
  Building 5 (8372 90th Avenue)
  Building 6 (8560 90th Avenue)
  Building 7 (8562 90th Avenue)
  Building 8 (8351 90th Avenue)

Building 9 (8331 90th Avenue)
Building 10 (8353 90th Avenue)
Building 11 (8333 90th Avenue)
Building 12 (8541 90th Avenue)
Building 13 (8543 90th Avenue)

- Club House to be located at:
  9000 83rd Street.

WHEREAS, the Fountain Ridge Development under this DSIS Agreement consists of three 49-unit, 2 story buildings or 147 units and ten (10) 8-unit, 2-story buildings or 80 units, for a total of 227 units. Also included is a 2,421 square foot clubhouse. Fountain Ridge is intended to be developed in stages or five site areas on a _____-acre development site **(Exhibit B – Site Plan)**; and

WHEREAS, the Owner agreed to grant and convey an Easement to the Village, its contractors and agents, a perpetual, non-exclusive, rent-free, access and maintenance easement (referred to as an "Access Easement") over and through the exterior of the improvements located on that portion of the Owner's Property for the installation, maintenance, inspection and use of said DSIS systems, related electrical work and internet access; and

WHEREAS, for the purposes of this Agreement, the DSIS will refer to the overall DSIS system providing coverage to the entire Development, which will include the installation of five (5) different secured DSIS areas to serve the five (5) grouped building site areas within the Fountain Ridge Development. The secured DVR/head room for Site 1 is to be located in the Fountain Ridge clubhouse. The secured DVR/head room for Site 2 is to be located in Building 3. The secured DVR/head room for Site 3 is to be located in Building 4. The secured DVR/headroom for Site 4 is to be located in Building 10. The secured DVR/head room for Site 5 is to be located in Building 6. These secured locations as generally described in this paragraph are shown specifically on **Exhibit C**. The DSIS DVR/head room locations may be relocated by mutual agreement of the parties. All utility lines shall be underground to the extent possible. The Owner shall supply electricity and internet connection services for the DSIS at each location as provided for in this Agreement; and

WHEREAS, the Village Plan Commission conditionally approved the revised **Preliminary Development Plans** for the Fountain Ridge Development on August 8, 2016 and the Village Board conditionally approved the revised Preliminary Development Plans for the Fountain Ridge Development on September 6, 2016 subject to a number of conditions, one of which was the execution of this Agreement and the installation and operation of DSIS systems for the Property. Said Plans are on file in the Village's Community Development Department; and

WHEREAS, the Owner's Property is presently zoned R-11, Multi-Family Residential with a Planned Unit Development Overlay District (PUD), which zoning classification allows the development of multi-family residential housing with underground and surface parking and a clubhouse in accordance with **Village Zoning PUD Ordinance #16-__ (Exhibit D - PUD).** A small wetland area south of Building 13 is also zoned C-1, Lowland Resource Conservancy District to reflect the field delineated wetlands on the Development site. The C-1 area is deed restricted for the protection and preservation of the wetlands. The PUD was adopted by the Village Board of Trustees (the "Village Board") on September 19, 2016; and

WHEREAS, the Village has asserted and the Owner agreed that the construction of the Fountain Ridge Development will require additional security provisions pursuant to Village regulations in order to maintain a safer environment for their residents and for the protection of their personal property; and

WHEREAS, the Owner further agreed to be in compliance with Village Municipal Code Chapter 410 entitled, "Security Ordinance" through the implementation and use of a DSIS which is described in **Exhibit C – DSIS Plan** attached hereto, that monitors the exterior building entrances, public access areas, underground parking, parking lots and driveways of the Owner's Property located in the Village; and

WHEREAS, the DSIS will afford the opportunity for the public safety departments (e.g. the Village Police Department and the Village Fire & Rescue Department) to visually examine the 49-unit multi-family apartment buildings, the 8-unit multi-family apartment buildings and club house development sites within the Fountain Ridge Development in the Village and will provide emergency response personnel with a live visual assessment of any emergency situation in advance of arrival without placing an undue burden on the Village taxpayers; and

WHEREAS, the implementation and usage of the DSIS will greatly aid law enforcement agencies in subsequent criminal investigations and prosecutions because of the advanced visual assessment of the Property as it may pertain to a person or persons (personal identification), a location (scene identification) and/or a situation (action identification) in emergency situations; and

WHEREAS, Section 410-7 of the referenced Security Ordinance Chapter of the General Code of the Village provides the authority to the Community Development Department to have the discretion, on a case by case basis, to determine the adequacy, ownership and easement requirements of the DSIS as set forth in this Agreement. Further, the Community Development Department has the right to waive certain requirements of Chapter 410 pertaining to the details of the security system,

and the Department has agreed to do so, based upon this Agreement being executed between the parties; and

WHEREAS, the Community Development Department, based upon the recommendations of the Village Police Department has agreed to modify the DSIS coverage requirement for the 10-8 unit buildings located within the Development because the architectural designs of said 8-unit buildings is such that the units do not have the massing of common entrances, common hallways, or common underground parking areas and are being constructed similar to a single family house in that the 8 unit buildings have individual entrances and individual garages that are specific to each of the units. As such, the 10-8 unit buildings are less likely to create opportunities for situations where additional or undue burdens would be placed upon law enforcement personnel and so, fewer camera locations are being required for the 8-unit buildings. In addition the Department has agreed to the placement of five (5) phased separate DSIS DVR/head rooms to serve the entire Fountain Ridge Development; and

WHEREAS, the Owner and the Village Community Development Department have reached an agreement under Section 410-7 that the Owner shall install, inspect and maintain the DSIS per the Village's Security Ordinance requirements, except as modified by this Agreement. Further, the Owner shall grant a property Access Easement **(Exhibit E - Easement)** to the Village, its employees and consultants allowing access and maintenance rights to the DSIS systems and areas associated with the DSIS systems insofar as the Village has the right, but not the obligation, to maintain the DSIS systems at the Owner's cost, if the Owner fails to do so; and

WHEREAS, the Owner recognizes that the Village may incur some inspection or maintenance costs with respect to the inspection or maintenance of the DSIS systems on the Owner's Property and said costs shall be invoiced to the Owner and the Owner has agreed to reimburse the Village for certain referenced costs related to the DSIS program.

NOW, THEREFORE, in consideration of the promises and covenants contained herein, the sufficiency of which is hereby acknowledged, the Owner and the Village agree as follows:

1. Video Surveillance and Easement Requirements. As a pre-condition to the Village granting any verbal or written building occupancy permits or approvals required by the Owner for the Fountain Ridge Development to be occupied, the Owner shall install, make operable and usable to the satisfaction of the Village, the on-site DSIS for security surveillance purposes. The DSIS shall be the systems and executed contracts for Site Areas 2 and 4 as described in **Exhibit C** which was created pursuant to the proposal prepared by Convirgent Technologies with offices located at 414 S. Vermont Street, Palatine, IL 60067 (877-804-8622), for the Owner, with the plans and video surveillance hardware specifications dated

_____, 2016, which is incorporated herein by reference. The Owner will hire a qualified contractor who shall install the DSIS's. During the installation of the DSIS as provided herein, the Village shall have the right to inspect the DSIS at the Owner's expense. After the installation, Village inspection and system testing is complete, and if it meets with the approval of the Village, the Village shall notify the Owner of the Village's acceptance of the DSIS. The Owner agrees to sign and deliver to the Village copies of any and all documents (e.g. DSIS installation and warranty information, copies of paid invoices for the work performed, copies of contractor lien waivers and an as-built drawing of the DSIS) that are reasonably requested by the Village to confirm such installation and operation of the DSIS to the Village. The DSIS shall be installed with at least a one (1) year warranty from the manufacturer and installer. The Owner shall be solely responsible for the costs for the purchase and installation and the subsequent ongoing maintenance of the DSIS.

In the event that the Owner alters any building, adds on to the buildings or otherwise changes or increases the development on their Property, such Owner shall be responsible for installing, at the Owner's sole expense, such additional cameras and other exterior DSIS as the Village determines are necessary and appropriate to carry out the purposes of this Agreement. The initial DSIS system installed in accordance with **Exhibit C** and any future additions to such system as exterior building alterations or changes within the development or new or additional development takes place on the Owners' Property, shall all be referred to as the "DSIS" for purposes of this Agreement.

a. Digital Security Imaging, Storage Devices, Related Equipment and Easements Required.

(i) The DSIS shall provide for surveillance of the exterior building entrances, underground parking entrances as applicable, parking lots, and parking lot entrances within the development. The DSIS as described in **Exhibit C** shall adequately cover the Owner's Property as the Village deems reasonably necessary. If any changes or expansions are made to any portion of the Owner's Property, the determination as to the number and type of cameras which are reasonably necessary for the Village's surveillance needs shall rest within the reasonable discretion of the Village. All parties acknowledge it is the intent of the parties that the DSIS camera equipment will be located on the buildings of the Owner's Property and/or attached via non-penetrating mounts as shown on **Exhibit C**. Fountain Ridge LLC will utilize its best efforts to ensure that the DSIS is as aesthetically tasteful and architecturally harmonious as reasonably possible. Without limiting the discretion of the Village under this Paragraph, the parties agree that any cameras and systems which are consistent with those contained in **EXHIBIT C** are aesthetically tasteful, architecturally harmonious and satisfactory to all parties.

(ii) The DSIS will function as set forth in **Exhibit C** and as deemed necessary by the Village, which shall function continuously and

shall provide visible surveillance to the above described areas during hours of daylight and darkness. As such, sufficient light, as determined by the Village, shall be provided during the evening or night-time hours to guarantee the function, operation and clear viewing by the camera system.

(iii) The Owner agrees to provide the DSIS in a secured location within the Fountain Ridge clubhouse on the Owner's Property that will be accessible for inspection and electronically accessed via a VPN internet connection with the assistance of the Owner. The Owner shall provide access as provided herein upon reasonable verbal or written advance notice to Owner. Notice given twenty-four (24) or more hours in advance shall conclusively be deemed reasonable and notice given less than twenty-four (24) hours in advance may also be reasonable depending upon the circumstances.

(iv) The Owner agrees to be responsible for all financial costs associated with the monthly billings for the utilities, electricity and high speed internet business connection for the DSIS equipment by making payments directly to the utility and communication companies. The Owner shall also be responsible for the heat, electricity and routine maintenance of the secured security area in the clubhouse which houses the DSIS equipment.

(v) All digital video recorded by such system shall be archived in the secured area for a period of not less than four (4) weeks and shall be available to the Village for public safety purposes directly through Internet Protocol (IP) transmission via the Village's area-wide data network and shall also provide a "real time", "live look" surveillance capability via that same network. The Village Police Department shall have log-in capabilities to the DSIS "live-look" system on the Property independent of the Owner's personnel. Every six months, proper software security keys and logins shall be verified, provided and updated especially whenever changes occur, to the Village Police and IT Departments so that they have immediate access to both "real time" access as well as historical video as needed or required.

(vi) The Owner shall grant a permanent DSIS Access Easement to the Village allowing access and maintenance rights, if the Owner fails to maintain the DSIS, to all such systems, equipment, devices and areas associated with the DSIS. The Village shall have the right, but not the obligation, to maintain the DSIS system at the financial cost of the Owner. All expenses incurred by the Village for the maintenance of the DSIS shall be paid to the Village by the Owner within ten (10) business days following written demand by the Village. At the time of the execution of this Agreement by the Owner, the Owner shall also execute the recordable Access Easement document attached hereto as **Exhibit E** and incorporated herein by reference.

b. Costs for the Video Surveillance System.

(i) The Owner shall have exclusive ownership and sole responsibility for the installation, operation, monitoring, maintenance and

expenses of the DSIS. The Owner further covenants to operate and maintain the DSIS in good condition and repair. The Owner shall be responsible for the: (a) costs of installation, (b) internet connection for the DSIS with a static IP address assigned to the DSIS connection and (c) inspection, equipment maintenance, repairs, insurance, and replacement and upgrading of the DSIS as necessary with such upgrading as needed being only for a reasonably comparable replacement of any equipment then being used in the DSIS.

(ii) As referenced above, the Owner has agreed to provide utilities to serve both the DSIS equipment and the secured clubhouse area housing the DSIS. The Owner, at its sole cost and expense, shall also provide a conduit running to the security cameras as described in **Exhibit C** for low voltage as well as a separate conduit running to the cameras for high voltage. A low voltage electrical permit and electrical inspection(s) are required from the Village. The Owner shall provide a business broadband connection with both upload and download speeds of no less than 5 mbps to serve the DSIS. This broadband internet connection shall represent a clear, non-pixilated video image transmission to the Village Police Department and shall be reasonably acceptable to the Village IT Department.

c. Termination. The Owner may not terminate the DSIS at any time without prior written approval and notice from the Village. The Owner shall notify the Village Police Department Dispatch Center via the telephone, email and by U.S. mail to the persons as noted below whenever the DSIS is inoperable or the DSIS is unusable due to maintenance or testing or changing of passwords/IP addresses. Further, if the DSIS is deemed by the Village as being inoperable or unusable for a time period in excess of 30 days without notification to the Village, the Owner shall be deemed to be in violation of Section 410 of the Village Code.

2. Miscellaneous.

a. Governing Law; Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. The parties agree that any dispute under this Agreement shall be venued only in the Circuit Court for Kenosha County.

b. Attorney's Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Agreement and the complaining party places the enforcement of all or any part of this Agreement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs incurred thereby, whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall, in addition to all other amounts owed under this Agreement or applicable law, accrue interest from the due date until paid at eighteen percent (18%) per annum.

c. Entire Agreement. This Agreement contains the entire understanding among the parties and supersedes any prior understanding and agreements between them respecting the within subject matter. There are no representations, agreements, arrangements or understandings, oral or written, between or among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

d. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If any provision of this Agreement, or the application thereof to any party or circumstance, shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to the other party or circumstances shall not be affected thereby, but rather shall be enforced to the greatest extent permitted by law.

e. Binding Agreement. This Agreement shall be binding on the parties and their successors and assigns and shall continue as a covenant and servitude running in perpetuity with the Owner's Property. This Agreement may be recorded with the Kenosha County Register of Deed's Office against the Owner's Property.

f. Notices. Any notice which a party is required or may desire to give the other party shall be in writing and may be delivered (1) personally by United States registered or certified mail, postage prepaid, or (2) by Federal Express or other reputable courier service regularly providing evidence of delivery (with charges paid by the party sending the notice). In addition to notification by (1) and (2) above an email notification shall also be provided to the parties listed below. Any such notice shall be addressed as follows (subject to the right of a party to designate a different address for itself by notice similarly given):

If to the Owner:

Fountain Ridge LLC
Attn: Jeffrey T. Marlow, Managing Member
1300 North Kimps Court Green Bay, WI 54313
jmarlow@lexingtonneighborhoods.com

If to the Village:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Michael R. Pollocoff, Village Administrator
mpollocoff@plprairiewi.com

And to the Village:

Village of Pleasant Prairie
Community Development Department
9915 39th Avenue
Pleasant Prairie, WI 53158
Attn: Jean M. Werbie-Harris Community
Development Director jwerbie-
harris@plprairiewi.com

And to the Village:

Village of Pleasant Prairie
IT Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: Ryan Marquart, Technical Services Manager
rmarquart@plprairiewi.com

And to the Village:

Village of Pleasant Prairie
Police Department
8600 Green Bay Road
Pleasant Prairie, WI 53158
Attn: David Smetana, Police Chief
dsmetana@plprairiewi.com

g. Amendment. This Agreement shall be amended and DSIS plans, specifications and contracts shall be submitted by the Owner and approved by the Village prior to the Village's issuance of building and zoning permits for the development of subsequent Building Site Areas 1, 3, and 5 for Fountain Ridge. This Agreement may only be amended, altered or modified by an instrument in writing and signed by the parties hereto.

h. Ordinance. The DSIS program under this Agreement shall be deemed to be sufficient to meet the current requirements set forth in Chapter 410 of the Village Municipal Code.

i. Village's Contractors and Work. Any contractor that may come onto any Owner's Property on behalf of the Village shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars ($1,000,000) per occurrence combined single limit/One Million Dollars ($1,000,000) general aggregate (but not less than $500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars ($300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar

insurance in form and amounts required by law. The Village shall carry similar amounts and types of insurance when it enters onto any Owner's Property, provided, such insurance may be provided through the municipal insurance plan of the Village.

j. Liens. Notwithstanding the provisions of this Agreement, the Owner shall pay promptly all persons furnishing labor or materials with respect to any work performed by the Owner or its contractors on or about any Owner's Property. If any mechanic's or other liens shall at any time be filed against any Owner's Property by reason of work, labor, services or materials performed or furnished, or alleged to have been performed or furnished, the Owner shall forthwith cause the same to be discharged of record or bonded.

k. Signing of Documents. Each party shall sign and deliver any documents which this Agreement requires such party to sign, no later than ten (10) days following written request by another party.

IN WITNESS WHEREOF, FOUNTAIN RIDGE LLC has executed this DSIS Agreement on this ____**day of _____, 2016**.

Signatures are on the next pages.

FOUNTAIN RIDGE LLC

By:_____
Name: Jeffrey T. Marlow
Title: Managing Member

STATE OF _____)
) SS
COUNTY OF _____)

This instrument was acknowledged before me in _____, WI on _____ , 2016, by Jeffrey T. Marlow, as the duly authorized Managing Member of Fountain Ridge LLC, a Wisconsin limited liability company.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, Kenosha County, State of Wisconsin
My Commission expires:
(is permanent)

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN:

By:_____
Name: Michael J. Serpe
Title: Village President Pro Tem

ATTEST:

_____
Name: Jane M. Romanowski
Title: Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____ ___, 2016 by Michael J. Serpe and Jane M. Romanowski as the duly authorized Village President and Village Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, Kenosha County, State of Wisconsin
My Commission expires:
(is permanent)

This document drafted by: Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

EXHIBIT A

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

COPY OF CERTIFIED SURVEY MAP NO's. _____and _____
[Attached hereto]

LOTS 1 and 2 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT # _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY _____ACRES MORE OR LESS.

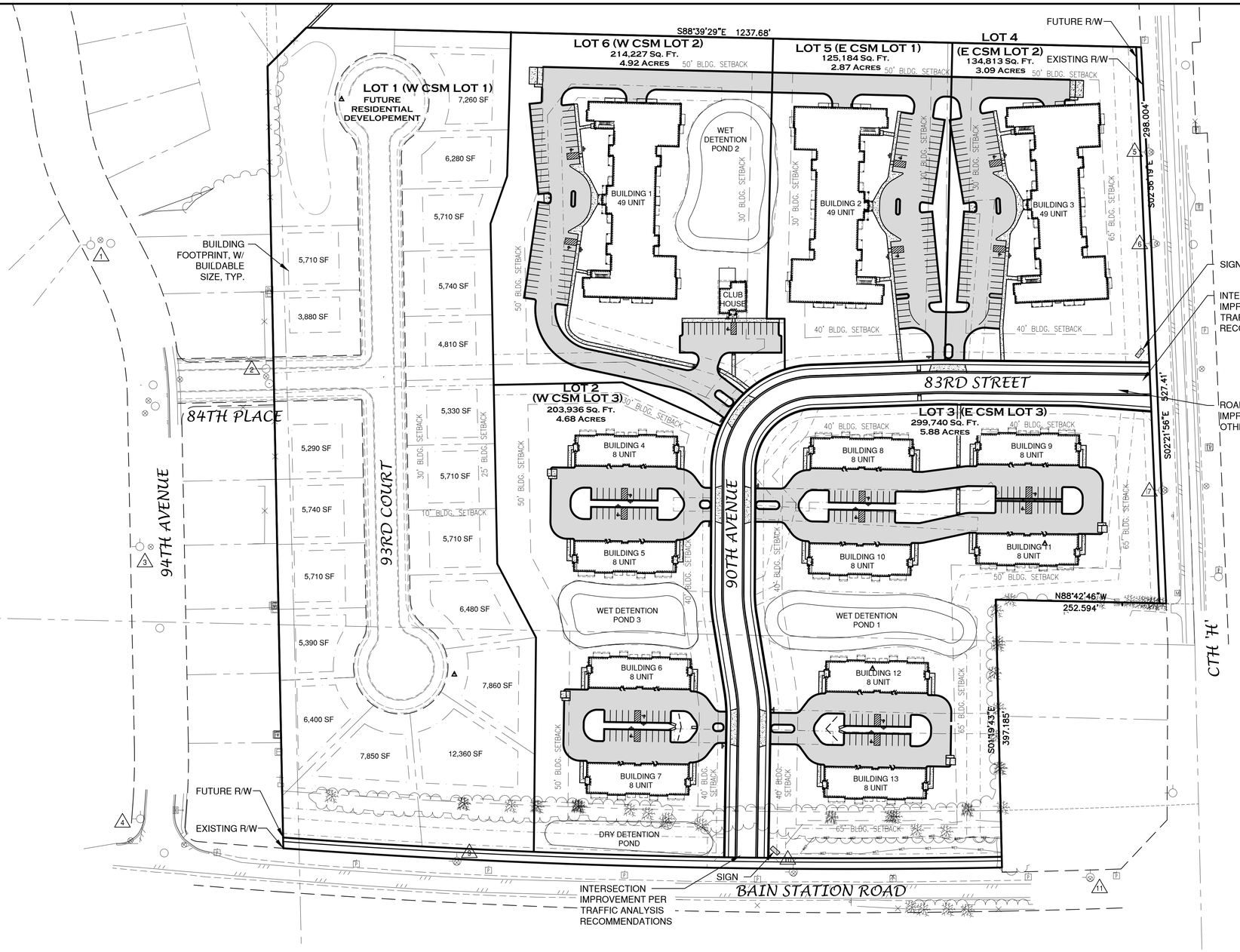
LOTS 2 AND 3 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT # _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY _____ ACRES MORE OR LESS.

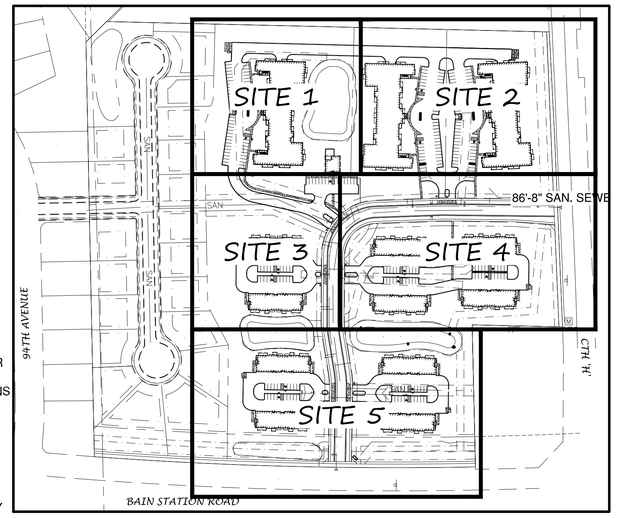
EXHIBIT B

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

FOUNTAIN RIDGE APARTMENT DEVELOPMENT SITE PLAN

(Attached hereto)





KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.72 ACRES, 205,599 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.6%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (32.8%)
GREEN SPACE = 2.49 ACRES, 110,323 S.F. (53.7%)
32 UNITS = 6.78 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.48 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
49 UNITS = 15.65 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
49 UNITS = 17.25 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.91 ACRES, 213,851 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.7%)
GREEN SPACE = 3.09 ACRES, 134,068 S.F. (62.7%)
49 UNITS = 9.98 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 22.53 ACRES, 981,363 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.08

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 4

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 2:43pm
LAYOUT: OVERALL

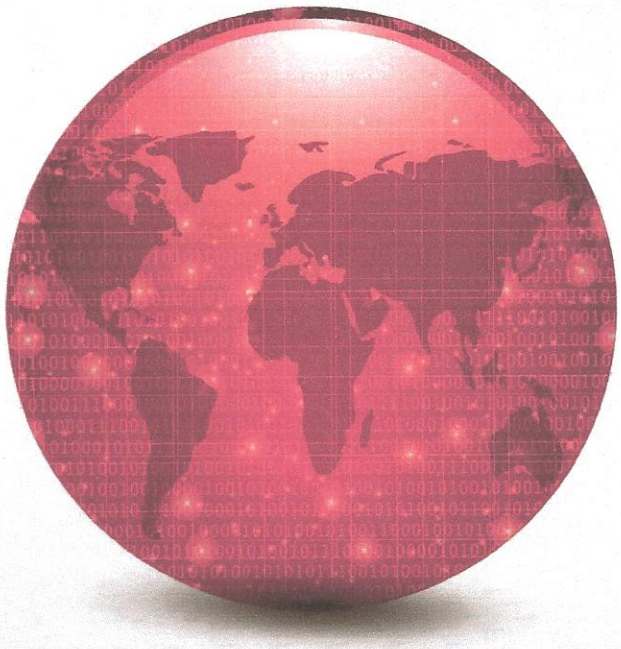
EXHIBIT C

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

DSIS PLAN, HARDWARE DETAILS AND NARRATIVE

[Attached hereto]

(In this Agreement, contracts have been executed for Building Site areas 2 and 4 only. Future Addendums to this Agreement will incorporate Building Site Areas 1, 3, and 5)



Convergint TECHNOLOGIES

Making a Daily Difference

Proposal For:

Lexington Homes

Lexington Fountain Site 2
TBA
Pleasant Prairie, WI 53158

Convergint TECHNOLOGIES
Making a Daily Difference

NUMBER 68485 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 2
TBA
Pleasant Prairie, WI 53158

Building Two (2) and Building Three (3)

EQUIPMENT:
One (1) March Networks NVR, 12TB of Hard Drive Space
Two (2) POE Power Supply
Three (3) UPS Stand by Power
Six (6) Axis P3215-VE Dome Cameras with Brackets
One (1) Axis P3225 Dome Pole Camera with Brackets
Two (2) Axis P3214-VE Dome Camera
Four (4) Axis P3224-LVE Dome Cameras with Brackets
Two (2) Axis F1005-E Camera (Elevator)
Two (2) CMI Elevator Enclosure
Wire, Connectors, Brackets and Back Boxes

SCOPE OF WORK:

Convergint Technologies, will provide, install and program a Surveillance System to monitor and record activity at your facility.
A total of Fifteen (15) IP cameras will be installed throughout your facility between two buildings. Camera types, locations, and views shall be as follows:

Camera Locations,
BUILDING TWO (2)

Camera 1 (1) Fixed Exterior Camera – North Entrance. Axis P3215-VE Dome Camera.
Camera 2 (1) Fixed Exterior Camera - Center Entrance. Axis P3215-VE Dome Camera.
Camera 3 (1) Fixed Exterior Camera – South Entrance. Axis P3215-VE Dome Camera.
Camera 4 (1) Fixed Exterior Camera - Inside Under Ground Parking Garage, Axis P3214-VE Dome Camera.
Camera 5 (1) Fixed Interior Camera - Inside Elevator with Housing Axis F1005-E Camera.

Proposal Amount: $30,276.00

Includes Tax *50% due prior to work commencing.*

Your signature below, electronic confirmation or payment is acceptance of the Convergint Technologies' Install Terms & Conditions and the Convergint Technologies' CSP Terms and Conditions.

Signature

9/13/16
Date of Acceptance

Phone: 847-358-5200 **Email: ilservice@dakotasecurity.com** **Fax: 847-358-5212**

Camera 6 (1) Fixed Exterior Camera - Northwest of Building. Axis P3224-LVE Dome Camera.
Camera 7 (1) Fixed Exterior Camera - Southeast of Building. Axis P3224-LVE Dome Camera.
(Note Diagram)

BUILDING THREE (3)

Camera 8 (1) Fixed Exterior Camera – North Entrance. Axis P3215-VE Dome Camera.
Camera 9 (1) Fixed Exterior Camera - Center Entrance. Axis P3215-VE Dome Camera.
Camera 10 (1) Fixed Exterior Camera – South Entrance. Axis P3215-VE Dome Camera.
Camera 11 (1) Fixed Exterior Pole Camera – Public Driveway Entrance. Axis P3225-LVE 2MP Dome Camera, Monitoring Traffic Entrance.
Camera 12 (1) Fixed Exterior Camera - Inside Under Ground Parking Garage, Axis P3214-VE Dome Camera.
Camera 13 (1) Fixed Interior Camera - Inside Elevator with Housing Axis F1005-E Camera.
Camera 14 (1) Fixed Exterior Camera - Northeast of Building. Axis P3224-LVE Dome Camera.
Camera 15 (1) Fixed Exterior Camera - Southeast of Building. Axis P3224-LVE Dome Camera.
(Note Diagram)

Camera Notes:
* Connection between buildings is to be determined, wireless or underground. There will be an added cost and is NOT included in this proposal.
** Electrical contractor to install and provide stub with boxes.
Camera 2 & 9, will be mounted in center of over hang.
Camera 4 & 12, parking garage camera, will require a conduit run by others with a box to mount the camera.
Camera 5 & 13, will require a traveling cable installed by elevator provider.
Camera 5 & 13, will be installed by elevator provider. Connection will be made by Convergint.
Camera 11, Mounted on Pole near driveway entrance, pole and conduit run by others.

If cameras are communicating on a network provided by the customer, I.P. Address, Subnet Mask and Gateway information are required for each camera. The cameras listed above will require (1) static IP address which shall be provided by the customer.

HEADEND:
Located In Building 3
Selves for equipment provided by customer in secure area.
One (1) NVR shall be provided by Convergint Technologies. Customer to supply secure room or cabinet.
NVR/server shall provide a minimum of thirty (30) days of recorded video storage at eight (8) frames per second.
A UPS will be installed at the headend.
Two POE switches
•A 120 Volts AC outlet is required for the NVR, monitor and camera power supply. Shall be provided by the customer. (With in a secure area)
•Dedicated network jack, I.P. Address, Subnet Mask and Gateway information are required for communication. The DVR/server will require (1) network connection with (1) static IP address, which shall be provided by the customer.

Convergint TECHNOLOGIES
Making a Daily Difference

Installation Proposal

NUMBER 68485 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 2
TBA
Pleasant Prairie, WI 53158

Programming
Convergint Technologies shall provide all necessary labor to configure and program the system. Including the programing to the Village of Pleasant Prairie.
Customer must supply the connection for Pleasant Prairie to remotely connect into the video system.

Training
Convergint Technologies shall provide a qualified trainer to your job site to train key personnel. Included in our contract price is an initial training session to instruct you on the basic operation of your system.
Additional or repeat training sessions are available upon request and shall be invoiced at our standard labor rate.

Cabling:
Wire, cable and installation of wire and cable shall be completed by Convergint during normal business hours (M-F 7AM-5PM).
Any conduit required shall be provided and installed by others.
Power is required at the head end, by others. (With in a secure area)
CAT5E cable is provided.

Remote Viewing Connectivity (Inside Network)
The security solution Convergint will provide has a feature that allows designated users to view system activity remotely within the network. Convergint will load the remote viewing software on one (1) client-designated workstation and instruct the client on how to load on subsequent workstations inside the network.

Remote Viewing Connectivity (Outside Network)
The security solution Convergint will provide has a feature that allows designated users to view system activity from a remote location (off-site) using a personal computer, laptop, or a mobile phone (if applicable). Client must provide a DDNS or static IP address configured to allow access from the Internet. Convergint will load the remote viewing software on two (2) client-designated workstation and instruct the client on how to load on subsequent workstations and/or download applications for mobile phones. Mobile application fees may apply and are not included in this proposal. Mobile application functionality may vary by phone make/model.

Warranty:
The Video Surveillance Equipment is covered under a Three (3) Year Manufacture Equipment Warranty and a One (1) Year Convergint Labor Warranty.
from the date of installation completion. Additional 2nd & 3rd Year Convergint Labor Warranty is available at a discounted purchase price at the time of the contract signing.

In an effort to confirm Convergint has meet the customer equipment and installation requirements and insure complete customer satisfaction , the pricing includes a Quality Assurance site visit between the 30th and 45th day of operation of the system. The scheduled Quality Assurance site visit will include the following scope of work:

* Confirm all cameras are focused and the camera views are acceptable to the administration
* Confirm all cameras are recording in all lighting conditions and times of day
* Confirm all authorized personal completely understand the operation of the system
* Confirm the video storage requirement is being maintained

Convergint TECHNOLOGIES
Making a Daily Difference

Installation Proposal

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Notes:
1. A complete operations manual booklet and electronic version for all Video equipment will be supplied after the installation is completed.

2. Approved diagram of the camera locations will be required prior to the start of the installation.

3. A 50% Deposit is required 30 days from date of the contract signing with the remaining 50% due 30 days from the date of installation completion.

4. Village of Pleasant Prairie permit fees and inspection fees are included. TWO PERMITS REQUIRED, Building TWO and Building THREE.

5. Meets or exceeds Village of Pleasant Prairie security ordinance 13-10 in equipment.

6. Pricing is good for 45 days.

7. Additional cost for March Networks app.

8. Additional cost if a lift is required.

Convergint TECHNOLOGIES
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Customer Support Programs

Video Surveillance Service Agre
Job Number 68485

New Installations are covered by a one year warranty which includes both defects in manufacturer's equipment and installation workmanship. A service agreement option below must be selected and the signed document returned to Convergint Technologies. Service agreements will take effect following the warranty period and an invoice will be issued prior to services being delivered. The service agreement rebate will be automatically deducted from the first year invoice.

The proposed security solution is designed to reduce risk for your organization and to deliver a positive security outcome. For this solution to operate as designed, it is essential that only trained and certified security professionals are used to maintain and service critical hardware and software components.

☐ No Agreement

This option acknowledges that your organization will be responsible for regular training, inspection and preventative maintenance of critical security hardware and software components. By selecting no agreement, your organization is opting to pay market rate for service parts and service labor after the warranty period expires. Selecting no agreement waives your one-time rebate discounts.

☐ Silver Agreement

Annual user retraining of systems:

Provides training for new users and retraining for existing users on system functionality. Training will be via teleconference or onsite at Convergint Technologies' discretion. Trainings will be scheduled once annually and are not to exceed one hour.

Annual maintenance and inspection of all equipment:

Convergint Technologies will provide the following services once annually: reset and confirm accurate programming of system; review proper data recording; verify head-end wiring and connections; ensure proper operation; adjust and clean all peripheral devices; test and change system batteries where applicable; confirm signals are being transmitted and received. This service does not cover pre-existing equipment or equipment installed by others. Devices requiring rentals such as scissor lifts, fork lifts, etc.. are not covered by this service unless the customer is able to provide the necessary equipment and supplies to service the device. Replacement parts and labor to install those parts are billable under the Silver Agreement.

Silver Agreement	$2,150.96
Silver Rebate	-$358.49

☐ Gold Agreement Includes Silver

Convergint Technologies phone technical support (Help Desk):

Provides 8:00 am to 5:00 pm Monday through Friday coverage. Service is provided by Convergint Technologies professional services group who are trained and certified in all the systems we sell.This service covers phone technical support (Help Desk) labor time only and remote desktop software licensing for Convergint Technologies to remote view and troubleshoot connected systems (where applicable). This service does not cover pre-existing equipment or equipment installed by others.

Convergint Technologies on-site technical support (Break/Fix):

Provides 8:00 am to 5:00 pm Monday through Friday coverage. This service covers onsite labor time and travel time to the customer site when necessary to resolve service issues and break/fix support. This service does not cover pre-existing equipment or equipment installed by others.

Gold Agreement	$2,509.45
Gold Rebate	-$430.19

☐ Platinum Agreement Includes Silver & Gold

Extended warranty w/instant loaner on all equipment:

Never be without critical security equipment. Convergint Technologies will provide an extended warranty w/instant loaner on all equipment. Support services subscription must be current for extended equipment warranty w/instant loaner to be valid. Equipment under this service will be repaired or replaced at Convergint Technologies' discretion. In certain instances, replacement items may be equipment of similar or like functionality and may not be an exact replacement. This service does not cover Uninterruptible Power Supplies (UPS) beyond the manufacturer's warranty. This service does not cover pre-existing equipment or equipment installed by others. Refer to terms and conditions for a full list of exclusions.

15% Service parts discount:

Provides an all-inclusive 15% discount on parts required to service and maintain security systems. Parts required or requested to expand systems are not included with this service and will be negotiated on a case-by-case basis.

Platinum Agreement	$2,867.95
Platinum Rebate	-$501.89

Your signature below, electronic confirmation or payment is acceptance of the Convergint Technologies' Install Terms & Conditions and the Convergint Technologies' CSP Terms and Conditions.

Signature

Date of Acceptance

Phone: 847-358-5200 **Email: ilservice@dakotasecurity.com** **Fax: 847-358-5212**

Throughout this Installation Proposal, the term, "Convergint" refers to the Convergint Technologies' affiliate operating in the state/province in which the work is being performed, specifically, "Convergint Technologies LLC" or "Convergint Technologies LTD".

SECTION 1. THE WORK

This Installation Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Installation Proposal commences on the Start Date as specified in the attached scope of work, and represents the entire agreement between Convergint and Customer (the "Agreement") and it may only be amended by a written document signed by both Convergint and Customer. In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

Convergint agrees in accordance with the mutually agreed project schedule:

a. To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
b. To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
c. Secure and pay for permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work; and
d. Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergint:

a. To promptly approve submittals provided by Convergint;
b. To provide access to all areas of the facility which are necessary to complete the Work;
c. To supply suitable electrical service as required by Convergint; and
d. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the material listed based on Convergint's interpretation of plans and specifications unless noted otherwise. Additional equipment, unless negotiated prior to order placement, will be billed accordingly. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay Convergint fifteen (15%) percent of the total price as a mobilization fee at the time of executing this Agreement.

If the Work is performed over more than a month, Convergint will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If the Work is completed in less than one month, Customer agrees to pay Convergint in full after the Work has been performed within thirty (30) days of the date of being invoiced. Invoices shall not include or be subject to a project retention percentage. If Customer is overdue in any payment to Convergint, Convergint shall be entitled to suspend the Work until paid, and charge Customer an interest rate 1 and 1/2% percent per month, (or the maximum rate permitted by law), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergint costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 4. WARRANTY

Convergint provides the following warranty to the Customer:

For the period of one (1) year, commencing at the earlier of substantial completion of the Work, or first beneficial use, ("Warranty Period"):

a. That Work performed under this Agreement will be of good quality;
b. That all equipment will be new unless otherwise required or permitted by this Agreement;
c. That the Work will be free from defects not inherent in the quality required or permitted; and
d. That the Work will conform to the requirements of this Agreement.

The Customer's sole remedy for any breach of this warranty is that Convergint shall remove, replace and/or repair at its own expense any defective or improper Work, discovered within the Warranty Period, provided Convergint is notified in writing of any defect within the Warranty Period.

Any equipment or products installed by Convergint in the course of performing the Work hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergint hereby assigns to Customer without recourse to Convergint. Upon request of Customer, Convergint will use all reasonable efforts to assist Customer in enforcing any such third party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergint, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergint may request changes in the Work. Any changes to the Work and any adjustment to the Agreement Price or the time for completion of the Work shall be in writing signed by both Customer and Convergint. If Customer orders any additional work or causes any material interference with Convergint's performance of the Work, Convergint shall be entitled to an equitable adjustment in the time for performance and in the Agreement Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergint shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay, provided that the party experiencing the delay shall promptly give written notification to the other party within five (5) days after such party has learned of the Force Majeure. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting. If performance by either party is delayed due to Force Majeure, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergint due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

SECTION 7. INSURANCE

Convergint shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence /aggregate
Commercial General Liability	$1,000,000 per occurrence/aggregate $2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$4,000,000 per occurrence/aggregate

All insurance policies carried by Convergint hereunder shall be primary to and noncontributory with the insurance afforded to Customer, and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergint, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergint, pursuant to the terms of this Agreement. Convergint shall provide to the Customer no less than thirty (30) days notice prior to the termination or cancellation of any such insurance policy.

SECTION 8. INDEMNIFICATION

Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, (including, but not limited to, reasonable attorney's fees), attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergint, or c) Convergint's breach of this Agreement.

IN NO EVENT SHALL EITHER CONVERGINT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILTY OF SUCH DAMAGES. IN NO EVENT WILL CONVERGINT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT.

It is understood and agreed by the parties hereto that Convergint is or may be providing monitoring and or intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. As required by the monitoring and intrusion industry and the manufacturers thereof, Convergint's indemnification obligation pursuant to Section 8 herein, does not apply to the extent the loss indemnified against is caused by any monitoring or intrusion product or software provided by but not manufactured by Convergint. Convergint shall have **no** liability to Customer for any losses to the extent such losses are caused by the monitoring or intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergint, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such monitoring or intrusion product or software provided by but not manufactured by Convergint.

SECTION 9. COMPLIANCE WITH LAW, EEO & SAFETY

This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Work is being performed. Convergint agrees to comply with all laws and regulations relating to or governing the Work. Convergint agrees to comply with all reporting requirements imposed by law or this Agreement. Convergint shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergint prior to beginning work.

In the event that Convergint discovers or suspects the presence of hazardous materials, or unsafe working conditions at Customer's facility where the Work is to be performed, Convergint is entitled to stop the Work at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's facility. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

SECTION 10. DISPUTES

In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be subject to and decided by mediation or arbitration. Such mediation or arbitration shall be conducted in accordance with the Construction Industry Mediation or Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties.

SECTION 11. MISCELLANEOUS

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Convergint may assign this Agreement to any of its parents, subsidiary or affiliated companies or any entity majority owned by Convergint.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergint and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty and indemnity shall survive the termination of this Agreement.

1. Throughout this CSP Proposal, the term, "Convergint" refers to the Convergint Technologies' affiliate operating in the state/province in which the work is being performed, specifically, "Convergint Technologies LLC" or "Convergint Technologies LTD".

2. This CSP Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the services set forth in the attached scope of work ("Services"). The signed CSP Proposal represents the entire agreement between Convergint and Customer (the "Agreement") and may only be amended by a written document signed by both Convergint and Customer. The term of this Agreement will begin on the Services commencement date as specified in the attached scope of work ("Start Date") and continue for the period of time as specified in the attached scope of work ("Duration"). At the end of the Duration of this Agreement, the Agreement will renew automatically from year to year until terminated by either party with written notice to the other party thirty (30) days prior to the renewal date. Convergint reserves the right to modify the annual CSP Program Cost with notice to Customer prior to the end of any term of this Agreement. In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

3. This Agreement assumes the systems covered are in maintainable condition. If repairs are found necessary upon initial inspection by Convergint, a separate proposal for repair will be submitted for approval. Should this separate proposal be declined, all non-maintainable items will be removed from this Agreement and the CSP Program Cost adjusted accordingly.

4. Customer agrees at no cost to Convergint:
   a. To provide access to all areas of the facility for the equipment identified in and/or relating to the List of Covered Equipment (as specified in the attached scope of work);
   b. To supply electrical service as required by Convergint; and
   c. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

5. It is understood that repair, replacement and emergency service provisions apply only to the systems and equipment covered by this Agreement and identified in the List of Covered Equipment. Repair or replacement of non-maintainable parts of the systems such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, is not included in this Agreement.

6. If UL Listed Monitoring is purchased, Customer shall be required to provide the account setup information contained in the Convergint Technologies Monitoring Service Agreement. Customer will also be required to execute the Convergint Technologies Monitoring Service Agreement prior to the implementation of monitoring service.

7. In the event that the systems, equipment or components included in the List of Covered Equipment are modified, repaired, have a peripheral device attached to them, or are adjusted (hardware or software) by someone other than a Convergint representative after the Start Date of this Agreement (hereinafter "Modification Event"), Convergint shall have the right to exercise any or all of the following options in response to this Modification Event:
   a. Require that the Covered Equipment impacted by the Modification Event be subject to reacceptance testing by Convergint;
   b. Require removal of the Covered Equipment impacted by the Modification Event from the List of Covered Equipment, so that the Services hereunder will not apply to such equipment;
   c. Require termination of this Agreement upon thirty (30) days notice to Customer, at Convergint's option.

8. In the event that Convergint discovers or suspects the presence of hazardous materials, or unsafe working conditions at Customer's facility where such Services are to be performed, Convergint is entitled to stop providing its Services at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint, in its sole discretion, shall determine when it is "safe" to return to providing its Services at Customer's facility. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

9. Neither Customer nor Convergint shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay, provided that the party experiencing the delay shall promptly give written notification to the other party within five (5) days after such party has learned of the Force Majeure event. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting.. If performance by either party is delayed due to a Force Majeure event, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergint due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

10. This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Services are being performed.

11. Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If Customer is overdue in its payment to Convergint, Convergint has the right to suspend performing the Services hereunder, and charge an interest rate of 1and 1/2% percent per month, (or the maximum rate permitted by law), and may avail itself of any other legal or equitable remedy. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

12. Any equipment or products installed by Convergint in the course of providing the Services hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergint hereby assigns to Customer without recourse to Convergint. Upon request by Customer, Convergint will use all reasonable efforts to assist Customer in enforcing any such third party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergint, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

13. Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, (including, but not limited to, reasonable attorney's fees), attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergint, or c) Convergint's breach of this Agreement.
    IN NO EVENT SHALL EITHER CONVERGINT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILTY OF SUCH DAMAGES. IN NO EVENT SHALL CONVERGINT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT.
    It is understood and agreed by the parties hereto that Convergint is or may be providing monitoring and or intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. As required by the monitoring and intrusion industry and the manufacturers thereof, Convergint's indemnification obligation pursuant to Section 13 herein, does not apply to the extent the loss indemnified against is caused by any monitoring or intrusion product or software provided by but not manufactured by Convergint. Convergint shall have **no** liability to Customer for any losses to the extent such losses are caused by the monitoring or intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergint, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such monitoring or intrusion product or software provided by but not manufactured by Convergint.

14. Convergint shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence /aggregate
Commercial General Liability	$1,000,000 per occurrence
	$2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$4,000,000 per occurrence/aggregate

    All insurance policies carried by Convergint hereunder shall be primary to and noncontributory with the insurance afforded to Customer, and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergint, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergint, pursuant to the terms of this Agreement. Convergint shall provide to the Customer no less than thirty (30) days notice prior to the termination or cancellation of any such insurance policy.

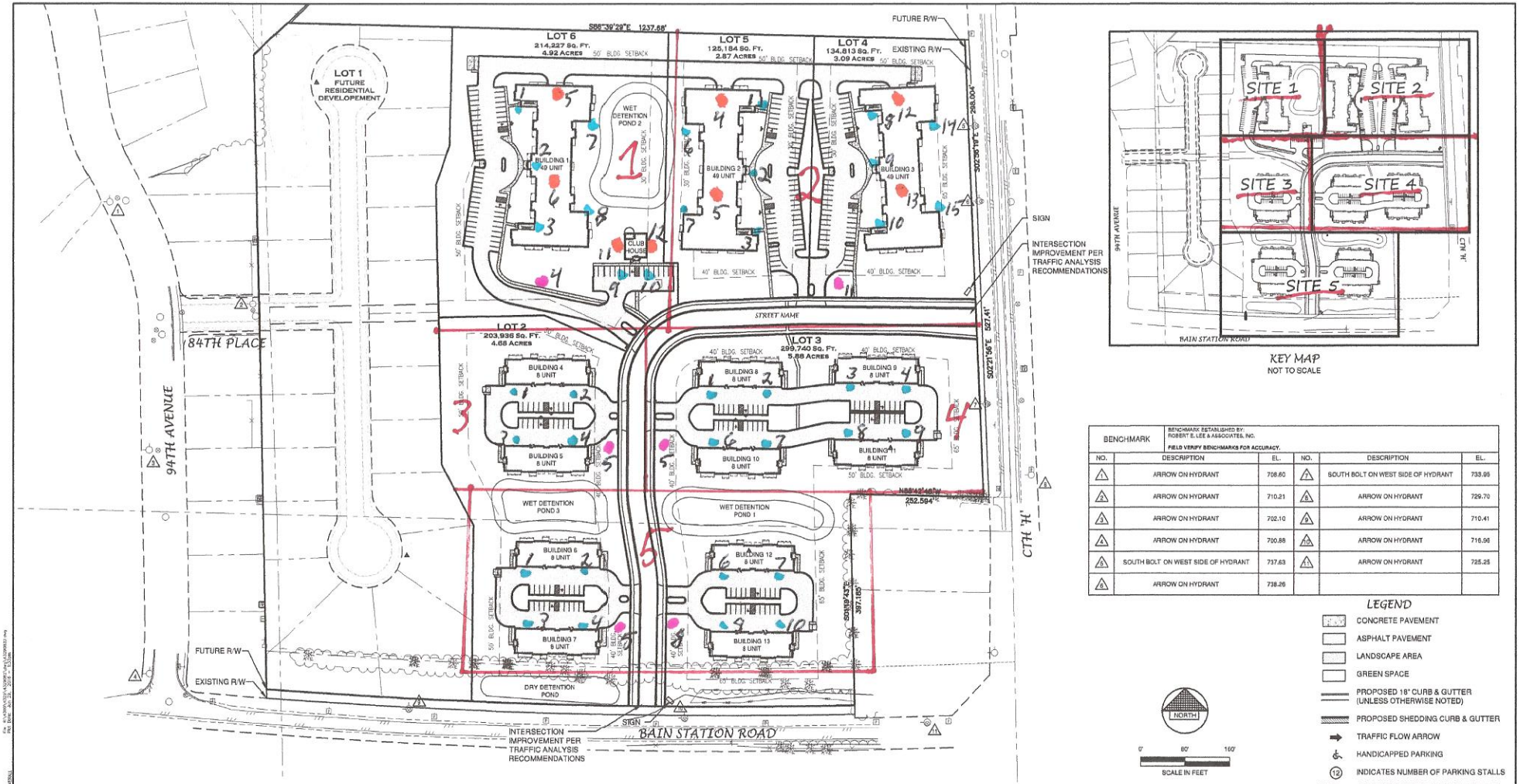
15. In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be subject to and decided by mediation or arbitration. Such mediation or arbitration shall be conducted in accordance with the Construction Industry Mediation or Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties.

16. Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Convergint may assign this Agreement to any of its parents, subsidiary or affiliated companies or any entity majority owned by Convergint.

17. Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown. All notices shall be effective upon receipt by the party to whom the notice was sent.

18. A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergint and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

19. Sections regarding invoicing, warranty and indemnity shall survive the termination of this Agreement.



KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.05
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.68 ACRES, 203,936 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.7%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (33.1%)
GREEN SPACE = 2.49 ACRES, 108,660 S.F. (53.2%)
32 UNITS = 6.84 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.88 ACRES, 299,740 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (14.0%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.9%)
GREEN SPACE = 4.48 ACRES, 195,124 S.F. (65.1%)
48 UNITS = 6.98 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.09 ACRES, 134,813 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (20.0%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (23.0%)
GREEN SPACE = 1.76 ACRES, 76,855 S.F. (57.0%)
49 UNITS = 15.86 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.87 ACRES, 125,184 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.6%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (26.8%)
GREEN SPACE = 1.48 ACRES, 64,640 S.F. (51.6%)
49 UNITS = 17.07 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.92 ACRES, 214,227 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.6%)
GREEN SPACE = 3.09 ACRES, 134,444 S.F. (62.8%)
49 UNITS = 9.96 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 20.84 ACRES, 907,900 S.F.
GREEN SPACE = 13.31 ACRES, 579,723 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.89

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: RLR
CHECKED: JDS
DESIGNED: AJR

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE: 06/2016
FILE: 4320937D
JOB NO.: 4320937

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.rlesite.com
Celebrating 60 Years of Excellence

SHEET NO. 3

8000 Series Hybrid NVR
32 and 16-Channel Recording Platforms

MARCH networks
An Infinova Company

The most powerful, reliable, feature-rich hybrid NVR in the industry. The 8000 Series Hybrid NVRs deliver video that's always there when you need it, and the advanced tools that allow you to quickly find the evidence you need. Our solutions help you get your job done faster — from installation to investigation — with these appliance-based hybrid NVRs as the backbone. They reinforce our reputation for manufacturing the most robust, reliable, and feature-rich recorder on the market, and allow you to migrate from 100% analog to 100% IP video at your own pace. The NVRs work in conjunction with our March Networks Command VMS platforms, which are flexible, scalable and easy to use. Command will save you time and simplify your video surveillance system management.

ALTERNATE STREAM SUPPORT ON IP CAMERAS

For IP cameras, the recorder can accommodate up to two simultaneous recording streams. Different streams can be used for different purposes. For example, one stream could be for live viewing on the web so you need low bit-rate (which means lower resolution and compression). The second stream could be for recording at full resolution and full frame rate for investigation purposes.

THE PURPOSE-BUILT ADVANTAGE

Our recorders are embedded, Linux-based, purpose-built devices, designed to record video 24/7. Customers are looking for a recording solution that allows them to spend more time performing investigations and less time dealing with maintenance issues that can plague a PC-based recorder.

UNPARALLELED SCALABILITY

From the small, local-control user with just a few cameras, who does not want to connect the recorder to a network...to the largest enterprise user with globally dispersed sites and thousands of recorders... the 8000 series NVR recording and management suite has a solution that will feel tailor-made to fit your unique application.

WE'VE GOT YOU COVERED

The 8000 series recorders incorporate an impressive breadth of security features to ensure your data is protected and your hardware continues to function. The internal battery backup guarantees a systematic shutdown in the event of an unexpected power loss. Hard drive mirroring ensures redundancy and allows for flexible use of storage. The built-in firewall guarantees that your network will comply with your IT department's guidelines. Watchdog circuitry for both hardware and software ensures that the recorder remains operational. And secure tunneling grants access only to authenticated users when it comes to devices connected to the recorder's camera network.

USE ANALYTICS TO IMPROVE YOUR BUSINESS

Our optional analytics can be integrated to address the unique needs of retailers and banking institutions of all sizes, and help them leverage their security investment and use video, combined with reporting tools, to analyze and improve their business.

FEATURES

- 16 and 32-channel models
- Choose from:
  R-series (rack mount)
  S-series (stack mount)
- Full Hybrid NVR solution to support both analog and IP, or 100% IP
- High and low frame rate streams on IP cameras
- Alternate stream support on IP cameras
- Embedded, Linux-based recorders
- Scan QR code on front panel to retrieve system information and reduce maintenance time
- Sophisticated configurable recording policies based on schedule, motion, analytics, etc.
- Real-time health monitoring of cameras, recorders, and network
- Network policies for bandwidth protection
- Local display of both analog and IP cameras (HDMI and composite)
- Local control (interface standard on all models)
- Industry-leading interfaces to third party applications, including POS, ATM, teller, LPR, and access control
- Optional advanced video analytics

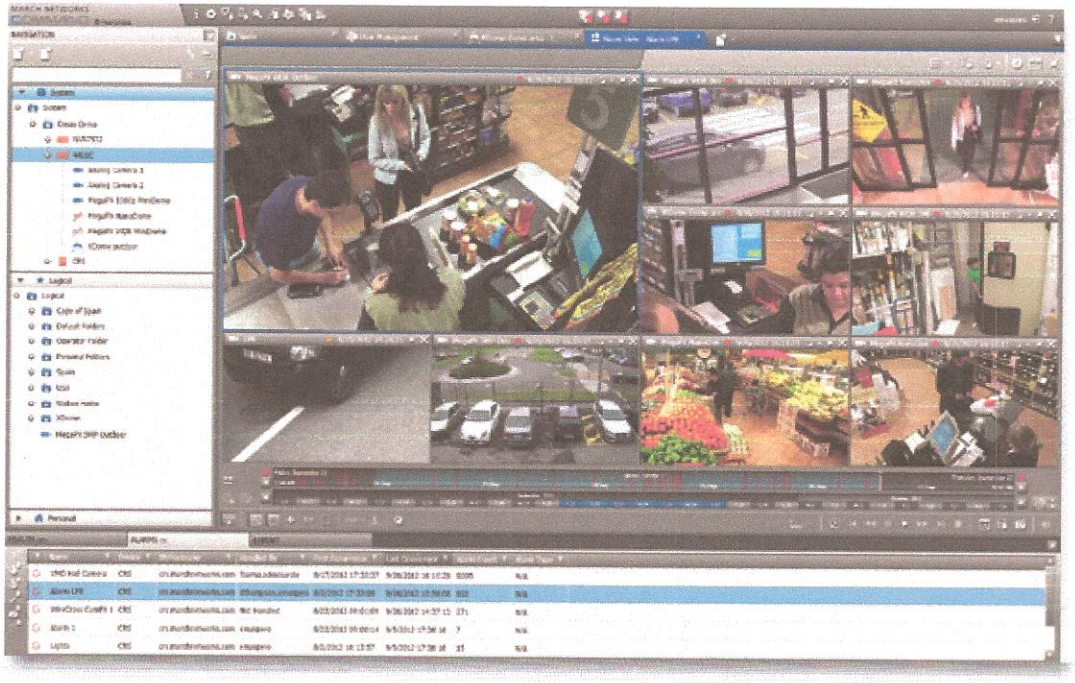
Helping integrators save time and money.

- ✔ Check warranty status
- ✔ Get express RMA
- ✔ Get in-field diagnostics support
- ✔ Do wireless provisioning in the field

March Networks Command Video Management Software

Flexible, scalable and easy-to-use.

Command Enterprise is designed for simplicity and ease of use, which saves on training time and provides a smooth learning curve, allowing users to focus on their job.



The scalability you need

No matter what your business or its size, Command can scale to meet your needs. Customizable and easy to use, our powerful VMS platform delivers the features and tools you need to easily manage your video surveillance system — and none of the ones you don't.

Enterprise video management made easy

Save time with Command's advanced mass management and remote health monitoring tools. Rapidly identify system issues, configure devices and apply updates, all with a few clicks of your mouse.

Faster investigations

Tired of spending hours searching through video archives? Find the evidence you need in just minutes with advanced search tools that let you rapidly sort through images and zero-in on the exact timeframe you need to investigate. With Command, you can also selectively record on motion, so you gather only the video you need.

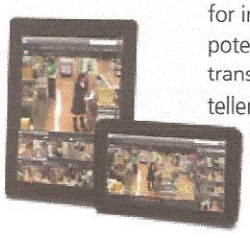
Advanced alarm monitoring

Command's sophisticated alarm monitoring tools enable you to rapidly respond to critical situations. View live and archived video, and access audio and event data in seconds. Configure customized actions and responses, such as email notifications.

Making Your Job Easier

March Networks Cloud

View your video on the go from your iOS/ Android tablet or phone. It's Cloud-based, so no software downloads or updates are required, and it provides unlimited user access with no impact on recorder performance.



Searchlight for Banking and Searchlight for Retail

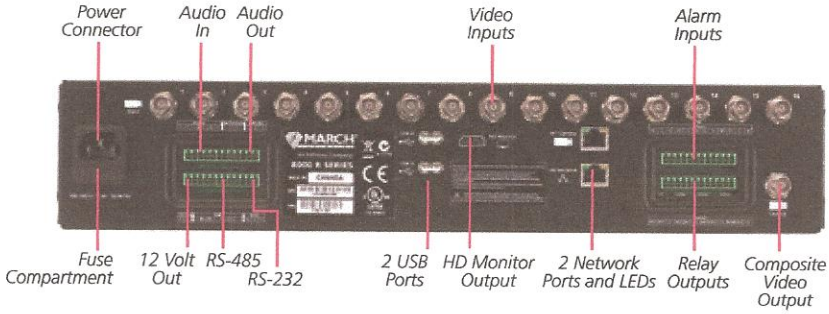
The most cost-effective and robust software on the market today for investigating potentially fraudulent transactions at POS, teller, or ATM locations.

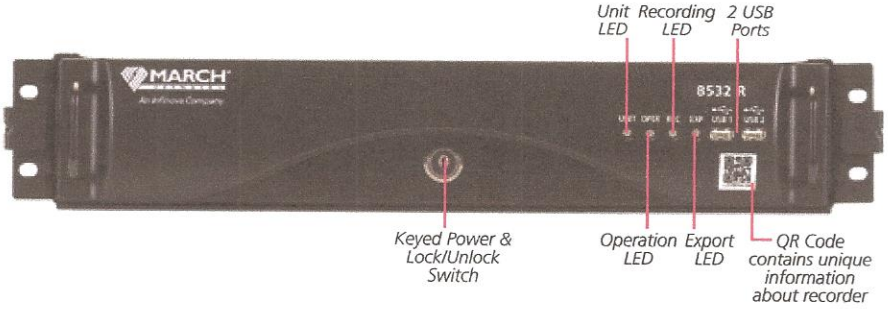
March Networks Managed Services

Leverage the expertise of skilled technicians at March Networks' 24/7 Network Operations Center to remotely monitor and manage your video systems. We will identify and initiate action on any system issues before they can affect performance.

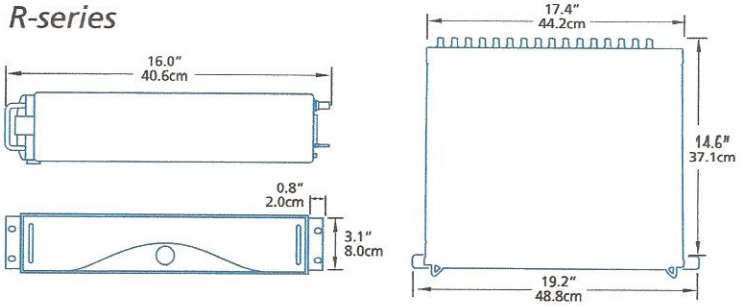
The Recorder

Available in 16 and 32-channel models, this recorder's full hybrid capabilities can bring you from 100% analog to 100% IP at your own pace. Multi-level H.264 encoding, scalable, reliable, backward-compatible and purpose-built for all your video, security, and management needs. This is truly the powerhouse behind the scenes.





R-series



Dock It And Lock It

The only recorders in the industry to feature the innovative "dock and lock" station. Similar to the one designed for your PC, this docking station keeps all connections clean and securely connected to the back of the unit and allows for quick, easy installation of the recorder, as well as removal for service and maintenance. In addition, a lock switch turns the recorder on/off and locks it to the docking station, preventing removal, tampering or unauthorized shutdown of the recorder.

March Networks System Design Tool

Generate approximate storage and bandwidth estimations based on a variety of settings that you provide. Available via your desktop and mobile devices (iPad, iPhone and Android devices).

March Networks GURU Smartphone App

Available as a free download from the App Store and Google Play, this industry-first smartphone app enables partners to initiate an RMA, review and change recorder IP addresses, register/unregister from the ESM, go through SSH to view storage information, access diagnostics and service information (including product warranty and RMA shipment status), and more.

8000 Series Hybrid NVR

MODELS

8732 R-series	32 channels, 30fps, rack mount
8532 R-series	32 channels, 15fps, rack mount
8532 S-series	32 channels, 15fps, stacked
8516 R-series	16 channels, 15fps, rack mount
8516 S-series	16 channels, 15fps, stacked

VIDEO

Analog Capacity	**8732 R** 30fps concurrent at full 4CIF/2CIF/CIF across 32 channels (480fps) **8532 R** 15fps concurrent at full 4CIF/2CIF/CIF across 32 channels (240fps) **8532 S** 15fps concurrent at full 4CIF/2CIF/CIF across 32 channels (240fps) **8516 R** 15fps concurrent at full 4CIF/2CIF/CIF across 16 channels (240fps) **8516 S** 15fps concurrent at full 4CIF/2CIF/CIF across 16 channels (240fps)
Video Compression	H.264, CIF/2CIF/4CIF resolution
Max Analog/IP Camera Inputs	16/32
IP Camera Performance	
8732 R, 8532 R, 8532 S	With all analog cameras enabled, IP camera capacity = 48 Mbps With all analog cameras disabled, IP camera capacity = 96 Mbps (3Mbps / camera) With alternate stream enabled, IP camera capacity = 72 Mbps (2.25 Mbps / camera)
8516 R, 8516 S	With all analog cameras enabled, IP cameras are not available With all analog cameras disabled, IP camera capacity = 48 Mbps (3Mbps / camera) With alternate stream enabled, IP camera capacity = 32 Mbps (2.25 Mbps / camera)
Video Output	Composite or HDMI

AUDIO

Analog Audio Inputs	4, unbalanced, 10kΩ, 1Vp-p typical
Analog Audio Outputs	2, unbalanced, 600Ω, 1Vp-p
Analog Audio Codec	G.711, 8 bit/8kHz, 64 kBit/s, unidirectional

NETWORK

Network 1	GigE port for connection to corporate network
Network 2	GigE port for connection to camera network
Security	Industry standard TLS 1.2 with strong AES encryption, HTTPS encryption, strong hashing algorithms SHA256, continuous security vulnerability assessment
Interface	10/100/1000Base-T Ethernet (2 x RJ-45)

SYSTEMS / NETWORK MANAGEMENT

Bandwidth Throttle	Yes (can include exceptions on a per-IP address basis)
Bandwidth Scheduling	Yes
Adaptive Bandwidth	Yes
Remote Connection	TCP/IP (IPv4)
Concurrent Remote Connections	No set limit
Internal Battery	Enables systematic shutdown; no external UPS communication required

ANALYTICS

Included	Motion detection
Optional	Camera obstruction, field-of-view monitoring, trip wire, loitering

STORAGE

Internal Hard Drives	1-4 3.5" HDDs
Individual Drive Capacity	Up to 8TB
Total Storage Capacity	Up to 32TB
Drive Type	Serial ATA (SATA)
Mirroring	Yes

ALARM INPUTS/OUTPUTS

Alarm Inputs	8 current loop inputs, supporting open and closed detection
Relay Outputs	4 relay switch outputs (30VDC, 1A); programmable event driven

PHYSICAL

Dimensions (HxWxD)	
R-series	3.1 x 17.4 x 16.0 in (8.0 x 44.2 x 40.6 cm)
S-series	3.2 x 16.9 x 16.0 in (8.1 x 43.0 x 40.6 cm)
Mounting	
R-series	2U high, 19" rack, wall mount and desktop
S-series	Wall mount and desktop
Weight	
R-series	18.5 lbs (8.4 Kg) (with docking station)
S-series	13 lbs (5.9 Kg) (no docking station)
Hard Drive	Add 1.5 lbs (0.7 Kg) per HDD

ENVIRONMENTAL

Operating Temperature	5°C to 40°C (41°F to 105°F)
Heat Dissipation	Maximum 255 BTU per hour (system plus 4 hard drives)
Humidity	5% to 95% RH (non-condensing)
Storage Conditions	-40°C to 70°C (-40°F to 158°F)

ELECTRICAL

Internal Power Supply	115/230 VAC (auto-sensing), 2.3A, 50-60Hz
Power Consumption	75W Max

REGULATORY

Safety	IEC60950-1 (ed.2), UL 60950-1 (ed.2), CSA C22.2 No. 60950-1-07 (ed.2)
EMC	FCC 47 CFR Part 15, Subpart 15, ICES-003, EN55022, CISPR 22, AS/NZS CISPR 22,EN61000-3-2, EN 61000-3-3, EN50130-4,EN55024
Compliance Marking	CE-mark, cULus, C-tick, WEEE

2-year Advance Replacement plan on all NVRs:

- Options for Repair & Return or Advance Replacement
- March Networks incurs all shipping costs—both ways—for AR's
- All NVR components are covered, including HDDs

North America 1 800 563 5564
Latin America. . . . . +5255 5259 9511
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Australia and New Zealand . .+61 1300 089 419
Middle East and Africa. . . . . +971 4 399 5525

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marchnetworks.com

MARCH networks

An Infinova Company

AXIS P3215-VE Network Camera

Streamlined and versatile varifocal with HDTV 1080p

AXIS P3215-VE is a streamlined, outdoor-ready fixed dome with HDTV 1080p video quality and up to 2 MP resolution. It features a varifocal lens, P-Iris control and day/night functionality. P-Iris control provides optimal depth of field, resolution, image contrast and clarity. Remote zoom and focus eliminate the need for hands-on fine tuning, and day and night functionality provide superb image quality both in daylight and dark conditions. AXIS P3215-VE provides multiple, individually configurable H.264 and Motion JPEG video streams. With a built-in memory card slot, the camera enables local storage of video. The IK10-rated AXIS P3215-VE is dust-resistant and vandal-resistant.

- > HDTV 1080p and H.264
- > Day/night functionality
- > Remote zoom and focus
- > P-Iris control
- > IK10 vandal-resistant

ONVIF | S

HDTV NETWORK VIDEO

www.axis.com

AXIS P3215-VE Network Camera

1497812/EN/M1.2/082015

Camera	
Image sensor	Progressive scan RGB CMOS 1/2.8"
Lens	Varifocal, 3.0–10.5 mm, F1.4 Horizontal angle of view: 95°–34° Vertical angle of view: 49°–20° Remote focus and zoom, P-Iris control, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**Color:** 0.25 lux, F1.4 **B/W:** 0.05 lux, F1.4
Shutter time	1/33500 s to 2 s
Camera angle adjustment	Pan ±180°, Tilt 90°, Rotation ±95°
Video	
Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and Baseline Profile Motion JPEG
Resolutions	1920x1080 to 160x90
Frame rate	Up to 25/30 fps with power line frequency 50/60 Hz in all resolutions
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Controllable frame rate and bandwidth, VBR/MBR H.264
Multi-view streaming	2 individually cropped out view areas
Image settings	Compression, Color, Brightness, Sharpness, Contrast, White balance, Exposure control (including automatic gain control), Exposure zones, Backlight compensation, Fine tuning of behavior at low light, WDR - Dynamic Contrast, Text and image overlay, Mirroring of images, Privacy mask Rotation: 0°, 90°, 180°, 270°, including Corridor Format
Pan/Tilt/Zoom	Digital PTZ
Network	
Security	Password protection, IP address filtering, HTTPS[a] encryption, IEEE 802.1X[a] network access control, Digest authentication, User access log, Centralized Certificate Management
Supported protocols	IPv4/v6, HTTP, HTTPS[a], SSL/TLS[a], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMP v1/v2c/v3(MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SFTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH
System integration	
Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Connection ONVIF Profile S, specification at *www.onvif.org*
Analytics	Video motion detection, Active tampering alarm Support for AXIS Camera Application Platform enabling installation of AXIS Video Motion Detection 3, AXIS Cross Line Detection, AXIS Digital Autotracking and third-party applications, see *www.axis.com/acap*
Event triggers	Analytics, Edge storage events
Event actions	File upload: FTP, SFTP, HTTP, HTTPS, network share and email Notification: email, HTTP, HTTPS, TCP and SNMP trap Video recording to edge storage Pre- and post-alarm video buffering Send video clip Overlay text
Data streaming	Event data
Built-in installation aids	Remote zoom, Remote focus, Pixel counter
General	
Casing	Aluminum inner camera module with encapsulated electronics IP66- and NEMA 4X-rated, IK10 impact-resistant, polycarbonate casing with dehumidifying membrane Color: White NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Memory	256 MB RAM, 128 MB Flash
Power	Power over Ethernet IEEE 802.3af/802.3at Type 1 Class 3 Max 8.4 W, Typical 3.5 W
Connectors	RJ45 10BASE-T/100BASE-TX PoE
Edge storage	Support for microSD/microSDHC/microSDXC card Support for recording to dedicated network-attached storage (NAS) For SD card and NAS recommendations see *www.axis.com*
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10 to 100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	EN 55022 Class B, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A+B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22, KCC KN22 Class B, KN24, IEC/EN/UL 60950-22, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6 Class 4M4, IEC 60068-2-27 Class 4M4, IEC 60068-2-14, IEC 60068-2-78 Class 4K3, IEC/EN 60529 IP66, NEMA 250 Type 4X, IEC/EN 62262 IK10
Weight	790 g (1.7 lb)
Dimensions	101 x 149 x 149 mm (4.0 x 5.9 x 5.9 in)
Included accessories	Installation Guide, Windows decoder 1-user license, Mounting bracket, Cable gasket, Resistorx T20 L-key, Drill template Weather shield
Optional accessories	AXIS T90B Illuminators AXIS ACI Conduit Bracket A AXIS T94T01D Pendant Kit including weather shield AXIS T94M01L Recessed Mount AXIS T94T01S Mounting Bracket AXIS T91 Mounts AXIS T98A17-VE Surveillance Cabinet
Video management software	AXIS Camera Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on *www.axis.com/techsup/software*
Languages	German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

More information is available at www.axis.com

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AXIS COMMUNICATIONS

AXIS P3225-LVE Network Camera

Outdoor-ready and optimized for forensic video in HDTV 1080p

AXIS P3225-LVE is an outdoor-ready, streamlined fixed dome providing HDTV 1080p video quality. It features a varifocal lens and remote zoom and focus, which eliminates the need for hands-on fine tuning. The day and night functionality, together with OptimizedIR and P-Iris control, ensure superb image quality in any lighting conditions. Axis' built-in IR solution, OptimizedIR, automatically adapts to the zoom level set at installation, ensuring an evenly illuminated image. WDR – Forensic Capture increases forensic usability by highlighting details in both dark and well lit areas. Zipstream lowers bandwidth and storage requirements. AXIS P3225-LVE is IK10-rated, making it resistant to vandalism.

- > HDTV 1080p video quality
- > Outdoor-ready and IK10-rated
- > Remote zoom and focus
- > WDR - Forensic Capture
- > OptimizedIR illumination
- > Axis' Zipstream technology

www.axis.com

AXIS P3225-LVE Network Camera

1499969/EN/M3.2/082015

Camera	
Image sensor	Progressive scan RGB CMOS 1/2.8"
Lens	Varifocal, 3.0–10.5 mm, F1.4 Horizontal angle of view 92°–34° Vertical angle of view 50°–20° Remote focus and zoom, P-Iris control, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**HDTV 1080p 25/30 fps with WDR – Forensic Capture:** Color: 0.25 lux, F1.4 B/W: 0.05 lux, F1.4, 0 lux with IR illumination on **HDTV 1080p 50/60 fps:** Color: 0.5 lux, F1.4 B/W: 0.1 lux, F1.4, 0 lux with IR illumination on
Shutter time	1/142850 s to 2 s
Camera angle adjustment	Pan ±180°, tilt -5 to +75°, rotation ±95°
Video	
Video compression	H.264 Baseline, Main and High Profile (MPEG-4 Part 10/AVC) Motion JPEG
Resolutions	1920x1080 to 160x90
Frame rate	**With WDR:** 25/30 fps with power line frequency 50/60 Hz **Without WDR:** 50/60 fps with power line frequency 50/60 Hz
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Axis' Zipstream technology in H.264 Controllable frame rate and bandwidth, VBR/MBR H.264
Multi-view streaming	2 individually cropped out view areas
Image settings	Compression, Color, Brightness, Sharpness, Contrast, White balance, Exposure control (including automatic gain control), Exposure zones, Backlight compensation, Fine tuning of behavior at low light, WDR - Forensic Capture: Up to 120 dB depending on scene, Local contrast, Text and image overlay, Mirroring of images, Privacy masks Rotation: 0°, 90°, 180°, 270°, including Corridor Format
Pan/Tilt/Zoom	Digital PTZ
Network	
Security	Password protection, IP address filtering, HTTPS[a] encryption, IEEE 802.1X[a] network access control, Digest authentication, User access log, Centralized Certificate Management
Supported protocols	IPv4/v6, HTTP, HTTPS[a], SSL/TLS[a], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMP v1/v2c/v3(MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SFTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH
System integration	
Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Connection ONVIF Profile S, specification at *www.onvif.org*
Analytics	Video motion detection, Active tampering alarm Support for AXIS Camera Application Platform enabling installation of AXIS Video Motion Detection 3, AXIS Cross Line Detection, AXIS Digital Autotracking and third-party applications, see *www.axis.com/acap*
Event triggers	Analytics, Edge storage events
Event actions	File upload: FTP, SFTP, HTTP, HTTPS, network share and email Notification: email, HTTP, HTTPS, TCP and SNMP trap Video recording to edge storage Pre- and post-alarm video buffering Send video clip Overlay text IR illumination on/off
Data streaming	Event data
Built-in installation aids	Remote zoom, Remote focus, Pixel counter, OptimizedIR with adjustable IR illumination angle and intensity
General	
Casing	Aluminum inner camera module with encapsulated electronics IP66- and NEMA 4X-rated, IK10 impact-resistant casing with dehumidifying membrane Color: white NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Memory	512 MB RAM, 256 MB Flash
Power	Power over Ethernet IEEE 802.3af/802.3at Type 1 Class 3, max 10.8 W, typical 3.9 W
Connectors	RJ45 10BASE-T/100BASE-TX PoE
IR illumination	OptimizedIR with power-efficient, long-life 850 nm IR LEDs with adjustable angle of illumination and intensity. Range of reach up to 25 m (82 ft) depending on scene
Edge storage	Support for microSD/microSDHC/microSDXC card Support for recording to dedicated network-attached storage (NAS) For SD card and NAS recommendations see *www.axis.com*
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10 to 100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	EN 55022 Class B, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A and B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22 Class B, KCC KN22 Class B, KN24 IEC/EN/UL 60950-1, IEC/EN/UL 60950-22, IEC/EN 62471 IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-14 IEC 60068-2-6 (vibration), IEC 60068-2-27 (shock), IEC 60068-2-30, IEC 60068-2-78, IEC/EN 60529 IP66, NEMA 250 Type 4X, IEC/EN 62262 IK10
Dimensions	Height: 104 mm (4 1/16 in) ø 149 mm (5 7/8 in)
Weight	770 g (1.7 lb)
Included accessories	Installation Guide, Windows decoder 1-user license, Mounting bracket, Cable gasket, Resistorx T20 L-key, Drill template
Optional accessories	AXIS ACI Conduit Bracket A AXIS ACI Conduit Adapters AXIS T94M01L Recessed Mount Kit AXIS T94T01D Pendant Kit including weather shield AXIS T91 Mounts AXIS T98A17-VE Surveillance Cabinet
Video management software	AXIS Camera Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on *www.axis.com/techsup/software*
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

More information is available at www.axis.com

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AXIS COMMUNICATIONS

AXIS P3214-VE Network Camera

Streamlined and versatile varifocal with HDTV 720p

AXIS P3214-VE is a streamlined, outdoor-ready fixed dome with HDTV 720p video quality and up to 1.3 MP resolution. It features a varifocal lens, P-Iris control and day/night functionality. P-Iris control provides optimal depth of field, resolution, image contrast and clarity. Remote zoom and focus eliminate the need for hands-on fine tuning, and day and night functionality provide superb image quality both in daylight and dark conditions. AXIS P3214-VE provides multiple, individually configurable H.264 and Motion JPEG video streams. With a built-in memory card slot, the camera enables local storage of video. The IK10-rated AXIS P3214-VE is dust-resistant and vandal-resistant.

- > HDTV 720p and H.264
- > Day/night functionality
- > Remote zoom and focus
- > P-Iris control
- > IK10 vandal-resistant

ONVIF S

HDTV NETWORK VIDEO

www.axis.com

AXIS P3214-VE Network Camera

1497810/EN/M3.2/012016

Camera

Image sensor	Progressive scan RGB CMOS 1/2.8"
Lens	Varifocal, 2.8-10 mm, F1.6 Horizontal angle of view: 92°-33° Vertical angle of view: 49°-20° Remote focus and zoom, P-Iris control, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**Color:** 0.3 lux, F1.6 **B/W:** 0.06 lux, F1.6
Shutter time	1/33500 s to 2 s
Camera angle adjustment	Pan ±180°, Tilt 90°, Rotation ±95°

Video

Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and Baseline Profile Motion JPEG
Resolutions	1280x960 to 160x90
Frame rate	Up to 25/30 fps with power line frequency 50/60 Hz in all resolutions
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Controllable frame rate and bandwidth, VBR/MBR H.264
Multi-view streaming	2 individually cropped out view areas
Image settings	Compression, Color, Brightness, Sharpness, Contrast, White balance, Exposure control (including automatic gain control), Exposure zones, Backlight compensation, Fine tuning of behavior at low light, WDR - Dynamic Contrast, Text and image overlay, Mirroring of images, Privacy mask Rotation: 0°, 90°, 180°, 270°, including Corridor Format
Pan/Tilt/Zoom	Digital PTZ

Network

Security	Password protection, IP address filtering, HTTPS[a] encryption, IEEE 802.1X[a] network access control, Digest authentication, User access log, Centralized Certificate Management
Supported protocols	IPv4/v6, HTTP, HTTPS[a], SSL/TLS[a], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMP v1/v2c/v3(MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SFTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH

System integration

Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Connection ONVIF Profile S, specification at *www.onvif.org*
Analytics	Video motion detection, Active tampering alarm Support for AXIS Camera Application Platform enabling installation of AXIS Video Motion Detection 3, AXIS Cross Line Detection, AXIS Digital Autotracking and third-party applications, see *www.axis.com/acap*
Event triggers	Analytics, Edge storage events
Event actions	File upload: FTP, SFTP, HTTP, HTTPS, network share and email Notification: email, HTTP, HTTPS, TCP and SNMP trap Video recording to edge storage Pre- and post-alarm video buffering Send video clip Overlay text
Data streaming	Event data
Built-in installation aids	Remote zoom, Remote focus, Pixel counter

General

Casing	Aluminum inner camera module with encapsulated electronics IP66- and NEMA 4X-rated, IK10 impact-resistant, polycarbonate casing with dehumidifying membrane PVC free Color: White NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Memory	256 MB RAM, 128 MB Flash
Power	Power over Ethernet IEEE 802.3af/802.3at Type 1 Class 3 Max 8.4 W, Typical 3.5 W
Connectors	RJ45 10BASE-T/100BASE-TX PoE
Storage	Support for microSD/microSDHC/microSDXC card Support for recording to dedicated network-attached storage (NAS) For SD card and NAS recommendations see *www.axis.com*
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10 to 100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	EN 55022 Class B, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A+B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22, KCC KN22 Class B, KN24, IEC/EN/UL 60950-22, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6 Class 4M4, IEC 60068-2-27 Class 4M4, IEC 60068-2-14, IEC 60068-2-78 Class 4K3, IEC/EN 60529 IP66, NEMA 250 Type 4X, IEC/EN 62262 IK10
Weight	790 g (1.7 lb)
Dimensions	101 x 149 x 149 mm (4.0 x 5.9 x 5.9 in)
Included accessories	Installation Guide, Windows decoder 1-user license, Mounting bracket, Cable gasket, Resistorx T20 L-key, Drill template Weather shield
Optional accessories	AXIS T90B Illuminators AXIS ACI Conduit Bracket A AXIS T94T01D Pendant Kit including weather shield AXIS T94M01L Recessed Mount AXIS T94T01S Mounting Bracket AXIS T91 Mounts AXIS T98A17-VE Surveillance Cabinet
Video management software	AXIS Camera Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on *www.axis.com/techsup/software*
Languages	German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

Environmental responsibility:

www.axis.com/environmental-responsibility

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AXIS COMMUNICATIONS

Tripp Lite
1111 W. 35th Street
Chicago, IL 60609 USA
Telephone: 773.869.1234
www.tripplite.com

OmniSmart LCD 120V 900VA 475W Line-Interactive UPS, Tower, LCD display, USB port

MODEL NUMBER: **OMNI900LCD**

Highlights

- 900VA tower 120V line interactive UPS with LCD display
- Corrects brownouts as low as 89V without using battery power
- LCD screen reports input voltage, battery charge and UPS status
- USB port, Surge-only outlets, 97% efficiency
- NEMA 5-15P input plug and 8 NEMA 5-15R outlets

Package Includes

- OMNI900LCD UPS System
- Instruction manual

Description

Tripp Lite's OMNI900LCD Line-Interactive Digital UPS System offers voltage regulation, surge suppression and long lasting battery support for personal computers, home entertainment systems and media centers. Internal UPS circuits support entry level PCs for up to 50 minutes or individual VCR/DVR components for as long as 2.5 hours during power failures. Prevents data loss, viewing interruptions, lost recordings and loss of component programming. Automatic Voltage Regulation (AVR) circuits regulate brownouts as low as 89 volts back to usable levels without using battery power. 97% line-mode efficiency saves energy and reduces BTU heat output. Offers complete power protection in an attractive black tower configuration. Includes 4 battery-supported and surge-protected outlets, plus 4 additional surge suppression-only outlets for items not requiring battery support. USB port enables optional unattended system shutdown without data loss in the case of extended power failure. PowerAlert software available via free download from www.tripplite.com. HID-compliant USB interface enables integration with built-in power management and auto shutdown features of Windows and Mac OS X. Built-in audible alarm and large LCD front panel voltage display indicates line power status, battery power status, battery low/replace status and voltage boost operation. The LCD display includes a dimmer switch and can be rotated for easy viewing in any application. 900VA/475 watt power handling ability supports entry-level PCs, home entertainment systems, network workstations, audio/video components. Offers 3 minutes battery runtime with a full load of 900VA/475 watts and 10 minutes with a half load of 450VA/237 watts. Supports battery replacement via built-in access panel. $200,000 Ultimate Lifetime Insurance (U.S., Canada, and Puerto Rico only).

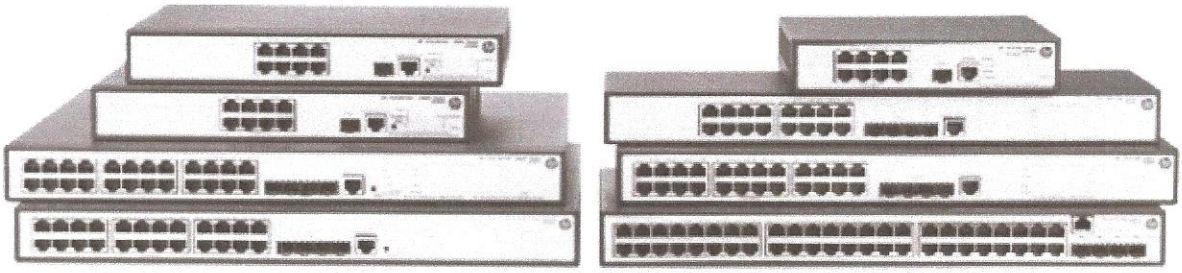
Features

- LCD Display with dimmer switch indicates input voltage, battery capacity and a variety of operating conditions. Display is rotatable for easy viewing whether UPS is in vertical or horizontal position
- OMNI900LCD Digital Uninterruptible Power Supply offers voltage regulation, surge suppression and long lasting battery support during blackouts
- Supports entry level PCs up to 50 minutes or single VCR/DVR components for up to 2.5 hours during blackouts
- 97% line-mode efficiency saves energy and reduces BTU heat output
- Regulates brownouts as low as 89 volts back to usable levels without using battery power
- 4 UPS battery-supported and surge-protected outlets, plus 4 additional surge suppression-only outlets
- USB port enables unattended shutdown in the case of extended power failure(user supplies cable)
- HID-compliant USB interface enables integration with built-in power management and auto shutdown features of Windows and Mac OS X
- PowerAlert software available via free download from www.tripplite.com
- 900VA/475 watt power handling ability supports a variety of sensitive computer, home theater and other equipment

Hewlett Packard Enterprise

Data sheet

HPE OfficeConnect 1910 Switch Series



Key features

- Customized operation using intuitive Web interface
- Layer 3 static routing with 32 routes for network segmentation and expansion
- Access control lists for granular security control
- Spanning Tree: STP, RSTP, and MSTP
- Limited Lifetime warranty

Product overview

HPE OfficeConnect 1910 Switch Series consists of advanced smart-managed fixed-configuration Fast Ethernet switches designed for small businesses in an easy-to-administer solution. By utilizing the latest design in silicon technology, this series is one of the most power efficient in the market. The series is part of the OfficeConnect portfolio of Hewlett Packard Enterprise small business networking products.

The series consists of five Fast Ethernet models. The 8- and 24- port models include two dual-personality SFP ports to support fiber connectivity. The 48 port model has 2 dedicated SFP ports plus two 10/100/1000 Ethernet ports. The 8- and 24-port Fast Ethernet models are available with or without PoE.

All models support rack mounting or desktop operation. Customizable features include basic Layer 2 features like VLANs and link aggregation, as well as advanced features such as Layer 3 static routing, IPv6, ACLs, and Spanning Tree Protocols. HPE OfficeConnect 1910 Switch Series includes a Limited Lifetime Warranty. This warranty provides advance hardware replacement with next business day shipment in most countries, limited 24x7 telephone support available from HPE for the first 90 days, and limited electronic and business hours telephone support is available from HPE for the entire warranty period.

AXIS F1005-E Sensor Unit

Rugged design for indoor, outdoor and mobile surveillance

AXIS F1005-E is a versatile sensor unit for discreet indoor, outdoor and mobile surveillance. It can be installed in tight places and flush-mounted in a wall or ceiling. For use with an AXIS F Main Unit, AXIS F1005-E provides a 1080p resolution and a wide 113° horizontal field of view. It also supports Wide Dynamic Range (WDR) – Forensic Capture, ideal for scenes with very bright and dark areas. The rugged sensor unit withstands dust, rain, snow, vibration, shock and impact. AXIS F1005-E comes with 3- or 12-m (10/39 ft.) pre-mounted cable for connection to a main unit. A vari-angle mounting bracket is included.

- **> Flexible, rugged design for indoor, outdoor and mobile use**
- **> Fixed lens with 1080p resolution**
- **> Wide 113° horizontal field of view**
- **> WDR - Forensic Capture (with AXIS F41/F44 Main Unit)**

www.axis.com

1498822/EN/M1.1/092015

AXIS F1005-E Sensor Unit

Models	**AXIS F1005-E 3 m / 10 ft. cable:** Standard, IP66/IP67-rated **AXIS F1005-E 12 m / 39 ft. cable:** Standard, IP66/IP67-rated

Camera

Image sensor	1/2.8" (effective) progressive scan RGB CMOS
Lens	Fixed iris 2.8 mm, F2.0 **With AXIS F34/F41/F44 in 1080p:** Horizontal angle of view: 113° Vertical angle of view: 62° **With AXIS F34/F44 in 720p:** Horizontal angle of view: 73° Vertical angle of view: 41°
Resolutions	Max. 1920x1200/1080
Wide dynamic range	WDR – Forensic Capture **With AXIS F41:** 1080p, 25/30 fps (50/60 Hz) **With AXIS F44:** 720p, 12.5/15 fps (50/60 Hz)
Minimum illumination	Color: 0.3 lux
Shutter time	**With AXIS F34/F44:** HDTV 720p 25/30 fps: 1/28000 s to 2 s 1080p 12.5/15 fps: 1/22500 s to 2 s **With AXIS F41:** HDTV 1080p 25/30/50/60 fps: 1/143000 s to 2 s WUXGA (1920x1200) 25/30 fps: 1/143000 s to 2 s
Frame rate	Max. 50/60 fps (50/60 Hz)

General

Casing	IP66-, IP67-rated, Aluminum
Operating conditions	-30 °C to 55 °C (-22 °F to 131 °F) Humidity 10-100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	ECE R10 rev.04, EN 50121-4, IEC/EN/UL 60950-1, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-14, IEC 60068-2-30, IEC 60068-2-78, IEC 60529 IP4X, IEC 62236-4, EN 55022 Class B, EN 55024, EN 61000-3-2, EN 61000-3-3, EN 61000-6-1, EN 61000-6-2, FCC Part 15 Subpart B Class B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22 Class B, KCC KN22 Class B, KN24, EN 50581 IEC 60068-2-60, IEC 60529 IP66/IP67, IEC 60721-3-5 5M3 (vibration, shock), IEC/EN/UL 60950-22, NEMA 250 Type 4X
Dimensions	62 mm (2 7/16 in) ø 30 mm (1 3/16 in)
Weight	**3 m / 10 ft. cable:** 116 g (0.26 lb) **12 m / 39 ft. cable:** 366 g (0.81 lb)
Required hardware	AXIS F34/F41/F44 Main Unit
Included accessories	Installation Guide AXIS F8201 Vari-angle Mounting Bracket
Optional accessories	AXIS F8203 Fixed Mount Bracket AXIS F8204 Mounting Band AXIS F8205 Bullet Accessory AXIS F8212 Trim Ring AXIS F8401 Clear Lens Protector
Warranty	Axis 3-year warranty, see *www.axis.com/warranty*

More information is available at www.axis.com

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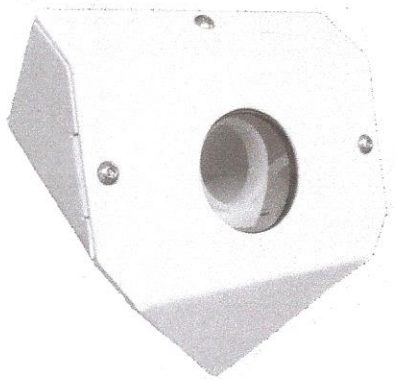
AXIS COMMUNICATIONS

PRODUCT INFORMATION SHEET

wren SOLUTIONS

CM1

Housings > Specialty > Corner-Mount Housing

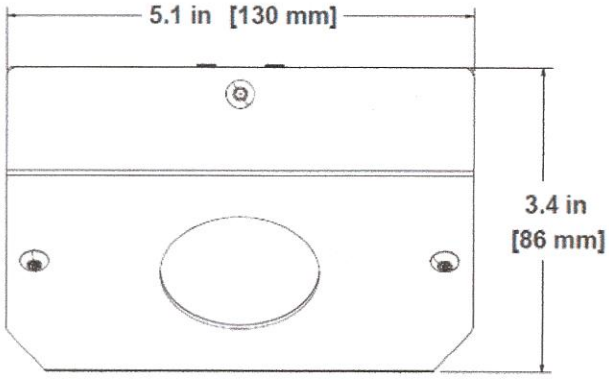


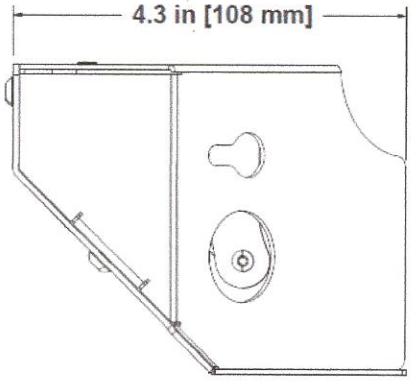
FEATURES

- Compact corner-mount solution
- Vandal resistant, steel housing
- Tempered glass viewing window for increased protection
- Ideal for elevators and hardened environments
- Easy installation and deployment

The CM1 is a versatile, small-format housing designed for corner-mount applications. The sturdy construction and tempered glass window make it ideal for challenging environments. Its sleek appearance allows for discreet placement in higher-profile areas without compromising aesthetics.

DIMENSIONS





PRODUCT SPECIFICATIONS

General

Construction

Housing	Steel with powder coat
Lens	Tempered glass
Finish	Powder coat

Weight (without cameras) <2.0 lb

Environmental

Indoor Use Only

Models

CM1-WAXFX8D	Corner Mount Housing, White

Supported Cameras

We are continually updating the cameras which integrate with our housings.
For the most recent list, please consult the product page on our website at www.wrensolutions.com

Need a custom finish or custom design? Let us help.
Visit us at www.wrensoltuions.com/custom

wren SOLUTIONS™
The Power to See Your Business™

124 Wren Parkway - Jefferson City, MO 65109 - (800) 881-2249 - www.wrensolutions.com

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Convergint TECHNOLOGIES

Making a Daily Difference

Proposal For:

Lexington Homes

Lexington Fountain Site 4
TBA
Pleasant Prairie, WI 53158

Convergint TECHNOLOGIES
Making a Daily Difference

NUMBER 68487 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 4
TBA
Pleasant Prairie, WI 53158

Building Eight (8) and Building Nine (9) Private Entrances
Building Ten (10) and Building Eleven (11) Private Entrances

EQUIPMENT:
One (1) March Networks NVR, 12TB of Hard Drive Space
Four (4) POE Power Supply
Four (4) UPS Stand by Power
Eight (8) Axis P3215-VE Dome Cameras with Brackets
One (1) Axis P3225-LVE Dome Pole Camera with Brackets
Wire, Connectors and Back Boxes

SCOPE OF WORK:

Convergint Technologies, will provide, install and program a Surveillance System to monitor and record activity at your facility.
A total of Nine (9) IP cameras will be installed throughout your facility between two buildings. Camera types, locations, and views shall be as follows:

Camera Locations,
BUILDING Eight (8)

Camera 1 (1) Fixed Exterior Camera – Southside of Building Parking Lot. Axis P3215-VE Dome Camera.
Camera 2 (1) Fixed Exterior Camera - Southside of Building Parking Lot. Axis P3215-VE Dome Camera.
(Note Diagram)

BUILDING Nine (9)

Camera 3 (1) Fixed Exterior Camera – Southside of Building, Axis P3215-VE Dome Camera.
Camera 4 (1) Fixed Exterior Camera - Southside of Building, Axis P3215-VE Dome Camera.

Proposal Amount: $22,411.00

Includes Tax *50% due prior to work commencing.*

Your signature below, electronic confirmation or payment is acceptance of the Convergint Technologies' Install Terms & Conditions and the Convergint Technologies' CSP Terms and Conditions.

Signature Fountain Ridge LLC 9/13/16

Date of Acceptance

Phone: 847-358-5200 **Email: ilservice@dakotasecurity.com** **Fax: 847-358-5212**

Convergint TECHNOLOGIES
Making a Daily Difference

Installation Proposal

NUMBER 68487 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 4
TBA
Pleasant Prairie, WI 53158

(Note Diagram)

BUILDING Ten (10)

Camera 5 (1) Fixed Exterior Pole Camera – Near Driveway Entrance, Axis P3225-LVE
Camera 6 (1) Fixed Exterior Camera – Northside of Building, Axis P3215-VE Dome Camera.
Camera 7 (1) Fixed Exterior Camera - Northside of Building, Axis P3215-VE Dome Camera.
(Note Diagram)

BUILDING Eleven (11)

Camera 8 (1) Fixed Exterior Camera – Northside of Building, Axis P3215-VE Dome Camera.
Camera 9 (1) Fixed Exterior Camera - Northside of Building, Axis P3215-VE Dome Camera.
(Note Diagram)

Camera Notes:
* Connection between buildings is to be determined, wireless or underground. There will be an added cost and is NOT included in this proposal.
* * Electrical contractor to install and provide stub with boxes.
Camera 5, Mounted on Pole near driveway entrance, pole and conduit run by others.

If cameras are communicating on a network provided by the customer, I.P. Address, Subnet Mask and Gateway information are required for each camera. The cameras listed above will require (1) static IP address which shall be provided by the customer.

HEADEND:
Located In Building Ten (10)
Selves for equipment provided by customer in secure area.
One (1) NVR shall be provided by Convergint Technologies. Customer to supply secure room or cabinet.
NVR/server shall provide a minimum of thirty (30) days of recorded video storage at eight (8) frames per second.
A UPS will be installed at the headend.
One POE switches

•A 120 Volts AC outlet is required for the NVR, monitor and camera power supply. Shall be provided by the customer. (With in a secure area)
•Dedicated network jack, I.P. Address, Subnet Mask and Gateway information are required for communication. The DVR/server will require (1) network connection with (1) static IP address, which shall be provided by the customer.

Programming
Convergint Technologies shall provide all necessary labor to configure and program the system. Including the programing to the Village of Pleasant Prairie.
Customer must supply the connection for Pleasant Prairie to remotely connect into the video system.

Training

Convergint TECHNOLOGIES
Making a Daily Difference

Installation Proposal

NUMBER 68487 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 4
TBA
Pleasant Prairie, WI 53158

Convergint Technologies shall provide a qualified trainer to your job site to train key personnel. Included in our contract price is an initial training session to instruct you on the basic operation of your system.
Additional or repeat training sessions are available upon request and shall be invoiced at our standard labor rate.

Cabling:
Wire, cable and installation of wire and cable shall be completed by Convergint during normal business hours (M-F 7AM-5PM).
Any conduit required shall be provided and installed by others.
Power is required at the head end, by others. (With in a secure area)
CAT5E cable is provided.

Remote Viewing Connectivity (Inside Network)
The security solution Convergint will provide has a feature that allows designated users to view system activity remotely within the network. Convergint will load the remote viewing software on one (1) client-designated workstation and instruct the client on how to load on subsequent workstations inside the network.

Remote Viewing Connectivity (Outside Network)
The security solution Convergint will provide has a feature that allows designated users to view system activity from a remote location (off-site) using a personal computer, laptop, or a mobile phone (if applicable). Client must provide a DDNS or static IP address configured to allow access from the Internet. Convergint will load the remote viewing software on two (2) client-designated workstation and instruct the client on how to load on subsequent workstations and/or download applications for mobile phones. Mobile application fees may apply and are not included in this proposal. Mobile application functionality may vary by phone make/model.

Warranty:
The Video Surveillance Equipment is covered under a Three (3) Year Manufacture Equipment Warranty and a One (1) Year Convergint Labor Warranty.
from the date of installation completion. Additional 2nd & 3rd Year Convergint Labor Warranty is available at a discounted purchase price at the time of the contract signing.

In an effort to confirm Convergint has meet the customer equipment and installation requirements and insure complete customer satisfaction , the pricing includes a Quality Assurance site visit between the 30th and 45th day of operation of the system. The scheduled Quality Assurance site visit will include the following scope of work:

* Confirm all cameras are focused and the camera views are acceptable to the administration
* Confirm all cameras are recording in all lighting conditions and times of day
* Confirm all authorized personal completely understand the operation of the system
* Confirm the video storage requirement is being maintained

Notes:
1. A complete operations manual booklet and electronic version for all Video equipment will be supplied after the installation is completed.

2. Approved diagram of the camera locations will be required prior to the start of the installation.

Convergint TECHNOLOGIES
Making a Daily Difference

Installation Proposal

NUMBER 68487 08/03/2016
SITE Lexington Homes
Lexington Fountain Site 4
TBA
Pleasant Prairie, WI 53158

3. A 50% Deposit is required 30 days from date of the contract signing with the remaining 50% due 30 days from the date of installation completion.

4. Village of Pleasant Prairie permit fees and inspection fees are included. FOUR PERMITS REQUIRED, Building eight, nine, ten and eleven.

5. Meets or exceeds Village of Pleasant Prairie security ordinance 13-10 in equipment.

6. Pricing is good for 45 days.

7. Additional cost for March Networks app.

8. Additional cost if a lift is required.

Convergint TECHNOLOGIES
Making a Daily Difference

Customer Support Programs

Video Surveillance Service Agre
Job Number 68487

New Installations are covered by a one year warranty which includes both defects in manufacturer's equipment and installation workmanship. A service agreement option below must be selected and the signed document returned to Convergint Technologies. Service agreements will take effect following the warranty period and an invoice will be issued prior to services being delivered. The service agreement rebate will be automatically deducted from the first year invoice.

The proposed security solution is designed to reduce risk for your organization and to deliver a positive security outcome. For this solution to operate as designed, it is essential that only trained and certified security professionals are used to maintain and service critical hardware and software components.

☐ No Agreement

This option acknowledges that your organization will be responsible for regular training, inspection and preventative maintenance of critical security hardware and software components. By selecting no agreement, your organization is opting to pay market rate for service parts and service labor after the warranty period expires. Selecting no agreement waives your one-time rebate discounts.

☐ Silver Agreement

Annual user retraining of systems:

Provides training for new users and retraining for existing users on system functionality. Training will be via teleconference or onsite at Convergint Technologies' discretion. Trainings will be scheduled once annually and are not to exceed one hour.

Annual maintenance and inspection of all equipment:

Convergint Technologies will provide the following services once annually: reset and confirm accurate programming of system; review proper data recording; verify head-end wiring and connections; ensure proper operation; adjust and clean all peripheral devices; test and change system batteries where applicable; confirm signals are being transmitted and received. This service does not cover pre-existing equipment or equipment installed by others. Devices requiring rentals such as scissor lifts, fork lifts, etc.. are not covered by this service unless the customer is able to provide the necessary equipment and supplies to service the device. Replacement parts and labor to install those parts are billable under the Silver Agreement.

Silver Agreement	$1,988.07
Silver Rebate	-$331.34

☐ Gold Agreement Includes Silver

Convergint Technologies phone technical support (Help Desk):

Provides 8:00 am to 5:00 pm Monday through Friday coverage. Service is provided by Convergint Technologies professional services group who are trained and certified in all the systems we sell.This service covers phone technical support (Help Desk) labor time only and remote desktop software licensing for Convergint Technologies to remote view and troubleshoot connected systems (where applicable). This service does not cover pre-existing equipment or equipment installed by others.

Convergint Technologies on-site technical support (Break/Fix):

Provides 8:00 am to 5:00 pm Monday through Friday coverage. This service covers onsite labor time and travel time to the customer site when necessary to resolve service issues and break/fix support. This service does not cover pre-existing equipment or equipment installed by others.

Gold Agreement	$2,319.41
Gold Rebate	-$397.61

☐ Platinum Agreement Includes Silver & Gold

Extended warranty w/instant loaner on all equipment:

Never be without critical security equipment. Convergint Technologies will provide an extended warranty w/instant loaner on all equipment. Support services subscription must be current for extended equipment warranty w/instant loaner to be valid. Equipment under this service will be repaired or replaced at Convergint Technologies' discretion. In certain instances, replacement items may be equipment of similar or like functionality and may not be an exact replacement. This service does not cover Uninterruptible Power Supplies (UPS) beyond the manufacturer's warranty. This service does not cover pre-existing equipment or equipment installed by others. Refer to terms and conditions for a full list of exclusions.

15% Service parts discount:

Provides an all-inclusive 15% discount on parts required to service and maintain security systems. Parts required or requested to expand systems are not included with this service and will be negotiated on a case-by-case basis.

Platinum Agreement	$2,650.76
Platinum Rebate	-$463.88

Your signature below, electronic confirmation or payment is acceptance of the Convergint Technologies' Install Terms & Conditions and the Convergint Technologies' CSP Terms and Conditions.

Signature

Date of Acceptance

Phone: 847-358-5200 **Email: ilservice@dakotasecurity.com** **Fax: 847-358-5212**

Throughout this Installation Proposal, the term, "Convergint" refers to the Convergint Technologies' affiliate operating in the state/province in which the work is being performed, specifically, "Convergint Technologies LLC" or "Convergint Technologies LTD".

SECTION 1. THE WORK

This Installation Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the work set forth in the attached scope of work ("Work"). This Installation Proposal commences on the Start Date as specified in the attached scope of work, and represents the entire agreement between Convergint and Customer (the "Agreement") and it may only be amended by a written document signed by both Convergint and Customer. In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

Convergint agrees in accordance with the mutually agreed project schedule:

a. To submit shop drawings, product data, samples and similar submittals if required in performing the Work;
b. To pay for all labor, materials, equipment, tools, supervision, programming, testing, startup and documentation required to perform the Work in accordance with the Agreement;
c. Secure and pay for permits and governmental fees, licenses and inspections necessary for proper execution and completion of the Work; and
d. Hire subcontractors and order material to perform part of the Work, if necessary, while remaining responsible for the completion of the Work.

Customer agrees in accordance with the mutually agreed project schedule, and at no cost to Convergint:

a. To promptly approve submittals provided by Convergint;
b. To provide access to all areas of the facility which are necessary to complete the Work;
c. To supply suitable electrical service as required by Convergint; and
d. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

SECTION 2. PRICING

Pricing and amounts proposed shall remain valid for 30 days unless otherwise specified. Price includes only the material listed based on Convergint's interpretation of plans and specifications unless noted otherwise. Additional equipment, unless negotiated prior to order placement, will be billed accordingly. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

SECTION 3. INVOICE REMITTANCE AND PAYMENT

Customer agrees to pay Convergint fifteen (15%) percent of the total price as a mobilization fee at the time of executing this Agreement.

If the Work is performed over more than a month, Convergint will invoice Customer each month for the Work performed during the previous month. Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If the Work is completed in less than one month, Customer agrees to pay Convergint in full after the Work has been performed within thirty (30) days of the date of being invoiced. Invoices shall not include or be subject to a project retention percentage. If Customer is overdue in any payment to Convergint, Convergint shall be entitled to suspend the Work until paid, and charge Customer an interest rate 1 and 1/2% percent per month, (or the maximum rate permitted by law), and may avail itself of any other legal or equitable remedy. Customer shall reimburse Convergint costs incurred in collecting any amounts that become overdue, including attorney fees, court costs and any other reasonable expenditure.

SECTION 4. WARRANTY

Convergint provides the following warranty to the Customer.

For the period of one (1) year, commencing at the earlier of substantial completion of the Work, or first beneficial use, ("Warranty Period"):

a. That Work performed under this Agreement will be of good quality;
b. That all equipment will be new unless otherwise required or permitted by this Agreement;
c. That the Work will be free from defects not inherent in the quality required or permitted; and
d. That the Work will conform to the requirements of this Agreement.

The Customer's sole remedy for any breach of this warranty is that Convergint shall remove, replace and/or repair at its own expense any defective or improper Work, discovered within the Warranty Period, provided Convergint is notified in writing of any defect within the Warranty Period.

Any equipment or products installed by Convergint in the course of performing the Work hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergint hereby assigns to Customer without recourse to Convergint. Upon request of Customer, Convergint will use all reasonable efforts to assist Customer in enforcing any such third party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergint, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

SECTION 5. CHANGES

Without invalidating this Agreement or any bond given hereunder, Customer or Convergint may request changes in the Work. Any changes to the Work and any adjustment to the Agreement Price or the time for completion of the Work shall be in writing signed by both Customer and Convergint. If Customer orders any additional work or causes any material interference with Convergint's performance of the Work, Convergint shall be entitled to an equitable adjustment in the time for performance and in the Agreement Price, including a reasonable allowance for overhead and profit.

SECTION 6. FORCE MAJEURE

Neither Customer nor Convergint shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay, provided that the party experiencing the delay shall promptly give written notification to the other party within five (5) days after such party has learned of the Force Majeure. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting. If performance by either party is delayed due to Force Majeure, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergint due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

SECTION 7. INSURANCE

Convergint shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence /aggregate
Commercial General Liability	$1,000,000 per occurrence/aggregate $2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$4,000,000 per occurrence/aggregate

All insurance policies carried by Convergint hereunder shall be primary to and noncontributory with the insurance afforded to Customer, and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergint, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergint, pursuant to the terms of this Agreement. Convergint shall provide to the Customer no less than thirty (30) days notice prior to the termination or cancellation of any such insurance policy.

SECTION 8. INDEMNIFICATION

Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, (including, but not limited to, reasonable attorney's fees), attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergint, or c) Convergint's breach of this Agreement.

IN NO EVENT SHALL EITHER CONVERGINT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILTY OF SUCH DAMAGES. IN NO EVENT WILL CONVERGINT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT.

It is understood and agreed by the parties hereto that Convergint is or may be providing monitoring and or intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. As required by the monitoring and intrusion industry and the manufacturers thereof, Convergint's indemnification obligation pursuant to Section 8 herein, does not apply to the extent the loss indemnified against is caused by any monitoring or intrusion product or software provided by but not manufactured by Convergint. Convergint shall have **no** liability to Customer for any losses to the extent such losses are caused by the monitoring or intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergint, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such monitoring or intrusion product or software provided by but not manufactured by Convergint.

SECTION 9. COMPLIANCE WITH LAW, EEO & SAFETY

This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Work is being performed. Convergint agrees to comply with all laws and regulations relating to or governing the Work. Convergint agrees to comply with all reporting requirements imposed by law or this Agreement. Convergint shall comply with all safety related laws and regulations and with the safety program of the Customer, provided such program is supplied to Convergint prior to beginning work.

In the event that Convergint discovers or suspects the presence of hazardous materials, or unsafe working conditions at Customer's facility where the Work is to be performed, Convergint is entitled to stop the Work at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint in its sole discretion shall determine when it is "safe" to return to perform the Work at Customer's facility. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

SECTION 10. DISPUTES

In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be subject to and decided by mediation or arbitration. Such mediation or arbitration shall be conducted in accordance with the Construction Industry Mediation or Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties.

SECTION 11. MISCELLANEOUS

Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Convergint may assign this Agreement to any of its parents, subsidiary or affiliated companies or any entity majority owned by Convergint.

Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown above. All notices shall be effective upon receipt by the party to whom the notice was sent.

A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergint and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

The Sections regarding invoicing, warranty and indemnity shall survive the termination of this Agreement.

1. Throughout this CSP Proposal, the term, "Convergint" refers to the Convergint Technologies' affiliate operating in the state/province in which the work is being performed, specifically, "Convergint Technologies LLC" or "Convergint Technologies LTD".

2. This CSP Proposal takes precedence over and supersedes any and all prior proposals, correspondence, and oral agreements or representations relating to the services set forth in the attached scope of work ("Services"). The signed CSP Proposal represents the entire agreement between Convergint and Customer (the "Agreement") and may only be amended by a written document signed by both Convergint and Customer. The term of this Agreement will begin on the Services commencement date as specified in the attached scope of work ("Start Date") and continue for the period of time as specified in the attached scope of work ("Duration"). At the end of the Duration of this Agreement, the Agreement will renew automatically from year to year until terminated by either party with written notice to the other party thirty (30) days prior to the renewal date. Convergint reserves the right to modify the annual CSP Program Cost with notice to Customer prior to the end of any term of this Agreement. In the event any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force.

3. This Agreement assumes the systems covered are in maintainable condition. If repairs are found necessary upon initial inspection by Convergint, a separate proposal for repair will be submitted for approval. Should this separate proposal be declined, all non-maintainable items will be removed from this Agreement and the CSP Program Cost adjusted accordingly.

4. Customer agrees at no cost to Convergint:
   a. To provide access to all areas of the facility for the equipment identified in and/or relating to the List of Covered Equipment (as specified in the attached scope of work);
   b. To supply electrical service as required by Convergint; and
   c. That in the event of any emergency or systems failure, reasonable safety precautions will be taken by Customer to protect life and property during the period of time from when Convergint is first notified of the emergency or failure and until such time that Convergint notifies the Customer that the systems are operational or that the emergency has cleared.

5. It is understood that repair, replacement and emergency service provisions apply only to the systems and equipment covered by this Agreement and identified in the List of Covered Equipment. Repair or replacement of non-maintainable parts of the systems such as, but not limited to, unit cabinets, insulating materials, electrical wiring, structural supports and other non-moving parts, is not included in this Agreement.

6. If UL Listed Monitoring is purchased, Customer shall be required to provide the account setup information contained in the Convergint Technologies Monitoring Service Agreement. Customer will also be required to execute the Convergint Technologies Monitoring Service Agreement prior to the implementation of monitoring service.

7. In the event that the systems, equipment or components included in the List of Covered Equipment are modified, repaired, have a peripheral device attached to them, or are adjusted (hardware or software) by someone other than a Convergint representative after the Start Date of this Agreement (hereinafter "Modification Event"), Convergint shall have the right to exercise any or all of the following options in response to this Modification Event:
   a. Require that the Covered Equipment impacted by the Modification Event be subject to reacceptance testing by Convergint;
   b. Require removal of the Covered Equipment impacted by the Modification Event from the List of Covered Equipment, so that the Services hereunder will not apply to such equipment;
   c. Require termination of this Agreement upon thirty (30) days notice to Customer, at Convergint's option.

8. In the event that Convergint discovers or suspects the presence of hazardous materials, or unsafe working conditions at Customer's facility where such Services are to be performed, Convergint is entitled to stop providing its Services at that facility if such hazardous materials, or unsafe working conditions were not provided by or caused by Convergint. Convergint, in its sole discretion, shall determine when it is "safe" to return to providing its Services at Customer's facility. Convergint shall have no responsibility for the discovery, presence, handling, removing or disposal of or exposure of persons to hazardous materials in any form at the Customer's facility. Customer shall indemnify and hold harmless Convergint from and against claims, damages, losses and expenses, including but not limited to, reasonable attorney's fees, arising out of or resulting from undisclosed hazardous materials, or unsafe working conditions at Customer's facility.

9. Neither Customer nor Convergint shall be responsible or liable for, shall incur expense for, or be deemed to be in breach of this Agreement because of any delay in the performance of their respective obligations pursuant to this Agreement due solely to circumstances beyond their reasonable control ("Force Majeure") and without the fault or negligence of the party experiencing such delay, provided that the party experiencing the delay shall promptly give written notification to the other party within five (5) days after such party has learned of the Force Majeure event. A Force Majeure event shall include, but not be limited to: accident, fire, storm, water, flooding, negligence, vandalism, power failure, installation of incompatible equipment, improper operating procedures, source current fluctuations or lighting.. If performance by either party is delayed due to a Force Majeure event, the time for that performance shall be extended for a period of time reasonably necessary to overcome the effect of the delay. Any Services required by Convergint due to reasons set forth in this Force Majeure Section shall be charged to Customer in addition to any amounts due under this Agreement.

10. This Agreement shall be governed and construed in accordance with the laws of the state/province in which the Services are being performed.

11. Customer agrees to pay the amount due to Convergint as invoiced, within thirty (30) days of the date of such invoice. If Customer is overdue in its payment to Convergint, Convergint has the right to suspend performing the Services hereunder, and charge an interest rate of 1and 1/2% percent per month, (or the maximum rate permitted by law), and may avail itself of any other legal or equitable remedy. Sales taxes, (and in Canada GST/PST) and any other taxes assessed on Customer shall be added to the price upon invoice to Customer.

12. Any equipment or products installed by Convergint in the course of providing the Services hereunder shall only carry such warranty as is provided by the manufacturer thereof, which Convergint hereby assigns to Customer without recourse to Convergint. Upon request by Customer, Convergint will use all reasonable efforts to assist Customer in enforcing any such third party warranties. This warranty excludes remedy for damage or defect caused by abuse, modifications not executed by Convergint, improper or insufficient maintenance, improper operation, or normal wear and tear under normal usage. NO FURTHER WARRANTIES OR GUARANTIES, EXPRESS OR IMPLIED, ARE MADE WITH RESPECT TO ANY GOODS OR SERVICES PROVIDED UNDER THIS AGREEMENT, AND ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE ARE EXPRESSLY DISCLAIMED.

13. Convergint shall indemnify and hold Customer harmless from and against claims, damages, losses and expenses, (including, but not limited to, reasonable attorney's fees), attributable to bodily injury, sickness, disease or death, or to destruction of tangible property, but only to the extent caused by: a) the negligent or willful acts or omissions of Convergint or Convergint's employees or subcontractors while on Customer's site, or b) the malfunction of the equipment supplied by Convergint, or c) Convergint's breach of this Agreement.
    IN NO EVENT SHALL EITHER CONVERGINT OR CUSTOMER BE LIABLE TO THE OTHER PARTY HERETO FOR SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING COMMERCIAL LOSS, LOSS OF USE OR LOST PROFITS, EVEN IF THAT PARTY HAS BEEN ADVISED OF THE POSSIBILTY OF SUCH DAMAGES. IN NO EVENT SHALL CONVERGINT BE LIABLE TO CUSTOMER FOR ANY AMOUNTS IN EXCESS OF THE AMOUNTS PAID BY CUSTOMER TO CONVERGINT.
    It is understood and agreed by the parties hereto that Convergint is or may be providing monitoring and or intrusion products which are designed to provide notification of certain events but are not intended to be guarantees or insurers against any acts for which they are supposed to monitor or inform. As required by the monitoring and intrusion industry and the manufacturers thereof, Convergint's indemnification obligation pursuant to Section 13 herein, does not apply to the extent the loss indemnified against is caused by any monitoring or intrusion product or software provided by but not manufactured by Convergint. Convergint shall have **no** liability to Customer for any losses to the extent such losses are caused by the monitoring or intrusion product or software. Customer shall indemnify, defend, and hold harmless Convergint, from and against all claims, lawsuits, damages, losses and expenses by persons not a party to this Agreement, but only to the extent caused by such monitoring or intrusion product or software provided by but not manufactured by Convergint.

14. Convergint shall have the following insurance coverage during the term of this Agreement, and shall provide certificates of insurance to the Customer prior to beginning work hereunder:

Worker's Compensation	Statutory Limits
Employer's Liability	$1,000,000 per occurrence /aggregate
Commercial General Liability	$1,000,000 per occurrence $2,000,000 general aggregate
Automobile Liability	$1,000,000 per occurrence/aggregate
Excess/Umbrella Liability	$4,000,000 per occurrence/aggregate

    All insurance policies carried by Convergint hereunder shall be primary to and noncontributory with the insurance afforded to Customer, and shall name the Customer as "additional insured", with respect to liability arising out of work performed by Convergint, as applicable, but only to the extent of liabilities falling within the indemnity obligations of Convergint, pursuant to the terms of this Agreement. Convergint shall provide to the Customer no less than thirty (30) days notice prior to the termination or cancellation of any such insurance policy.

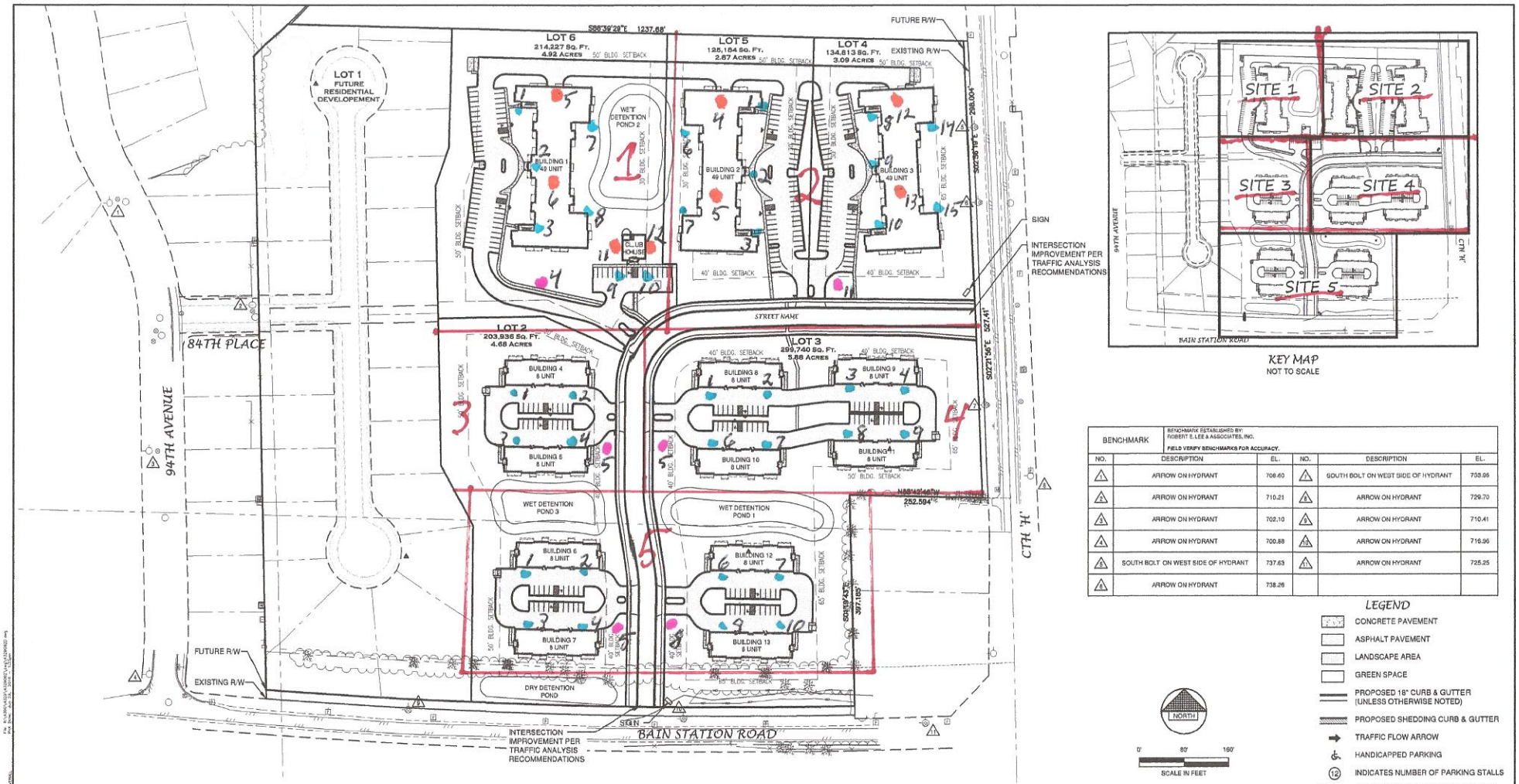
15. In the event of any dispute between Convergint and Customer, Convergint and Customer shall first attempt to resolve the dispute in the field, but if that is not successful, then in a meeting between authorized officers of each company. If settlement attempts are not successful, then the dispute shall be subject to and decided by mediation or arbitration. Such mediation or arbitration shall be conducted in accordance with the Construction Industry Mediation or Arbitration Rules of the American Arbitration Association currently in effect and shall be a final binding resolution of the issues presented between the parties.

16. Neither party to this Agreement shall assign this Agreement without the prior written consent of the other party hereto. Convergint may assign this Agreement to any of its parents, subsidiary or affiliated companies or any entity majority owned by Convergint.

17. Notices shall be in writing and addressed to the other party, in accordance with the names and addresses of the parties as shown. All notices shall be effective upon receipt by the party to whom the notice was sent.

18. A waiver of the terms hereunder by one party to the other party shall not be effective unless in writing and signed by a person with authority to commit the Customer or Convergint and delivered to the non-waiving party according to the notice provision herein. No waiver by Customer or Convergint shall operate as a continuous waiver, unless the written waiver specifically states that it is a continuous waiver of the terms stated in that waiver.

19. Sections regarding invoicing, warranty and indemnity shall survive the termination of this Agreement.



KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.68 ACRES, 203,936 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.7%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (33.1%)
GREEN SPACE = 2.49 ACRES, 108,660 S.F. (53.2%)
32 UNITS = 6.84 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.88 ACRES, 299,740 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (14.0%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.9%)
GREEN SPACE = 4.48 ACRES, 195,124 S.F. (65.1%)
48 UNITS = 6.98 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.09 ACRES, 134,813 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (20.0%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (23.0%)
GREEN SPACE = 1.76 ACRES, 76,855 S.F. (57.0%)
49 UNITS = 15.86 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.87 ACRES, 125,184 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.6%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (26.8%)
GREEN SPACE = 1.48 ACRES, 64,640 S.F. (51.6%)
49 UNITS = 17.07 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.92 ACRES, 214,227 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.6%)
GREEN SPACE = 3.09 ACRES, 134,444 S.F. (62.8%)
49 UNITS = 9.96 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 20.84 ACRES, 907,900 S.F.
GREEN SPACE = 13.31 ACRES, 579,723 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.89

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: RLR
CHECKED: JSS
DESIGNED: AJR

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE: 06/2016
FILE: 4372030D
JOB NO.: 4372030

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releainc.com
Celebrating 60 Years of Excellence

SHEET NO. 3

8000 Series Hybrid NVR
32 and 16-Channel Recording Platforms

MARCH networks
An Infinova Company

The most powerful, reliable, feature-rich hybrid NVR in the industry. The 8000 Series Hybrid NVRs deliver video that's always there when you need it, and the advanced tools that allow you to quickly find the evidence you need. Our solutions help you get your job done faster — from installation to investigation — with these appliance-based hybrid NVRs as the backbone. They reinforce our reputation for manufacturing the most robust, reliable, and feature-rich recorder on the market, and allow you to migrate from 100% analog to 100% IP video at your own pace. The NVRs work in conjunction with our March Networks Command VMS platforms, which are flexible, scalable and easy to use. Command will save you time and simplify your video surveillance system management.

ALTERNATE STREAM SUPPORT ON IP CAMERAS

For IP cameras, the recorder can accommodate up to two simultaneous recording streams. Different streams can be used for different purposes. For example, one stream could be for live viewing on the web so you need low bit-rate (which means lower resolution and compression). The second stream could be for recording at full resolution and full frame rate for investigation purposes.

THE PURPOSE-BUILT ADVANTAGE

Our recorders are embedded, Linux-based, purpose-built devices, designed to record video 24/7. Customers are looking for a recording solution that allows them to spend more time performing investigations and less time dealing with maintenance issues that can plague a PC-based recorder.

UNPARALLELED SCALABILITY

From the small, local-control user with just a few cameras, who does not want to connect the recorder to a network...to the largest enterprise user with globally dispersed sites and thousands of recorders... the 8000 series NVR recording and management suite has a solution that will feel tailor-made to fit your unique application.

WE'VE GOT YOU COVERED

The 8000 series recorders incorporate an impressive breadth of security features to ensure your data is protected and your hardware continues to function. The internal battery backup guarantees a systematic shutdown in the event of an unexpected power loss. Hard drive mirroring ensures redundancy and allows for flexible use of storage. The built-in firewall guarantees that your network will comply with your IT department's guidelines. Watchdog circuitry for both hardware and software ensures that the recorder remains operational. And secure tunneling grants access only to authenticated users when it comes to devices connected to the recorder's camera network.

USE ANALYTICS TO IMPROVE YOUR BUSINESS

Our optional analytics can be integrated to address the unique needs of retailers and banking institutions of all sizes, and help them leverage their security investment and use video, combined with reporting tools, to analyze and improve their business.

FEATURES

- 16 and 32-channel models
- Choose from:
  R-series (rack mount)
  S-series (stack mount)
- Full Hybrid NVR solution to support both analog and IP, or 100% IP
- High and low frame rate streams on IP cameras
- Alternate stream support on IP cameras
- Embedded, Linux-based recorders
- Scan QR code on front panel to retrieve system information and reduce maintenance time
- Sophisticated configurable recording policies based on schedule, motion, analytics, etc.
- Real-time health monitoring of cameras, recorders, and network
- Network policies for bandwidth protection
- Local display of both analog and IP cameras (HDMI and composite)
- Local control (interface standard on all models)
- Industry-leading interfaces to third party applications, including POS, ATM, teller, LPR, and access control
- Optional advanced video analytics

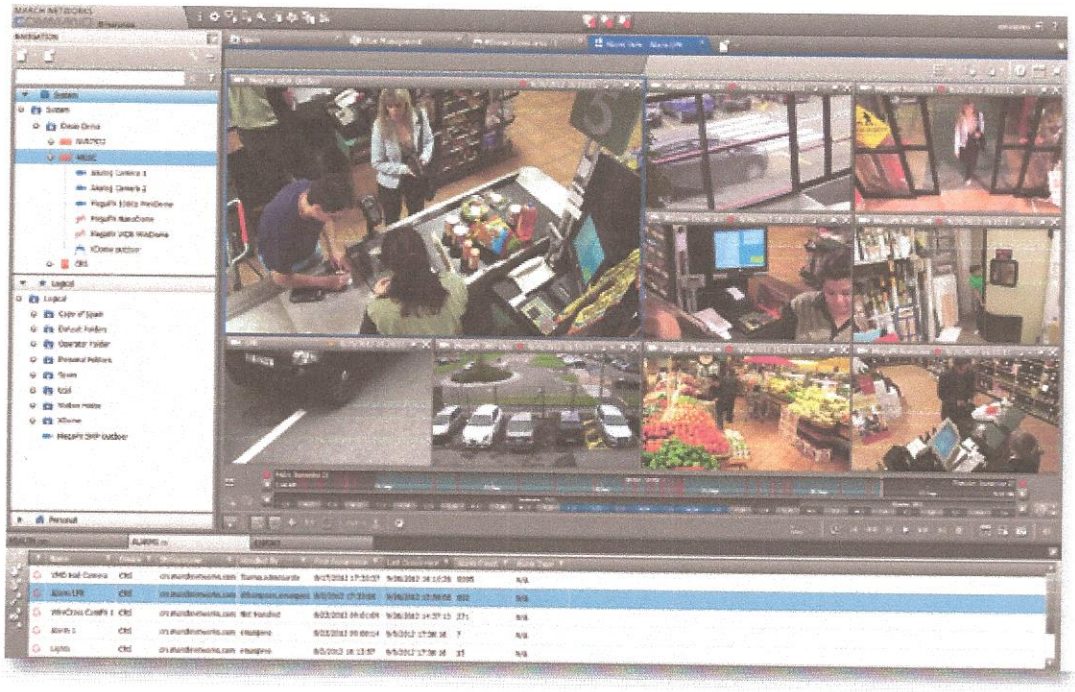
Helping integrators save time and money.

- ✔ Check warranty status
- ✔ Get express RMA
- ✔ Get in-field diagnostics support
- ✔ Do wireless provisioning in the field

March Networks Command Video Management Software

Flexible, scalable and easy-to-use.

Command Enterprise is designed for simplicity and ease of use, which saves on training time and provides a smooth learning curve, allowing users to focus on their job.



The scalability you need

No matter what your business or its size, Command can scale to meet your needs. Customizable and easy to use, our powerful VMS platform delivers the features and tools you need to easily manage your video surveillance system — and none of the ones you don't.

Enterprise video management made easy

Save time with Command's advanced mass management and remote health monitoring tools. Rapidly identify system issues, configure devices and apply updates, all with a few clicks of your mouse.

Faster investigations

Tired of spending hours searching through video archives? Find the evidence you need in just minutes with advanced search tools that let you rapidly sort through images and zero-in on the exact timeframe you need to investigate. With Command, you can also selectively record on motion, so you gather only the video you need.

Advanced alarm monitoring

Command's sophisticated alarm monitoring tools enable you to rapidly respond to critical situations. View live and archived video, and access audio and event data in seconds. Configure customized actions and responses, such as email notifications.

Making Your Job Easier

March Networks Cloud

View your video on the go from your iOS/ Android tablet or phone. It's Cloud-based, so no software downloads or updates are required, and it provides unlimited user access with no impact on recorder performance.

Searchlight for Banking and Searchlight for Retail

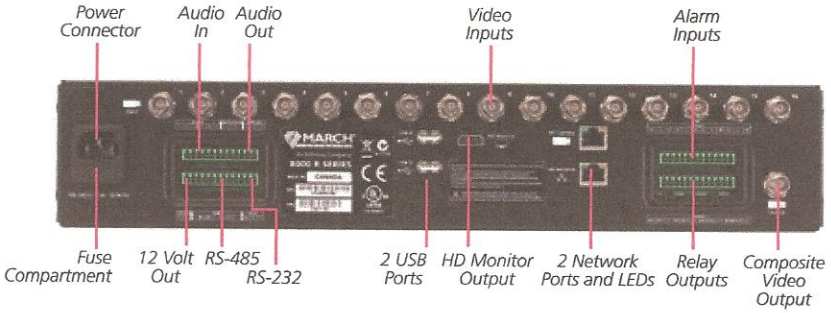
The most cost-effective and robust software on the market today for investigating potentially fraudulent transactions at POS, teller, or ATM locations.

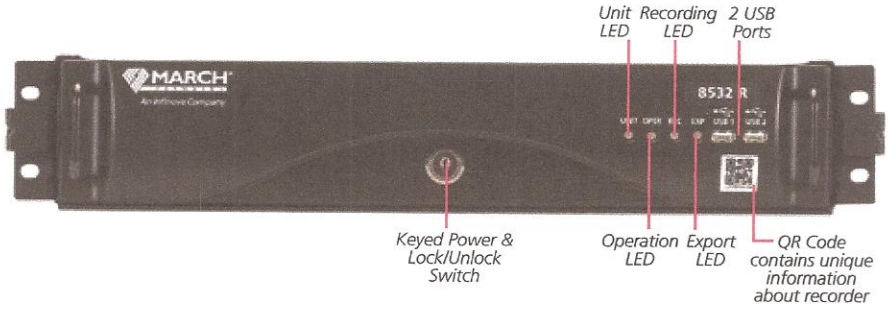
March Networks Managed Services

Leverage the expertise of skilled technicians at March Networks' 24/7 Network Operations Center to remotely monitor and manage your video systems. We will identify and initiate action on any system issues before they can affect performance.

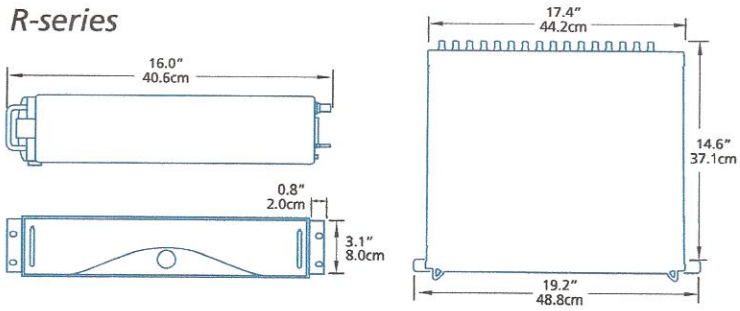
The Recorder

Available in 16 and 32-channel models, this recorder's full hybrid capabilities can bring you from 100% analog to 100% IP at your own pace. Multi-level H.264 encoding, scalable, reliable, backward-compatible and purpose-built for all your video, security, and management needs. This is truly the powerhouse behind the scenes.





R-series



Dock It And Lock It

The only recorders in the industry to feature the innovative "dock and lock" station. Similar to the one designed for your PC, this docking station keeps all connections clean and securely connected to the back of the unit and allows for quick, easy installation of the recorder, as well as removal for service and maintenance. In addition, a lock switch turns the recorder on/off and locks it to the docking station, preventing removal, tampering or unauthorized shutdown of the recorder.

March Networks System Design Tool

Generate approximate storage and bandwidth estimations based on a variety of settings that you provide. Available via your desktop and mobile devices (iPad, iPhone and Android devices).

March Networks GURU Smartphone App

Available as a free download from the App Store and Google Play, this industry-first smartphone app enables partners to initiate an RMA, review and change recorder IP addresses, register/unregister from the ESM, go through SSH to view storage information, access diagnostics and service information (including product warranty and RMA shipment status), and more.

8000 Series Hybrid NVR

MODELS

8732 R-series	32 channels, 30fps, rack mount
8532 R-series	32 channels, 15fps, rack mount
8532 S-series	32 channels, 15fps, stacked
8516 R-series	16 channels, 15fps, rack mount
8516 S-series	16 channels, 15fps, stacked

VIDEO

Analog Capacity	**8732 R** 30fps concurrent at full 4CIF/2CIF/CIF across 32 channels (480fps) **8532 R** 15fps concurrent at full 4CIF/2CIF/CIF across 32 channels (240fps) **8532 S** 15fps concurrent at full 4CIF/2CIF/CIF across 32 channels (240fps) **8516 R** 15fps concurrent at full 4CIF/2CIF/CIF across 16 channels (240fps) **8516 S** 15fps concurrent at full 4CIF/2CIF/CIF across 16 channels (240fps)
Video Compression	H.264, CIF/2CIF/4CIF resolution
Max Analog/IP Camera Inputs	16/32
IP Camera Performance	
8732 R, 8532 R, 8532 S	With all analog cameras enabled, IP camera capacity = 48 Mbps With all analog cameras disabled, IP camera capacity = 96 Mbps (3Mbps / camera) With alternate stream enabled, IP camera capacity = 72 Mbps (2.25 Mbps / camera)
8516 R, 8516 S	With all analog cameras enabled, IP cameras are not available With all analog cameras disabled, IP camera capacity = 48 Mbps (3Mbps / camera) With alternate stream enabled, IP camera capacity = 32 Mbps (2.25 Mbps / camera)
Video Output	Composite or HDMI

AUDIO

Analog Audio Inputs	4, unbalanced, 10kΩ, 1Vp-p typical
Analog Audio Outputs	2, unbalanced, 600Ω, 1Vp-p
Analog Audio Codec	G.711, 8 bit/8kHz, 64 kBit/s, unidirectional

NETWORK

Network 1	GigE port for connection to corporate network
Network 2	GigE port for connection to camera network
Security	Industry standard TLS 1.2 with strong AES encryption, HTTPS encryption, strong hashing algorithms SHA256, continuous security vulnerability assessment
Interface	10/100/1000Base-T Ethernet (2 x RJ-45)

SYSTEMS / NETWORK MANAGEMENT

Bandwidth Throttle	Yes (can include exceptions on a per-IP address basis)
Bandwidth Scheduling	Yes
Adaptive Bandwidth	Yes
Remote Connection	TCP/IP (IPv4)
Concurrent Remote Connections	No set limit
Internal Battery	Enables systematic shutdown; no external UPS communication required

ANALYTICS

Included	Motion detection
Optional	Camera obstruction, field-of-view monitoring, trip wire, loitering

STORAGE

Internal Hard Drives	1-4 3.5" HDDs
Individual Drive Capacity	Up to 8TB
Total Storage Capacity	Up to 32TB
Drive Type	Serial ATA (SATA)
Mirroring	Yes

ALARM INPUTS/OUTPUTS

Alarm Inputs	8 current loop inputs, supporting open and closed detection
Relay Outputs	4 relay switch outputs (30VDC, 1A); programmable event driven

PHYSICAL

Dimensions (HxWxD)	
R-series	3.1 x 17.4 x 16.0 in (8.0 x 44.2 x 40.6 cm)
S-series	3.2 x 16.9 x 16.0 in (8.1 x 43.0 x 40.6 cm)
Mounting	
R-series	2U high, 19" rack, wall mount and desktop
S-series	Wall mount and desktop
Weight	
R-series	18.5 lbs (8.4 Kg) (with docking station)
S-series	13 lbs (5.9 Kg) (no docking station)
Hard Drive	Add 1.5 lbs (0.7 Kg) per HDD

ENVIRONMENTAL

Operating Temperature	5°C to 40°C (41°F to 105°F)
Heat Dissipation	Maximum 255 BTU per hour (system plus 4 hard drives)
Humidity	5% to 95% RH (non-condensing)
Storage Conditions	-40°C to 70°C (-40°F to 158°F)

ELECTRICAL

Internal Power Supply	115/230 VAC (auto-sensing), 2.3A, 50-60Hz
Power Consumption	75W Max

REGULATORY

Safety	IEC60950-1 (ed.2), UL 60950-1 (ed.2), CSA C22.2 No. 60950-1-07 (ed.2)
EMC	FCC 47 CFR Part 15, Subpart 15, ICES-003, EN55022, CISPR 22, AS/NZS CISPR 22,EN61000-3-2, EN 61000-3-3, EN50130-4,EN55024
Compliance Marking	CE-mark, cULus, C-tick, WEEE

2-year Advance Replacement plan on all NVRs:
- Options for Repair & Return or Advance Replacement
- March Networks incurs all shipping costs—both ways—for AR's
- All NVR components are covered, including HDDs

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marchnetworks.com

MARCH networks
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AXIS P3215-VE Network Camera

Streamlined and versatile varifocal with HDTV 1080p

AXIS P3215-VE is a streamlined, outdoor-ready fixed dome with HDTV 1080p video quality and up to 2 MP resolution. It features a varifocal lens, P-Iris control and day/night functionality. P-Iris control provides optimal depth of field, resolution, image contrast and clarity. Remote zoom and focus eliminate the need for hands-on fine tuning, and day and night functionality provide superb image quality both in daylight and dark conditions. AXIS P3215-VE provides multiple, individually configurable H.264 and Motion JPEG video streams. With a built-in memory card slot, the camera enables local storage of video. The IK10-rated AXIS P3215-VE is dust-resistant and vandal-resistant.

- > HDTV 1080p and H.264
- > Day/night functionality
- > Remote zoom and focus
- > P-Iris control
- > IK10 vandal-resistant

ONVIF S

HDTV NETWORK VIDEO

www.axis.com

AXIS P3215-VE Network Camera

1497812/EN/M1.2/082015

Camera	
Image sensor	Progressive scan RGB CMOS 1/2.8"
Lens	Varifocal, 3.0–10.5 mm, F1.4 Horizontal angle of view: 95°–34° Vertical angle of view: 49°–20° Remote focus and zoom, P-Iris control, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**Color:** 0.25 lux, F1.4 **B/W:** 0.05 lux, F1.4
Shutter time	1/33500 s to 2 s
Camera angle adjustment	Pan ±180°, Tilt 90°, Rotation ±95°
Video	
Video compression	H.264 (MPEG-4 Part 10/AVC) Baseline, Main and Baseline Profile Motion JPEG
Resolutions	1920x1080 to 160x90
Frame rate	Up to 25/30 fps with power line frequency 50/60 Hz in all resolutions
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Controllable frame rate and bandwidth, VBR/MBR H.264
Multi-view streaming	2 individually cropped out view areas
Image settings	Compression, Color, Brightness, Sharpness, Contrast, White balance, Exposure control (including automatic gain control), Exposure zones, Backlight compensation, Fine tuning of behavior at low light, WDR – Dynamic Contrast, Text and image overlay, Mirroring of images, Privacy mask Rotation: 0°, 90°, 180°, 270°, including Corridor Format
Pan/Tilt/Zoom	Digital PTZ
Network	
Security	Password protection, IP address filtering, HTTPS[a] encryption, IEEE 802.1X[a] network access control, Digest authentication, User access log, Centralized Certificate Management
Supported protocols	IPv4/v6, HTTP, HTTPS[a], SSL/TLS[a], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMP v1/v2c/v3(MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SFTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH
System integration	
Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Connection ONVIF Profile S, specification at *www.onvif.org*
Analytics	Video motion detection, Active tampering alarm Support for AXIS Camera Application Platform enabling installation of AXIS Video Motion Detection 3, AXIS Cross Line Detection, AXIS Digital Autotracking and third-party applications, see *www.axis.com/acap*
Event triggers	Analytics, Edge storage events
Event actions	File upload: FTP, SFTP, HTTP, HTTPS, network share and email Notification: email, HTTP, HTTPS, TCP and SNMP trap Video recording to edge storage Pre- and post-alarm video buffering Send video clip
	Overlay text
Data streaming	Event data
Built-in installation aids	Remote zoom, Remote focus, Pixel counter
General	
Casing	Aluminum inner camera module with encapsulated electronics IP66- and NEMA 4X-rated, IK10 impact-resistant, polycarbonate casing with dehumidifying membrane Color: White NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Memory	256 MB RAM, 128 MB Flash
Power	Power over Ethernet IEEE 802.3af/802.3at Type 1 Class 3 Max 8.4 W, Typical 3.5 W
Connectors	RJ45 10BASE-T/100BASE-TX PoE
Edge storage	Support for microSD/microSDHC/microSDXC card Support for recording to dedicated network-attached storage (NAS) For SD card and NAS recommendations see *www.axis.com*
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10 to 100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	EN 55022 Class B, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A+B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22, KCC KN22 Class B, KN24, IEC/EN/UL 60950-22, IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-6 Class 4M4, IEC 60068-2-27 Class 4M4, IEC 60068-2-14, IEC 60068-2-78 Class 4K3, IEC/EN 60529 IP66, NEMA 250 Type 4X, IEC/EN 62262 IK10
Weight	790 g (1.7 lb)
Dimensions	101 x 149 x 149 mm (4.0 x 5.9 x 5.9 in)
Included accessories	Installation Guide, Windows decoder 1-user license, Mounting bracket, Cable gasket, Resistorx T20 L-key, Drill template Weather shield
Optional accessories	AXIS T90B Illuminators AXIS ACI Conduit Bracket A AXIS T94TQ1D Pendant Kit including weather shield AXIS T94M01L Recessed Mount AXIS T94T01S Mounting Bracket AXIS T91 Mounts AXIS T98A17-VE Surveillance Cabinet
Video management software	AXIS Camera Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on *www.axis.com/techsup/software*
Languages	German, French, Spanish, Italian, Russian, Simplified Chinese, Japanese, Korean, Portuguese
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

More information is available at www.axis.com

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AXIS COMMUNICATIONS

AXIS P3225-LVE Network Camera

Outdoor-ready and optimized for forensic video in HDTV 1080p

AXIS P3225-LVE is an outdoor-ready, streamlined fixed dome providing HDTV 1080p video quality. It features a varifocal lens and remote zoom and focus, which eliminates the need for hands-on fine tuning. The day and night functionality, together with OptimizedIR and P-Iris control, ensure superb image quality in any lighting conditions. Axis' built-in IR solution, OptimizedIR, automatically adapts to the zoom level set at installation, ensuring an evenly illuminated image. WDR – Forensic Capture increases forensic usability by highlighting details in both dark and well lit areas. Zipstream lowers bandwidth and storage requirements. AXIS P3225-LVE is IK10-rated, making it resistant to vandalism.

- > HDTV 1080p video quality
- > Outdoor-ready and IK10-rated
- > Remote zoom and focus
- > WDR - Forensic Capture
- > OptimizedIR illumination
- > Axis' Zipstream technology

AXIS P3225-LVE Network Camera

1499969/EN/M3.2/082015

Camera	
Image sensor	Progressive scan RGB CMOS 1/2.8"
Lens	Varifocal, 3.0–10.5 mm, F1.4 Horizontal angle of view 92°–34° Vertical angle of view 50°–20° Remote focus and zoom, P-Iris control, IR corrected
Day and night	Automatically removable infrared-cut filter
Minimum illumination	**HDTV 1080p 25/30 fps with WDR – Forensic Capture:** Color: 0.25 lux, F1.4 B/W: 0.05 lux, F1.4, 0 lux with IR illumination on **HDTV 1080p 50/60 fps:** Color: 0.5 lux, F1.4 B/W: 0.1 lux, F1.4, 0 lux with IR illumination on
Shutter time	1/142850 s to 2 s
Camera angle adjustment	Pan ±180°, tilt -5 to +75°, rotation ±95°
Video	
Video compression	H.264 Baseline, Main and High Profile (MPEG-4 Part 10/AVC) Motion JPEG
Resolutions	1920x1080 to 160x90
Frame rate	**With WDR:** 25/30 fps with power line frequency 50/60 Hz **Without WDR:** 50/60 fps with power line frequency 50/60 Hz
Video streaming	Multiple, individually configurable streams in H.264 and Motion JPEG Axis' Zipstream technology in H.264 Controllable frame rate and bandwidth, VBR/MBR H.264
Multi-view streaming	2 individually cropped out view areas
Image settings	Compression, Color, Brightness, Sharpness, Contrast, White balance, Exposure control (including automatic gain control), Exposure zones, Backlight compensation, Fine tuning of behavior at low light, WDR - Forensic Capture: Up to 120 dB depending on scene, Local contrast, Text and image overlay, Mirroring of images, Privacy masks Rotation: 0°, 90°, 180°, 270°, including Corridor Format
Pan/Tilt/Zoom	Digital PTZ
Network	
Security	Password protection, IP address filtering, HTTPS[a] encryption, IEEE 802.1X[a] network access control, Digest authentication, User access log, Centralized Certificate Management
Supported protocols	IPv4/v6, HTTP, HTTPS[a], SSL/TLS[a], QoS Layer 3 DiffServ, FTP, CIFS/SMB, SMTP, Bonjour, UPnP™, SNMP v1/v2c/v3(MIB-II), DNS, DynDNS, NTP, RTSP, RTP, SFTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP, SOCKS, SSH
System integration	
Application Programming Interface	Open API for software integration, including VAPIX® and AXIS Camera Application Platform; specifications at *www.axis.com* AXIS Video Hosting System (AVHS) with One-Click Connection ONVIF Profile S, specification at *www.onvif.org*
Analytics	Video motion detection, Active tampering alarm Support for AXIS Camera Application Platform enabling installation of AXIS Video Motion Detection 3, AXIS Cross Line Detection, AXIS Digital Autotracking and third-party applications, see *www.axis.com/acap*
Event triggers	Analytics, Edge storage events
Event actions	File upload: FTP, SFTP, HTTP, HTTPS, network share and email Notification: email, HTTP, HTTPS, TCP and SNMP trap Video recording to edge storage Pre- and post-alarm video buffering Send video clip Overlay text IR illumination on/off
Data streaming	Event data
Built-in installation aids	Remote zoom, Remote focus, Pixel counter, OptimizedIR with adjustable IR illumination angle and intensity
General	
Casing	Aluminum inner camera module with encapsulated electronics IP66- and NEMA 4X-rated, IK10 impact-resistant casing with dehumidifying membrane Color: white NCS S 1002-B For repainting instructions of skin cover or casing and impact on warranty, contact your Axis partner.
Memory	512 MB RAM, 256 MB Flash
Power	Power over Ethernet IEEE 802.3af/802.3at Type 1 Class 3, max 10.8 W, typical 3.9 W
Connectors	RJ45 10BASE-T/100BASE-TX PoE
IR illumination	OptimizedIR with power-efficient, long-life 850 nm IR LEDs with adjustable angle of illumination and intensity. Range of reach up to 25 m (82 ft) depending on scene
Edge storage	Support for microSD/microSDHC/microSDXC card Support for recording to dedicated network-attached storage (NAS) For SD card and NAS recommendations see *www.axis.com*
Operating conditions	-30 °C to 50 °C (-22 °F to 122 °F) Humidity 10 to 100% RH (condensing)
Storage conditions	-40 °C to 65 °C (-40 °F to 149 °F)
Approvals	EN 55022 Class B, EN 61000-6-1, EN 61000-6-2, EN 55024, EN 50121-4, IEC 62236-4, FCC Part 15 Subpart B Class A and B, ICES-003 Class B, VCCI Class B, C-tick AS/NZS CISPR 22 Class B, KCC KN22 Class B, KN24 IEC/EN/UL 60950-1, IEC/EN/UL 60950-22, IEC/EN 62471 IEC 60068-2-1, IEC 60068-2-2, IEC 60068-2-14 IEC 60068-2-6 (vibration), IEC 60068-2-27 (shock), IEC 60068-2-30, IEC 60068-2-78, IEC/EN 60529 IP66, NEMA 250 Type 4X, IEC/EN 62262 IK10
Dimensions	Height: 104 mm (4 1/16 in) ø 149 mm (5 7/8 in)
Weight	770 g (1.7 lb)
Included accessories	Installation Guide, Windows decoder 1-user license, Mounting bracket, Cable gasket, Resistorx T20 L-key, Drill template
Optional accessories	AXIS ACI Conduit Bracket A AXIS ACI Conduit Adapters AXIS T94M01L Recessed Mount Kit AXIS T94T01D Pendant Kit including weather shield AXIS T91 Mounts AXIS T98A17-VE Surveillance Cabinet
Video management software	AXIS Camera Companion, AXIS Camera Station, Video management software from Axis' Application Development Partners available on *www.axis.com/techsup/software*
Warranty	Axis 3-year warranty and AXIS Extended Warranty option, see *www.axis.com/warranty*

a. *This product includes software developed by the OpenSSL Project for use in the OpenSSL Toolkit. (www.openssl.org), and cryptographic software written by Eric Young (eay@cryptsoft.com).*

More information is available at www.axis.com

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AXIS COMMUNICATIONS

Tripp Lite
1111 W. 35th Street
Chicago, IL 60609 USA
Telephone: 773.869.1234
www.tripplite.com

OmniSmart LCD 120V 900VA 475W Line-Interactive UPS, Tower, LCD display, USB port

MODEL NUMBER: **OMNI900LCD**

Highlights

- 900VA tower 120V line interactive UPS with LCD display
- Corrects brownouts as low as 89V without using battery power
- LCD screen reports input voltage, battery charge and UPS status
- USB port, Surge-only outlets, 97% efficiency
- NEMA 5-15P input plug and 8 NEMA 5-15R outlets

Package Includes

- OMNI900LCD UPS System
- Instruction manual

Description

Tripp Lite's OMNI900LCD Line-Interactive Digital UPS System offers voltage regulation, surge suppression and long lasting battery support for personal computers, home entertainment systems and media centers. Internal UPS circuits support entry level PCs for up to 50 minutes or individual VCR/DVR components for as long as 2.5 hours during power failures. Prevents data loss, viewing interruptions, lost recordings and loss of component programming. Automatic Voltage Regulation (AVR) circuits regulate brownouts as low as 89 volts back to usable levels without using battery power. 97% line-mode efficiency saves energy and reduces BTU heat output. Offers complete power protection in an attractive black tower configuration. Includes 4 battery-supported and surge-protected outlets, plus 4 additional surge suppression-only outlets for items not requiring battery support. USB port enables optional unattended system shutdown without data loss in the case of extended power failure. PowerAlert software available via free download from www.tripplite.com. HID-compliant USB interface enables integration with built-in power management and auto shutdown features of Windows and Mac OS X. Built-in audible alarm and large LCD front panel voltage display indicates line power status, battery power status, battery low/replace status and voltage boost operation. The LCD display includes a dimmer switch and can be rotated for easy viewing in any application. 900VA/475 watt power handling ability supports entry-level PCs, home entertainment systems, network workstations, audio/video components. Offers 3 minutes battery runtime with a full load of 900VA/475 watts and 10 minutes with a half load of 450VA/237 watts. Supports battery replacement via built-in access panel. $200,000 Ultimate Lifetime Insurance (U.S., Canada, and Puerto Rico only).

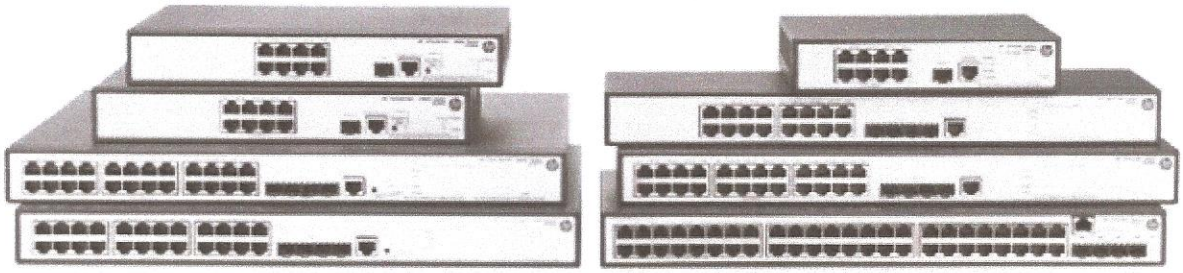
Features

- LCD Display with dimmer switch indicates input voltage, battery capacity and a variety of operating conditions. Display is rotatable for easy viewing whether UPS is in vertical or horizontal position
- OMNI900LCD Digital Uninterruptible Power Supply offers voltage regulation, surge suppression and long lasting battery support during blackouts
- Supports entry level PCs up to 50 minutes or single VCR/DVR components for up to 2.5 hours during blackouts
- 97% line-mode efficiency saves energy and reduces BTU heat output
- Regulates brownouts as low as 89 volts back to usable levels without using battery power
- 4 UPS battery-supported and surge-protected outlets, plus 4 additional surge suppression-only outlets
- USB port enables unattended shutdown in the case of extended power failure(user supplies cable)
- HID-compliant USB interface enables integration with built-in power management and auto shutdown features of Windows and Mac OS X
- PowerAlert software available via free download from www.tripplite.com
- 900VA/475 watt power handling ability supports a variety of sensitive computer, home theater and other equipment

Hewlett Packard Enterprise

Data sheet

HPE OfficeConnect 1910 Switch Series



Key features

- Customized operation using intuitive Web interface
- Layer 3 static routing with 32 routes for network segmentation and expansion
- Access control lists for granular security control
- Spanning Tree: STP, RSTP, and MSTP
- Limited Lifetime warranty

Product overview

HPE OfficeConnect 1910 Switch Series consists of advanced smart-managed fixed-configuration Fast Ethernet switches designed for small businesses in an easy-to-administer solution. By utilizing the latest design in silicon technology, this series is one of the most power efficient in the market. The series is part of the OfficeConnect portfolio of Hewlett Packard Enterprise small business networking products.

The series consists of five Fast Ethernet models. The 8- and 24- port models include two dual-personality SFP ports to support fiber connectivity. The 48 port model has 2 dedicated SFP ports plus two 10/100/1000 Ethernet ports. The 8- and 24-port Fast Ethernet models are available with or without PoE.

All models support rack mounting or desktop operation. Customizable features include basic Layer 2 features like VLANs and link aggregation, as well as advanced features such as Layer 3 static routing, IPv6, ACLs, and Spanning Tree Protocols. HPE OfficeConnect 1910 Switch Series includes a Limited Lifetime Warranty. This warranty provides advance hardware replacement with next business day shipment in most countries, limited 24x7 telephone support available from HPE for the first 90 days, and limited electronic and business hours telephone support is available from HPE for the entire warranty period.

EXHIBIT D

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

VILLAGE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE #16-__

(Attached hereto)

EXHIBIT E

TO AGREEMENT REGARDING DSIS SECURITY SYSTEM

DSIS ACCESS EASEMENT

[Attached hereto]

7/15/2016 REV. 7/21/2016 REV. 9 /9/2016

DSIS ACCESS EASEMENT

This DSIS ACCESS EASEMENT is entered into this ____ **day of** _____**, 2016** by and between the Grantor, FOUNTAIN RIDGE LLC, a Wisconsin Limited Liability Company (the "Landowner") and the Grantee, the VILLAGE OF PLEASANT PRAIRIE, A Wisconsin municipal corporation (the "Easement Holder").

RECITALS

A. The Landowner is the owner of certain real estate in the Village of Pleasant Prairie, Kenosha County, Wisconsin, which is legally described in **Exhibit A** and incorporated herein by reference (collectively the "Landowner's Property").

B. The Easement Holder has entered into a Security Agreement with the Landowner for the right but not the obligation for the installation and maintenance of an exterior Digital Security Imaging System ("DSIS") upon Landowner's Property for security surveillance purposes (the "Agreement").

C. In connection with the above-referenced Agreement, the Landowner has agreed to convey to the Easement Holder access and maintenance rights to all such systems, devices and areas associated with the DSIS.

Recording Area

Name and Return Address:
Jean M. Werbie-Harris
Community Development Dept.
Village Municipal Building
9915 39th Avenue
Pleasant Prairie, WI 53158

Parcel Identification Numbers:
91-4-122-084-
91-4-122-084-
91-4-122-084-
91-4-122-084-
91-4-122-084-

D. The Easement Holder acknowledges and agrees that the Landowner will utilize the Landowner's Property for three 49-unit multi-family residential apartment buildings, ten 8-unit multi-family residential apartment buildings and clubhouse in the Fountain Ridge Development, commonly known as Fountain Ridge ("Fountain Ridge"), and the Easement Holder shall not unreasonably interfere with said use and operation of the Landowner's Property by the Landowner.

GRANT OF ACCESS EASEMENT

In consideration of the facts recited above, the Landowner and Easement Holder agree as follows:

1. Grant of Easement. The Landowner hereby grants and conveys to the Easement Holder, its contractors and agents, a perpetual, non-exclusive, rent-free, access and maintenance easement (the "Access Easement") over and through the exterior of the improvements located on that portion of the Landowner's Property required for the installation, maintenance and use of said DSIS systems, related electrical work and internet access, in five (5) different secured DSIS areas to serve five (5) site areas within the Fountain Ridge Development. The secured DVR/head room for Site 1 is located in the Fountain Ridge clubhouse. The secured DVR/head room for Site 2 is located in Building 3. The secured DVR/head room for Site 3 is located in Building 4. The secured DVR/headroom for Site 4 is located in Building 10 and the DVR/head room for Site 5 is in Building 6. These secured locations as generally described in the DSIS Security Agreement, may be relocated by mutual agreement of the parties (the "Easement Property"). All utility lines shall be underground to the extent possible. The Landowner shall supply electricity and internet connection services for the DSIS as provided in the Agreement.

2. Use of Access Easement. The purpose of the Access Easement is to provide for the installation, operation and maintenance of a DSIS in accordance with a Security Agreement between the parties and other property owners dated on or about _____ ___**, 2016** (the "Agreement"), the terms and conditions of which are hereby incorporated in this Access Easement. Nothing in this Access Easement is intended to prohibit use of the Access Easement area by the Landowner, provided such use does not materially interfere with the use of the Access Easement by the Easement Holder. The Easement Holder agrees that it will not materially interfere with the normal operation and use of the Landowner's Property by the Landowner and its residents/occupants, and that its equipment shall not impair the architectural and landscaping designs of the development.

3. Improvements. The Easement Holder shall have the right, but not the obligation, to construct and install reasonable improvements upon the Easement Property in accordance with the terms in the Agreement, to make the Easement Property suitable for the installation of a DSIS with as little damage to the Landowner's Property as possible. Subject to the terms of the Agreement, if the Easement Holder undertakes the installation or maintenance of the DSIS, the Easement Holder agrees to use its best efforts to make the DSIS as aesthetically tasteful and architecturally harmonious as reasonably possible while still allowing the DSIS to cover as much of the Fountain Ridge Development as the Easement Holder deems reasonably necessary.

4. Maintenance. The Easement Holder shall have access at all times as it deems necessary for maintaining its DSIS and related equipment on the Easement Property to the extent necessary for the uses described in the Agreement. The Landowner shall pay the Easement Holder a maintenance fee and other fees as described in the Agreement if the Easement Holder undertakes inspections or takes over the responsibilities of the DSIS maintenance.

5. Damage to Easement Property. The Easement Holder shall be responsible for any damage that it may cause to the Easement Property. The Easement Holder shall promptly make all needed repairs, promptly after such damage, restoring the Easement Property to its condition prior to the damage. The Landowner shall

promptly make any needed repairs to the Landowner's Property and the DSIS equipment that the Landowner may damage.

6. Obstructions to Use of the Easement Property. The Easement Holder may not utilize the Easement Property in a way that materially interferes with its use by any other person permitted to use it. The Easement Holder acknowledges and agrees that the Landowner's and its future owners or tenants' use of the Landowner's Property may include if permitted by the Village, activities and other residential related events that may occur on the Landowner's Property, which such uses may be allowed, and shall not be considered an obstruction or impediment to the Access Easement. Furthermore, the Easement Holder acknowledges and agrees that the Landowner has the right to modify and construct new improvements on the Landowner's Property, albeit with the necessary permits, and if said improvements interfere with use of the Access Easement by the Easement Holder, then the Landowner shall bear all costs and responsibility to relocate the DSIS equipment or modify its use of the Easement Property.

7. Indemnity/Insurance/Liens. All costs of installation, operation, and maintenance of the Easement Property and any improvements the Landowner installs thereon will be the responsibility of the Landowner as described in the Agreement.

Any contractor coming onto the Easement Property and/or the Landowner's Property on behalf of the Easement Holder shall carry a non-deductible (a) commercial general liability insurance policy, including (but not limited to) contractor's liability coverage, contractual liability coverage, completed operations coverage, broad form property damage endorsement and contractor's protective liability coverage, to afford protection, with respect to personal injury, death or property damage of not less than One Million Dollars (1,000,000) per occurrence combined single limit/ One Million Dollars ($1,000,000) general aggregate (but not less than $500,000 per location aggregate); (b) comprehensive automobile liability insurance policy with a combined single limit for each occurrence of not less than Three Hundred Thousand Dollars ($300,000) with respect to personal injury or death and property damage; and (c) worker's compensation insurance policy or similar insurance in form and amounts required by law. The Easement Holder shall carry similar amounts and types of insurance when it enters onto the Easement Property and/or the Landowner's Property, provided, such insurance may be provided through the municipal insurance plan of Easement Holder. In connection with any installation, operation, maintenance or inspection of the Easement Property by the Easement Holder or its agents, employees or contractors, the Easement Holder shall indemnify, defend and hold harmless the Landowner from and against any lien, suit, loss, cost, expense (including reasonable attorneys' fees), personal injury, bodily injury or property damage arising from or relating to such activities of the Easement Holder, its agents, contractors or engineers on the Landowner's Property.

Nothing contained herein shall alter or eliminate any obligations of the Landowner to reimburse the Easement Holder for costs and expenses, as provided in the DSIS.

8. Enforcement of Agreement. The Landowner and Easement Holder shall have the right to legally enforce this Access Easement and the covenants, conditions and

restrictions set forth herein, by whatever action or actions are legally available, including, without limitation, enjoining any violation or threatened violation hereof.

9. Amendments. This Access Easement may not be modified, amended or terminated except by execution and recording of a written instrument signed by both the Landowner and Easement Holder.

10. Successors. All of the terms, covenants, conditions, and obligations set forth in this Access Easement and the Agreement shall inure to the benefit of and bind the Landowner and Easement Holder, and their respective personal representatives, heirs, successors, transferees, assigns, and all future owners of the Landowner's property this Access Easement and the Agreement shall continue as a servitude running in perpetuity with the Landowner's Property.

11. Severability. If any provision or specific application of this Access Easement is found to be invalid by a court of competent jurisdiction, the remaining provisions or specific applications of this Access Easement shall remain valid and binding.

12. Governing Law. This Access Easement shall be governed by and construed under the laws of the State of Wisconsin. The parties agree that any dispute hereunder shall be venued only in the Circuit Court for Kenosha County.

13. Attorney's Fees and Interest. If either party defaults in the performance or observation of any of the terms, conditions, covenants or obligations contained in this Access Easement and the complaining party places the enforcement of all or any part of this Access Easement in the hands of an attorney, of if that party incurs any fees or out-of-pocket costs in any litigation, negotiation or transaction, the party that substantially prevails in any such dispute shall be reimbursed for its actual attorneys' fees and costs whether or not litigation is actually commenced. Any sums not paid when due, including without limitation any maintenance fee, shall accrue interest from the due date until paid at eighteen percent (18%) per annum.

(Signatures are on the next pages).

IN WITNESS WHEREOF, FOUNTAIN RIDGE LLC has executed this Access Easement this ____ **day of** _____**, 2016**.

FOUNTAIN RIDGE LLC

By:_____
Name: Jeffrey T. Marlow
Title: Managing Member

STATE OF _____)
)SS
COUNTY OF _____)

This instrument was acknowledged before me in _____, WI on _____ ___, 2016, by Jeffrey T. Marlow as the duly authorized Managing Member of Fountain Ridge LLC.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, State of _____
My Commission (expires) on:
_____
(is permanent) _____

VILLAGE OF PLEASANT PRAIRIE, WISCONSIN:

By: _____
Name: Michael J. Serpe
Title: Village President Pro Tem

ATTEST:

_____
Name: Jane M. Romanowski
Title: Village Clerk

STATE OF WISCONSIN)
) SS:
KENOSHA COUNTY)

This Agreement was acknowledged before me in Pleasant Prairie, WI on _____ ____, 2016 by Michael J. Serpe and Jane M. Romanowski, as duly authorized Village President Pro Tem and Village Clerk, respectfully, of the Village of Pleasant Prairie, a Wisconsin municipal corporation.

_____
Signature of Notary Public

_____
Typed or Printed Name of Notary Public

Notary Public, Kenosha County, State of Wisconsin
My Commission expires:
_____

This document drafted by:
Jean Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158

EXHIBIT A

Legal Description of Landowner's Property

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP **#**____ RECORDED AS DOCUMENT **#** _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 5.972 ACRES MORE OR LESS.

LOTS 2 and 3 OF CERTIFIED SURVEY MAP **#**____ RECORDED AS DOCUMENT **#** _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 4.909 ACRES MORE OR LESS.

MEMORANDUM OF UNDERSTANDING
REGARDING CONTRIBUTIONS FOR
BAIN STATION ROAD CORRIDOR IMPROVEMENTS

THIS MEMORANDUM OF UNDERSTANDING REGARDING CONTRIBUTIONS FOR BAIN STATION ROAD CORRIDOR IMPROVEMENTS (this "MOU") is entered into by and between Fountain Ridge LLC, a Wisconsin limited liability company, with a business address in care of Jeffrey T. Marlow, 1300 North Kimps Court, Green Bay, Wisconsin 54313 (together with its successors and assigns, hereinafter referred to as the "Developer"), and the Village of Pleasant Prairie, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the "Village"), with regard to the following facts:

A. Developer is the owner of certain undeveloped property, consisting of approximately 32.1840 acres, legally described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

B. The Board of Trustees of the Village (the "Village Board") approved two (2) certified survey maps and related documents allowing the creation of the Fountain Ridge development ("Fountain Ridge"), subject to certain conditions, one of which is that the Developer shall enter into a Development Agreement with the Village and will enter into this MOU.

C. The Village Board, as part of their approval of Fountain Ridge, requires, among other things, that the Developer and Village shall enter into this MOU providing for the contribution by the Developer of funds for certain highway and roadway improvements described in detail below.

D. The Southern portion of the Property abuts Bain Station Road, a Village local arterial road which is, according to surveys and evaluations conducted by the Village, in general fair to poor condition. Based upon the Initial Development Review **(Exhibit B)** prepared by the Developer's traffic engineer-Traffic Analysis & Design, Inc., and other information available to the Village, the Village projects that increases in traffic attributable to development on the Property and on other property abutting or in the vicinity of Bain Station Road will result in the need for improvements to the Bain Station Road Corridor.

E. The Village desires to provide for the coordinated transportation planning of the overall improvement of Bain Station Road.

F. The Village's budget and public work schedules do not include the preparation of any corridor studies, installation of traffic-related improvements, or other improvements to the Bain Station Road Corridor that are reasonably necessary and required for the proposed development of the property and certain other real property abutting or within the vicinity of the Bain Station Road Corridor. There could be a substantial delay in the construction and

installation of such improvements unless the Village apportions the cost thereof among the owners of such real estate including, but not limited to, the Developer.

G. Attached hereto and incorporated herein by reference as **Exhibit C** is a Construction Cost Estimate and Roadway Cost Share which show the estimated cost for the Developer's share for the Bain Station Road Improvements is $136,960.00, based on estimates at today's construction costs (the "Construction Cost Estimate").

H. The Village has determined that development of the Property, and other affected property within the Bain Station Road Corridor, would impose substantial burdens upon the Village which can be appropriately mitigated by the allocation of the cost of the Bain Station Road Corridor Improvements among the owners of land classified as affected property, including without limitation, the Property.

I. The Developer has requested that the Village not collect the Construction Cost Estimate for the Bain Station Road Corridor Improvements at this time, and that the Developer be entitled to deposit with the Village a letter of credit, in a form reasonably satisfactory to the Village and in the amount of $ 136,960.00, or at the option of the Developer, a cash deposit of the sum of $136,960.00. The Village has agreed to those provisions, as described below.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties contained in this MOU, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Village hereby agree as follows:

1. The recital paragraphs set forth above in this MOU are incorporated as a part of this MOU, as though fully set forth herein.

2. For purposes of this MOU, the term "Transportation Improvement Fee" shall mean the Construction Cost Estimate amount of $136,960.00, as adjusted herein.

3. The Developer and the Village have agreed that the Transportation Improvement Fee allocable to the Property, as described in Paragraph 2 above, shall be paid to the Village on or before March 1, 2018.

4. The Village typically requires that the Transportation Improvement Fee be paid in full to the Village before any building permits are issued. At the request of the Developer, the Village has agreed to the issuance of building permits on the Property subject to:

(a) The Developer delivering to the Village an Irrevocable Letter of Credit on original bank letterhead in the amount of $136,960.00, in substantially the form which is attached hereto and incorporated herein by reference as **Exhibit D** (the "Letter of Credit") which amount is the estimated Transportation Improvement Fee as of March 1, 2018. The Letter of Credit shall be payable on sight to the Village, upon presentment of the Village's draft and the Affidavit of the Village President or Village Administrator, attested by the Village Clerk, stating that the Traffic

Improvement Fee has not been paid by the Developer on or before March 1, 2018. The Letter of Credit shall expire, by its terms, if presentment has been not made on or before April 1, 2018. The Letter of Credit shall provide for partial drawings upon the Letter of Credit, based upon the amount of the Traffic Improvement Fee owed by the Developer to the Village for the Property, as set forth above. Developer may submit more than one Letter of Credit, provided that each Letter of Credit conforms to the formal requirement set forth above, and such Letters of Credit are in the aggregate amount set forth above. Wherever used herein, the term of "Letter of Credit" shall be deemed to refer collectively to all outstanding Letters of Credit delivered by the Developer to the Village pursuant to this MOU. The Village shall be entitled to make a draw upon the Letter of Credit for all Traffic Improvement Fees outstanding and unpaid, determined as of March 1, 2018. In the event the Developer provides a Letter of Credit as security for the Transportation Improvement Fee, the Village agrees to hold the Letter of Credit and, if the Developer later delivers to the Village a cash deposit in the form of a cashier's check, then upon the Village's receipt of such cashier's check and the Village Board's approval, the Village shall, no later than 30 days thereafter, refund to the Developer the Letter of Credit provided by the Developer; or

(b) Depositing with the Village Treasurer a cash deposit equal to the full Transportation Improvement Fee, which will be held by the Village in a separate interest bearing account and can be used by the Village to pay the Transportation Improvement Fee the earlier of when directed to apply it by the Developer or March 1, 2018.

5. The Village may enter into agreements substantially similar to this MOU with the owners of any other real estate that would be affected property within the Bain Station Road Corridor, as a condition to the issuance by the Village of approval for development on any such real estate (whether by rezoning, subdivision, the issuance of building permits or otherwise); provided, however, that the Village may, in its discretion, allocate the Transportation Improvement Fee for a given property among parcels or sub-parcels constituting such property, or based upon the number of square footage of buildings on such property, or any other basis agreed to by the Village and the owner of such property, so long as the entire Transportation Improvement Fee for such property is eventually collected.

6. The Village shall establish a separate fund (the "Bain Station Road Corridor Improvement Fund") into which shall be deposited the amounts paid by the Developer as a Transportation Improvement Fee pursuant to this MOU and any such Transportation Improvement Fees paid by the owners of other real estate classified as affected property within the Bain Station Road Corridor, which funds shall be used by the Village solely for the planning, design and construction (but not the maintenance) of the Bain Station Road Corridor Improvements. The Bain Station Road Corridor Improvements shall include improvements of intersections, acquisition of right-of-way in connection with the improvements of the road or

intersections, widening and resurfacing of Bain Station Road, and planning, engineering and administrative costs associated with the foregoing.

7. This MOU shall be construed and enforced under the laws of the State of Wisconsin. Exclusive jurisdiction and venue for actions arising out of, or relating to, this MOU shall be in Kenosha County, Wisconsin. This MOU can be amended only by an amendment, in writing, and signed on behalf of both the Village and the Developer.

[Signature Pages to Follow]

VILLAGE OF PLEASANT PRAIRIE

_____
By: Michael J. Serpe
Village President Pro Tem

Attest:

_____
By: Jane M. Romanowski
Village Clerk

STATE OF WISCONSIN)
) SS:
COUNTY OF KENOSHA)

This Memorandum of Understanding Regarding Contributions for Bain Station Road Corridor Improvements was executed and acknowledged before me this _____ day of _____, 2016, in Pleasant Prairie, WI by MICHAEL J. SERPE, Village President Pro Tem, and JANE M. ROMANOWSKI, Village Clerk, to me known to be the persons who executed and acknowledged the foregoing instrument.

_____
Name: _____
Notary Public, Kenosha County, Wisconsin
My commission expires: _____

DEVELOPER

Fountain Ridge LLC, a Wisconsin limited liability company

By: _____
Jeffrey T. Marlow
Manager

STATE OF _____)
) SS:
COUNTY OF _____)

This Memorandum of Understanding Regarding Contributions for Bain Station Road Corridor Improvements was executed and acknowledged before me this _____ day of _____, 2016, in _____, WI by JEFFREY T. MARLOW, Manager of Fountain Ridge LLC, a Wisconsin limited liability company, to me known to be the person who executed and acknowledged the foregoing instrument.

_____
Print Name:_____
Notary Public, _____ County, State of ____
My commission expires: _____

This instrument was drafted by:

Timothy J. Geraghty
Godin Geraghty Puntillo Camilli, S.C.
6301 Green Bay Road
Kenosha, WI 53142
(262) 657-3500
and
Jean M. Werbie-Harris
Village of Pleasant Prairie
Community Development Director
9915 39th Avenue
Pleasant Prairie, WI 53158

EXHIBIT A

Parcels of land described as follows:

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT # _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 12.8990 ACRES, MORE OR LESS.

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT# _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 19.2850 ACRES, MORE OR LESS.

EXHIBIT A

Parcels of land described as follows:

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT # _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 12.8990 ACRES, MORE OR LESS.

LOTS 1, 2 and 3 OF CERTIFIED SURVEY MAP #____ RECORDED AS DOCUMENT# _____ AT THE KENOSHA COUNTY REGISTER OF DEEDS OFFICE AND FURTHER IDENTIFIED AS PART OF THE SOUTHEAST ONE-QUARTER OF U.S. PUBLIC LAND SURVEY SECTION 8, TOWNSHIP 1 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WI. THE SITE CONTAINS APPROXIMATELY 19.2850 ACRES, MORE OR LESS.

INITIAL DEVELOPMENT REVIEW FOR:

FOUNTAIN RIDGE RESIDENTIAL DEVELOPMENT

VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

DATE SUBMITTED: July 14, 2016

PREPARED FOR:
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Boulevard
Hobart, WI 54155
Phone: (920) 662-9641
Contact Person: Jared Schmidt, P.E.

PREPARED BY:
Traffic Analysis & Design, Inc.
N36 W7505 Buchanan Street
Cedarburg, WI 53012
Phone: (800) 605-3091
Contact Persons: Don Lee, P.E. (WisDOT TIA Certification # SE05-804-046)
John Bieberitz, P.E., PTOE (WisDOT TIA Certification # SE05-804-044)

INITIAL DEVELOPMENT REVIEW

Fountain Ridge Residential Development
Village of Pleasant Prairie, Wisconsin

PART A – INTRODUCTION

The proposed Fountain Ridge residential development site is located on the northwest quadrant of the Bain Station Road intersection with County Trunk Highway (CTH) H, also known as 88th Avenue, immediately east of Interstate Highway (IH) 94 in the Village of Pleasant Prairie, Kenosha County, Wisconsin. This initial development review has been prepared for Kenosha County and the Village of Pleasant Prairie to determine if a TIA is required for the proposed Fountain Ridge residential development per County guidelines. If required, the initial review document will also serve to develop the ultimate scope of the TIA. This initial review summarizes the site location, the anticipated study area, a conceptual site plan, an existing transportation detail, the expected trip generation of the development and expected trip generation of the adjacent off-site development.

Assumptions for development access locations, trip generation, and the distribution of development traffic have been included to provide the review agencies additional information on the impact of this development to the study area. The assumptions presented in this initial review may be revised based on Kenosha County and Village of Pleasant Prairie evaluation.

PART B – DEVELOPMENT OVERVIEW

B1. Site Location

A street map illustrating the location of the proposed Fountain Ridge residential development site is shown in Exhibit 1. A copy of the conceptual site plan is illustrated in Exhibit 2. The site is currently being utilized as farm land. The property is bordered by a residential neighborhood immediately to the west with an additional neighborhood located to the east, on the east side of CTH H. Additional farm lands are located to the south of Bain Station Road and a landscaping business is located immediately to the north of the property.

B2. Study Area

B2.1 Study Area Intersections

The study area for the Fountain Ridge residential development is anticipated to include the following intersections:

- Bain Station Road & 94th Avenue (one-way stop control);
- Bain Station Road & Proposed Street B (proposed one-way stop control);
- Bain Station Road & CTH H (two-way stop control);
- CTH H & Proposed Street B (proposed one-way stop control); and
- CTH C & 94th Avenue (two-way stop sign control).

The existing geometrics and traffic control at the study area intersections are shown in Exhibit 4.

B2.2 Study Area Roadways

CTH H, also known as 88th Avenue, is a two-lane north/south rural highway with a posted speed limit of 45 miles per hour (mph) within the limits of the study area. According to WisDOT, the Year 2014 annual average daily traffic (AADT) volumes on CTH H were approximately 8,600 vehicles per day (vpd) north of Bain Station Road and 6,600-vpd to the south. Sidewalks do not currently exist along CTH H within the limits of the study area.

Bain Station Road is a two-lane east/west rural roadway immediately with a posted speed limit of 35-mph within the limits of the study area. The WisDOT 2011 AADT volumes along Bain Station Road were 2,300-vpd to the west of 94th Avenue and 2,400-vpd to the east of CTH H. Sidewalks do not currently exist along Bain Station Road within the limits of the study area.

94th Avenue is a two-lane north/south residential roadway with a posted speed limit of 25-mph within the limits of the study area. 94th Avenue intersects Bain Station Road as the north leg of a conventional "T" intersection. North of Bain Station Road, 94th Avenue continues north through the CTH C intersection. There are currently no WisDOT AADT volumes available along 94th Avenue. Sidewalks exist along only the east side of 94th Avenue within the limits of the study area.

CTH C, also known as Wilmot Road, is a two-lane northeast/southwest roadway with a posted speed limit of 40-mph within the limits of the study area. The WisDOT 2014 AADT volumes along Bain Station Road were CTH C were approximately 3,700-vpd north of 94th Avenue and 5,400-vpd to the south of Bain Station Road. Sidewalks do not currently exist along CTH C within the limits of the study area.

B2.3 Study Area Pedestrian & Bicycle Accommodations

Pedestrian sidewalks currently exist along only the east side of 94th Avenue within the limits of the study area. No other sidewalks exist on any of the roadways within the limits of the study area. In addition, no bicycle facilities are provided along any of the roadways within the limits of the study area.

B2.4 Study Area Transit Accommodations

No transit service currently exists within the limits of the study area.

B3. On-Site Development Description

The Fountain Ridge residential development is proposed to include 227 apartments made up of ten, 8-unit buildings and three, 49 unit buildings. In addition, the site is planned to include 19 single family residential homes along the west edge. For purposes of this traffic study, full build out of the entire residential development is expected to be completed in 2017. The conceptual site plan for the proposed Fountain Ridge residential development is shown in Exhibit 2.

Three access points are proposed for the Fountain Ridge residential development. The first access is proposed as the east leg of a new "Tee" intersection/connection to 94th Avenue, approximately 700-feet (centerline-to-centerline) north of Bain Station Road. This access is proposed to provide access to the single family residential properties only with no cross access to the apartment complexes. The other two access points are proposed as local public roadways providing access to the apartment complexes. The second access is proposed as the west leg of a new "Tee" intersection/connection to CTH H, approximately 740-feet (centerline-to-centerline) north of Bain Station Road. The third access is proposed as the north leg of a new "Tee" intersection/connection to Bain Street Road, approximately 670-feet (centerline-to-centerline) west of CTH H. All access points are proposed as full access intersections.

B4. Off-Site Development Description

One off-site development has been identified within the limits of the study area; specifically the Lakeview Corporate Park. A TIA, dated 8/28/14, completed by TADI and approved in the fall of 2014 was used as the basis for the offsite development. Specifically; areas M, N, O, Q, S and T from this previous TIA were included as off-site developments as part of this study. Exhibit 3 includes a map illustrating the location of the off-site development sites.

PART C – TRIP GENERATION

To address any potential future traffic impacts along study area roadways and at the intersections adjacent to the development, it is necessary to identify the hourly and daily volume of traffic generated by the Fountain Ridge residential development. The traffic volumes expected to be generated by the proposed development are based on the size and type of the proposed uses, and on trip rates as published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 9th Edition, 2012*. The Fountain Ridge residential development full build trip generation tables are shown in Exhibit 6.

It is noted that due to the residential nature of the proposed development, none of the new trips are expected to be linked or pass-by trips. A linked trip occurs when a patron of one tenant visits another tenant prior to exiting the site (e.g. an apartment visitor visits more than one apartment prior to entering the roadway system). Pass-by trips occur when motorists already on the roadway system stop at the development site prior to continuing on their intended route (e.g. an existing motorist northbound on CTH H stops at an apartment prior to continuing northbound on CTH H). Even though these instances may occur, they are expected to be minimal and not significantly affect the new traffic volumes.

C1. On-Site Development

As shown in Exhibit 6, upon full build out, the Fountain Ridge residential development is expected to generate 100 new trips (30 entering/70 exiting) during a typical weekday morning peak hour. During a typical weekday evening peak hour, the development is expected to generate 125 new trips (80 entering/45 exiting). On a typical weekday, the proposed development is expected to generate approximately 1,690 new trips (845 entering/845 exiting) under full build conditions.

C2. Off-Site Development

The trip generation and distribution for the Lakeview Corporate Park offsite development was taken directly from the 8/28/14 TIA completed by TADI and approved in the fall of 2014. Specifically; areas M, N, O, Q, S and T from this previous TIA were included as off-site developments as part of this study. According to the Lakeview Corporate Park TIA, the timeline on these development areas was unknown at that time.

PART D – TIA REQUIREMENTS PER KENOSHA COUNTY

The Kenosha County TIA scoping checklist states that a TIA should be considered whenever traffic generated by a proposed development is expected to exceed 100 vehicle trip ends in the peak hour or a residential development includes 40 units or more. The weekday morning and weekday evening peak hour periods are expected to exceed the volume criterion for the proposed site and the number of units exceed the unit criterion as well. In addition, proposed access points to the site from CTH H and Bain Station Road must be reviewed and approved by Kenosha County and the Village of Pleasant Prairie prior to acceptance of the development. Therefore, an abbreviated (opening year analysis) TIA document is expected to be required by Kenosha County and the Village of Pleasant Prairie. To minimize review time and process time, additional assumptions for the TIA are included as part of this initial review report.

PART E – ASSUMPTIONS FOR DEVELOPMENT OF THE TIA

The following assumptions were made by Traffic Analysis & Design, Inc. regarding the study area peak hours, distribution of traffic, and trip generation. These assumptions have been listed for comment by Kenosha County and the Village of Pleasant Prairie so that they may either be used or revised appropriately for inclusion in the TIA report.

E1. Study Area Peak Hours

The weekday morning and weekday evening peak hours are expected to drive the improvements needed to adequately accommodate the Fountain Ridge residential development, as they represent the highest trip generation for the site and the highest volumes along CTH H. Therefore, in late June of 2016, Traffic Analysis & Design, Inc. conducted weekday morning (6:00 to 9:00 am) and weekday evening (3:00 to 6:00 pm) turning movement traffic counts.

Based on the turning movement counts; the weekday morning and weekday evening peak hours were identified as being 7:15 to 8:15 am and 4:45 to 5:45 pm; respectively. The existing traffic volumes, balanced along the corridors, are shown in Exhibit 5. The traffic counts used to determine peak hour factors and truck percentages have been included in the appendix of this study.

E2. Trip Distribution

The trip distribution for the Fountain Ridge residential development , listed below and shown in in table format on Exhibit 6, was determined based on the existing traffic counts, the type of proposed land uses, the location of existing populations, and anticipated growth areas outside the immediate study area.

- 40-percent to/from the north on CTH H;
- 25-percent to/from the south on CTH H;
- 25-percent to/from the south on CTH C; and
- 10-percent to/from the east on Bain Station Road.

E3. Trip Assignment

The Fountain Ridge residential development full build new trips expected to be generated by the proposed development were assigned to the study area and are shown in Exhibit 7.

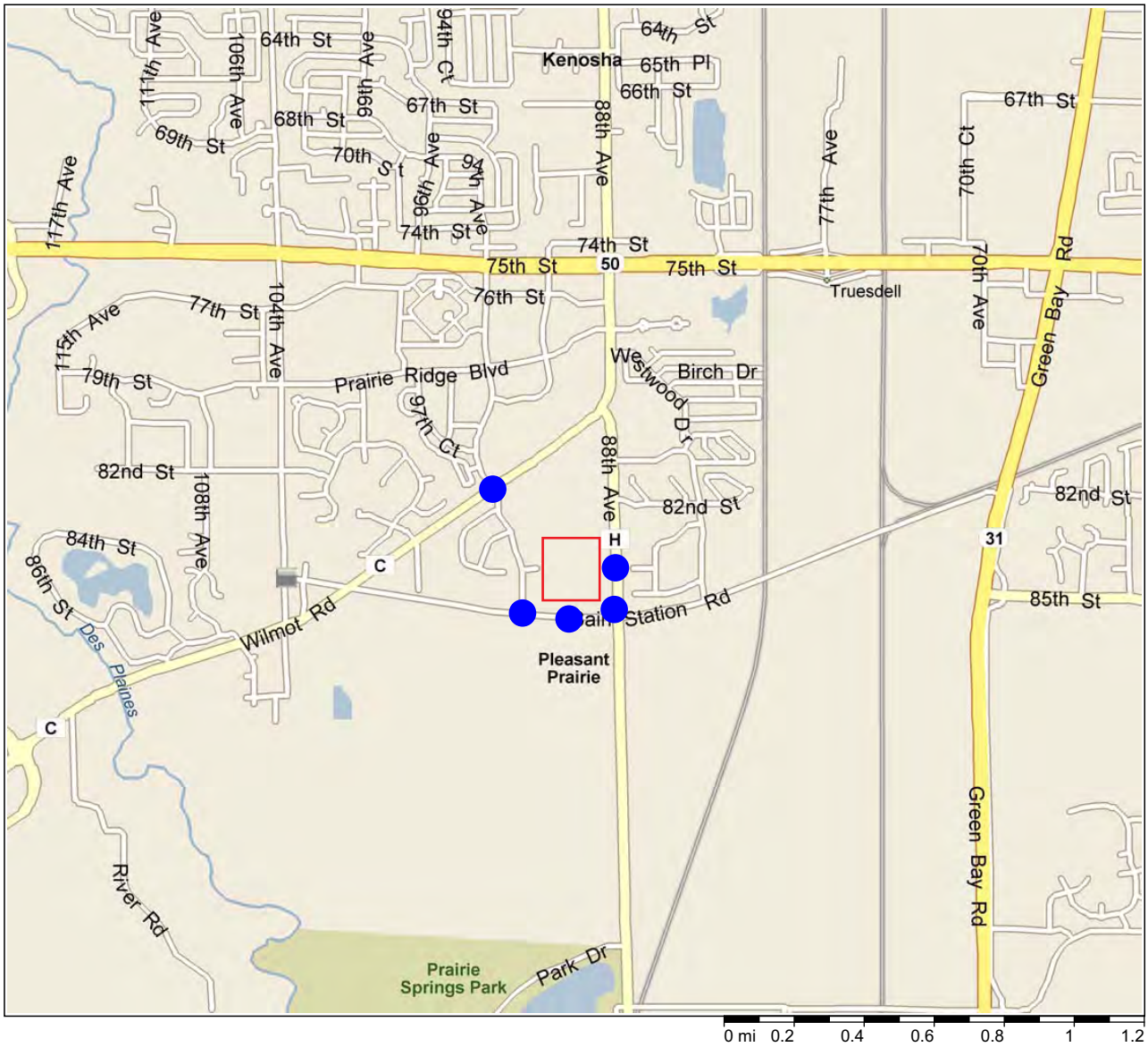
The proposed Fountain Ridge residential development build traffic volumes assume the full build out of the site. The Year 2017 Build (with development) traffic was determined by adding the existing traffic volumes (Exhibit 5) to the development new trips (Exhibit 7). The Year 2017 Build (with development) traffic volumes are shown in Exhibit 8.

The Year 2017 Total (with on-site and off-site development) traffic was determined by adding the Year 2017 Build (with development) traffic volumes (Exhibit 8) to the off-site development new trips (Exhibit 9). The Year 2017 Total (with on-site and off-site development) traffic volumes are shown in Exhibit 10.

PART F – CONCLUSION

Kenosha County and the Village of Pleasant Prairie are asked to review the trip generation and other assumptions listed in this initial review so that they may be incorporated into the TIA document.

Pleasant Prairie, Wisconsin



LEGEND

- Study Area Intersection
- Proposed Development

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1955: 07-06-16

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EXHIBIT 1
PROJECT OVERVIEW MAP

PLEASANT PRAIRIE, WISCONSIN

SITE 1 - LEASE RESIDENCE

1 ~ CLUBHOUSE
3 ~ 49 UNIT BUILDINGS
147 TOTAL LEASED UNITS

11.01 ACRES
13.35 UNITS/ACRE

SITE 2 - TOWNHOMES

(W) SITE
4 - 8 UNIT BUILDINGS
32 TOTAL UNITS

4.83 ACRES
6.6 UNITS/ACRE

(e) SITE
6 - 8 UNIT BUILDINGS
48 TOTAL UNITS

7.06 ACRES
6.8 UNITS/ACRE

Total
11.89 ACRES
80 UNITS
6.7 UNITS/ACRE

SITE 3 - SINGLE FAMILY HOMES ~ 19 LOTS

8.919 ACRES
2.13 UNITS/ACRE

TOTAL DEVELOPMENT

1 - CLUBHOUSE
227 - UNITS
19 - SINGLE FAMILY CONDO LOTS
246 - TOTAL UNITS

32.65 ACRES
7.53 UNITS/ACRE

STREET A - PUBLIC
300 LF CL
970 SY PAVEMENT

STREET B - PUBLIC
1,350 LF CL
4,800 SY PAVEMENT

STREET C - PUBLIC
955 LF CL
4,225 SY PAVEMENT

LEXINGTON HOMES
PLEASANT PRAIRIE, WI

FOUNTAIN RIDGE

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
INTERNET: www.reeainc.com
PHONE (920) 662-9641
FAX (920) 662-9141

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EXHIBIT 2
CONCEPTUAL SITE PLAN

PLEASANT PRAIRIE, WISCONSIN

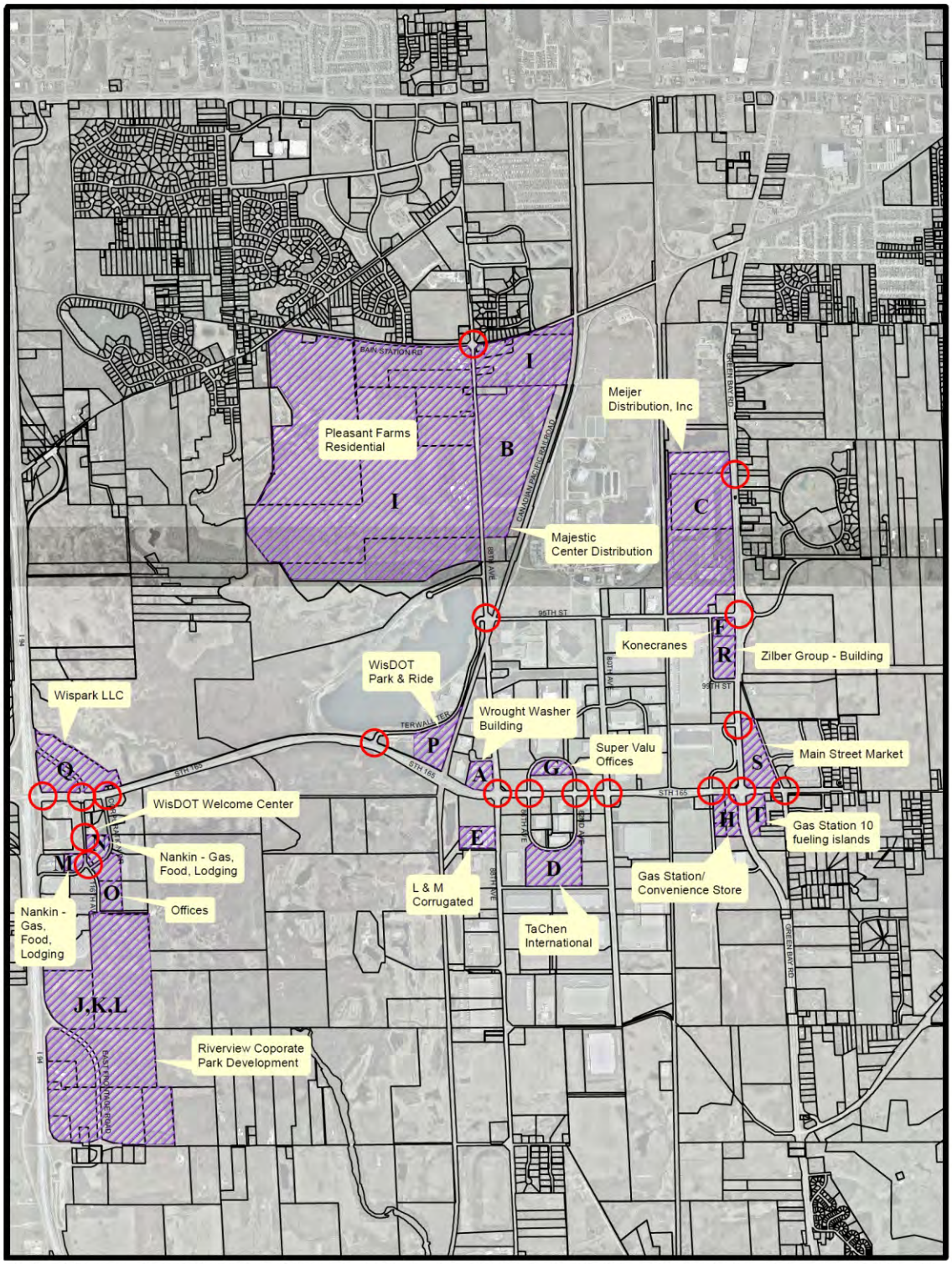
(EXHIBIT 1) LAKEVIEW TRAFFIC IMPACT ANALYSIS

N
W E
S

0 750 1,500 3,000 4,500 6,000 Feet

1 in = 2,000 ft

- PROPOSED DEVELOPMENTS
- INTERSECTIONS TO BE STUDIED



THE VILLAGE OF PLEASANT PRAIRIE MAKES NO REPRESENTAIONS CONCERNING THE ACCURACY OR VALIDITY PRESENTED ON THIS MAP. INFORMATION IS FOR GENERAL INFORMATIONAL PURPOSE ONLY AND IS NOT TO BE USED FOR SYSTEM DESIGN PURPOSES BY OTHERS.

TRAFFIC ANALYSIS & DESIGN, INC.

1955: 07-06-16

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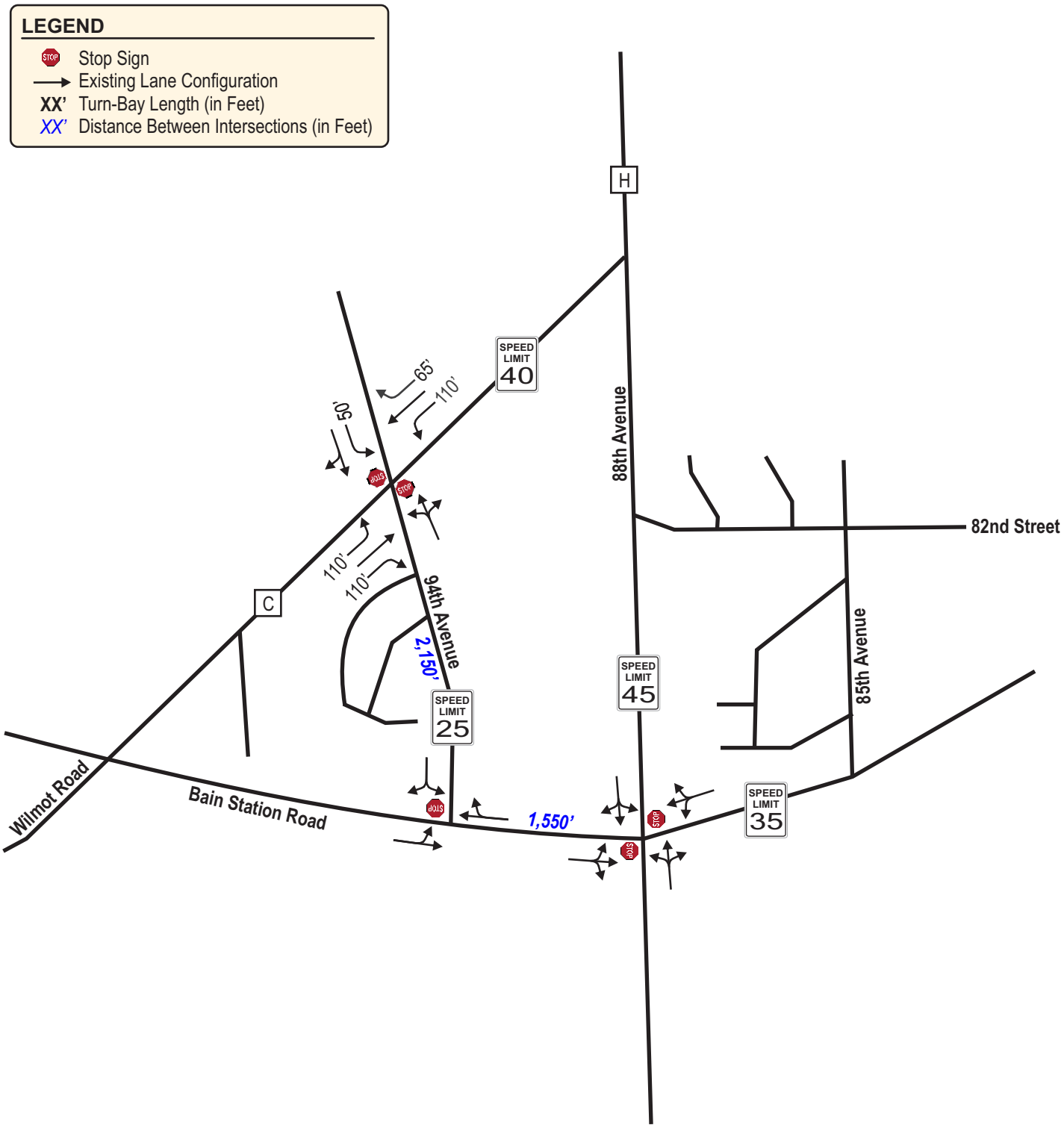
EXHIBIT 3
OFF-SITE DEVELOPMENT AREA MAP

PLEASANT PRAIRIE, WISCONSIN



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1955: 07-06-16

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NOT TO SCALE

EXHIBIT 4
EXISTING TRANSPORTATION DETAIL

PLEASANT PRAIRIE, WISCONSIN

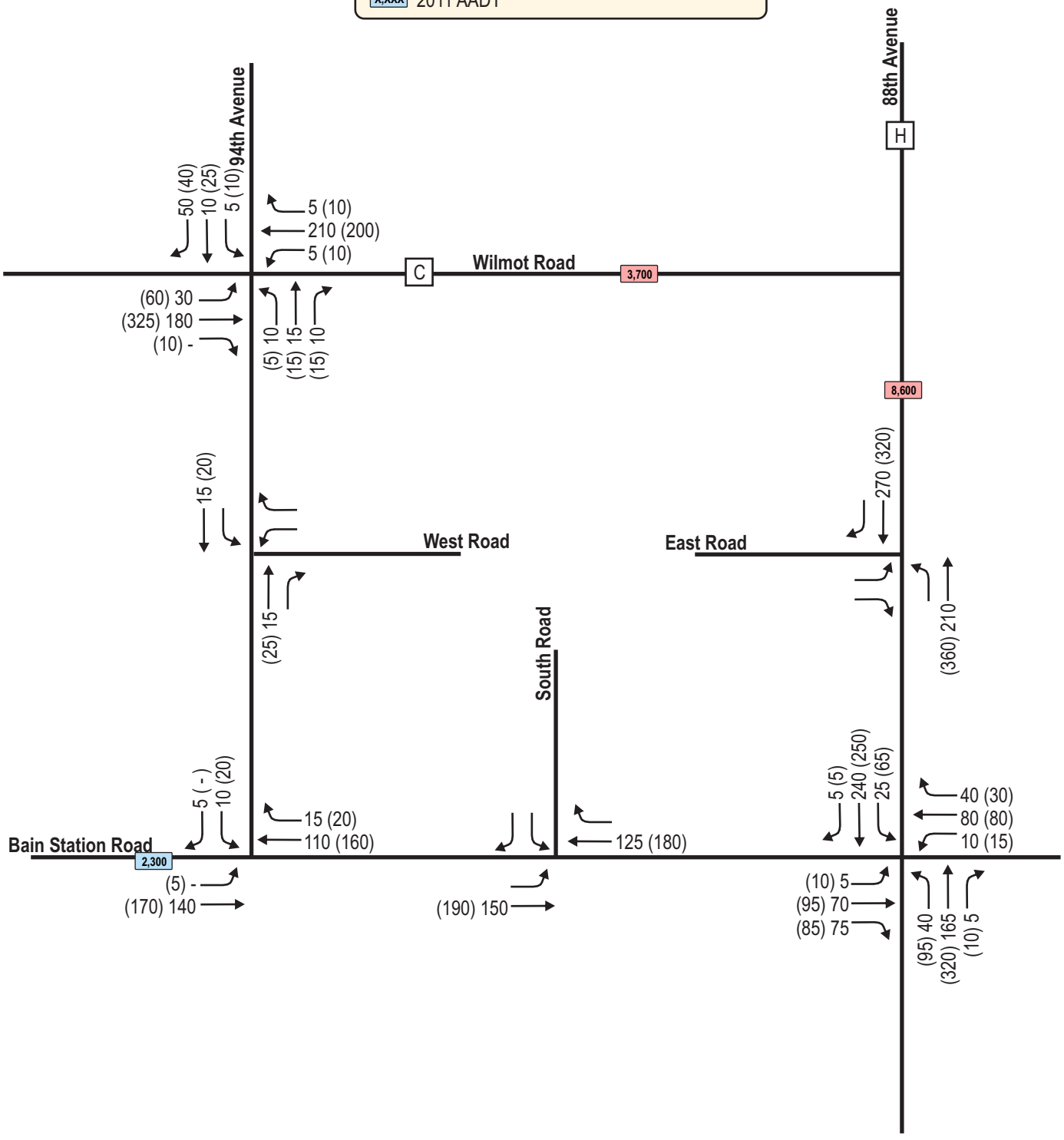

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EXHIBIT 5
YEAR 2016 EXISTING TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single Family Residential	210	19 Homes	180	5	10	15	15	5	20
			(9.52)	(25%)	(75%)	(0.75)	(63%)	(37%)	(1.00)
Apartment (Duplex/Multi-Family)	220	80 Units	530	10	30	40	35	15	50
			(6.65)	(20%)	(80%)	(0.51)	(65%)	(35%)	(0.62)
Mid-Rise Apartment	223	147 Units	980	15	30	45	30	25	55
			(6.65)	(31%)	(69%)	(0.30)	(58%)	(42%)	(0.39)
Total New Trips			**1,690**	**30**	**70**	**100**	**80**	**45**	**125**

Notes

TRIP DISTRIBUTION (Single Family)

North on H	40%	70	5	5	5	5
South on H	25%	45	0	0	5	0
South on Wilmot	25%	45	0	5	5	0
East on Bain Station	10%	20	0	0	0	0
	100%	***180***	***5***	***10***	***15***	***5***

TRIP DISTRIBUTION (Apartments)

North on H	40%	600	10	25	25	15
South on H	25%	380	5	15	15	10
South on Wilmot	25%	380	5	15	20	10
East on Bain Station	10%	150	5	5	5	5
	100%	***1510***	***25***	***60***	***65***	***40***

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EXHIBIT 6
TRIP GENERATION TABLE

PLEASANT PRAIRIE, WISCONSIN

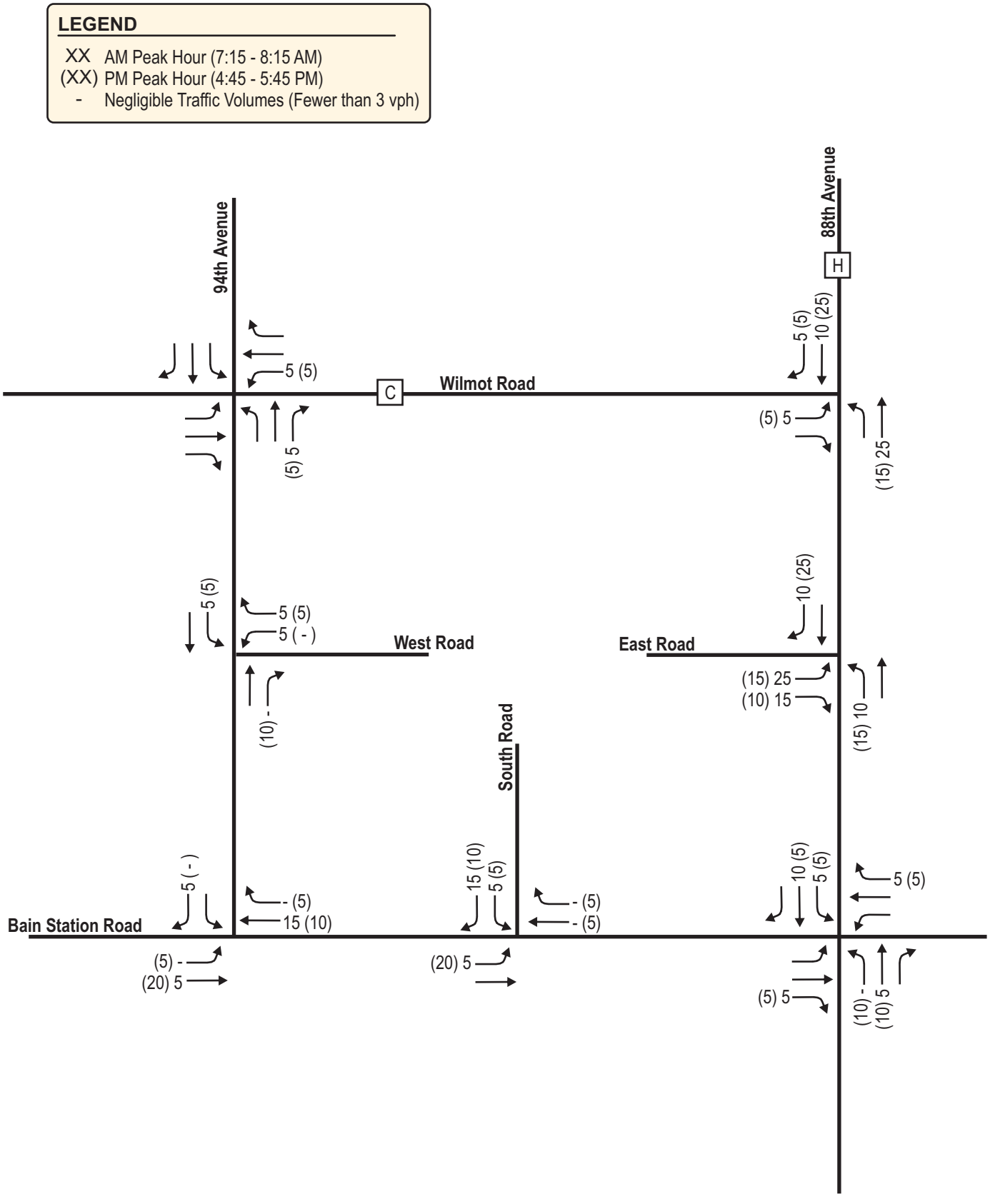

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EXHIBIT 7
ON-SITE NEW TRIPS

PLEASANT PRAIRIE, WISCONSIN

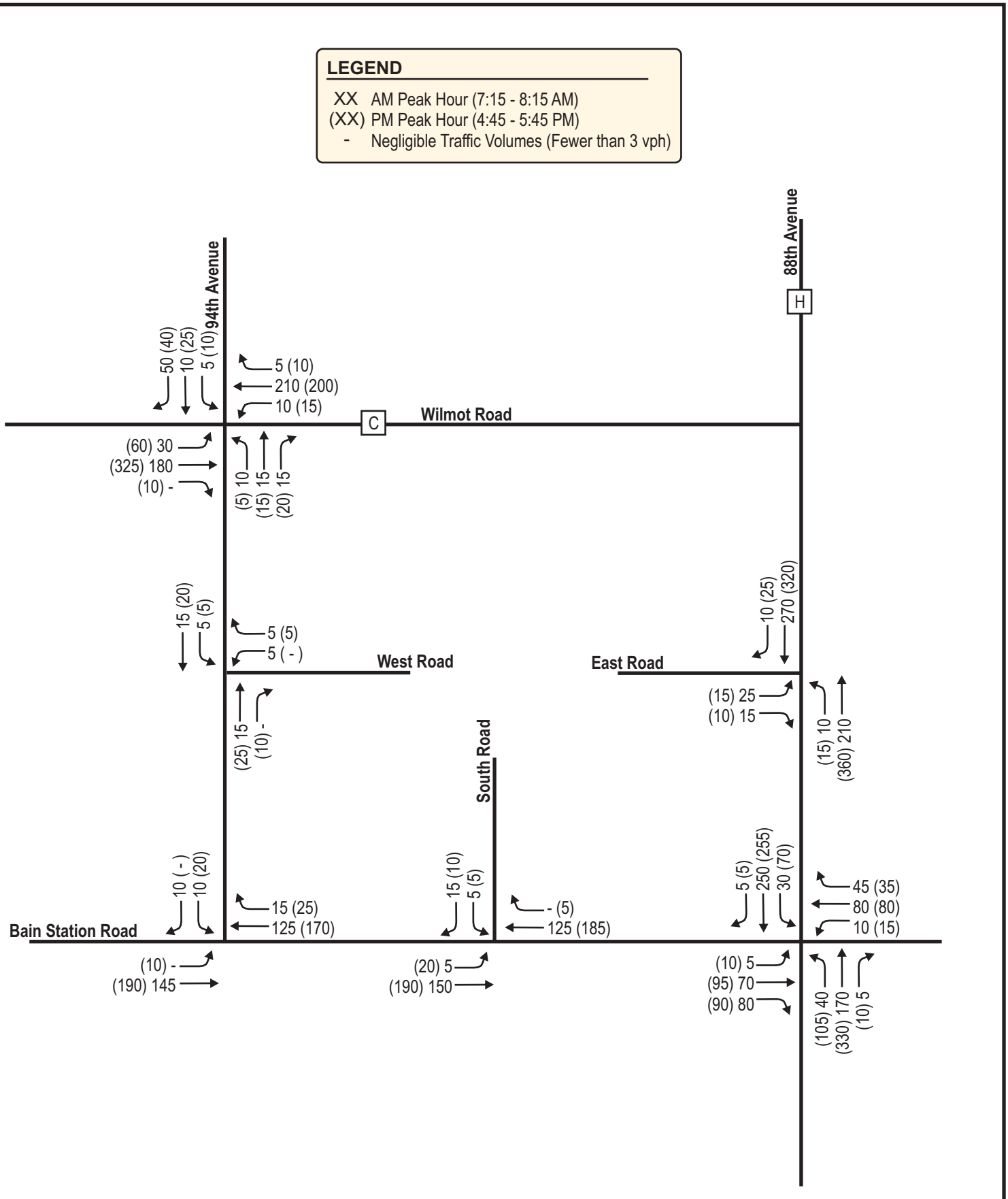

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EXHIBIT 8
YEAR 2016 BUILD TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

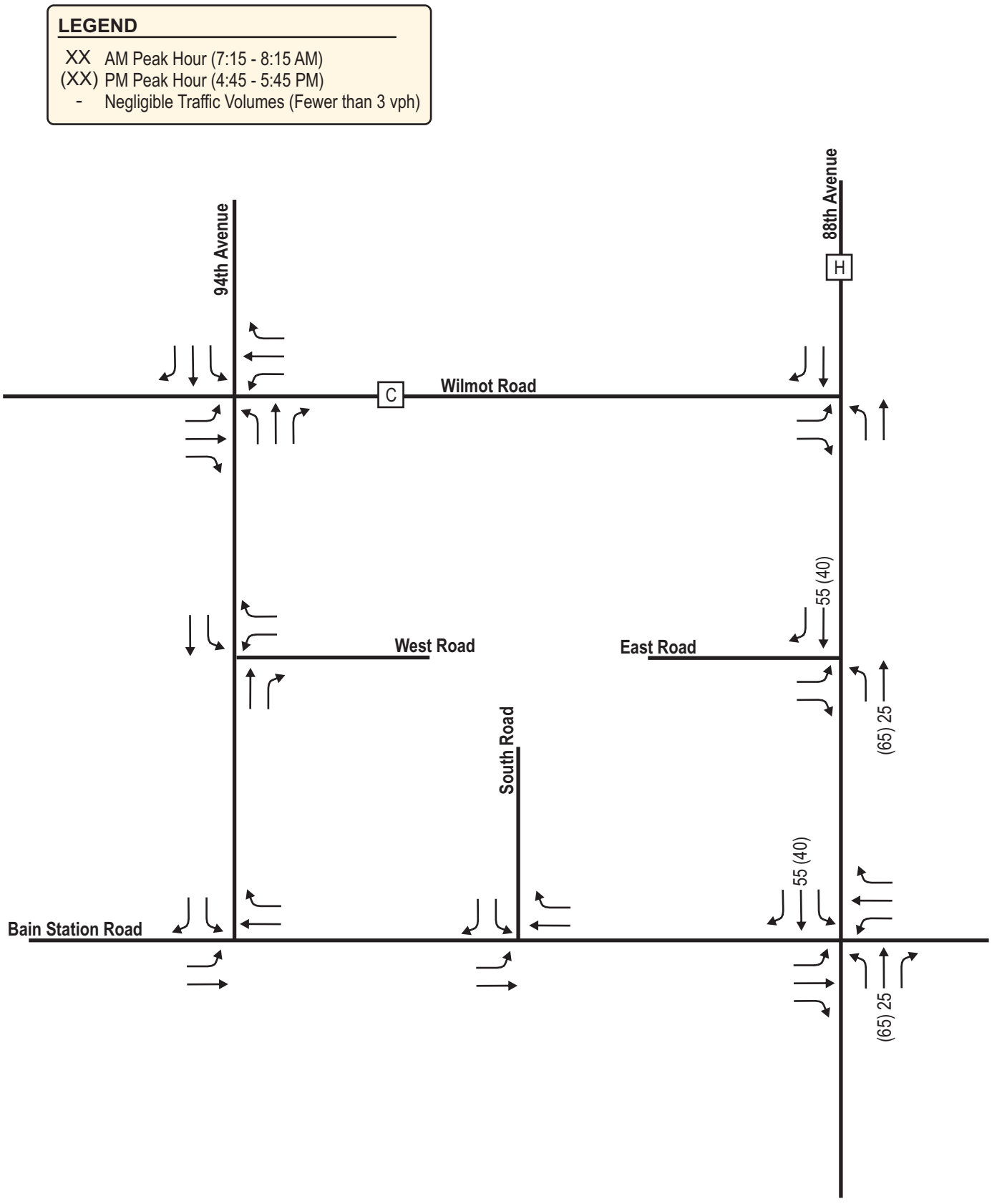

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EXHIBIT 9
OFF-SITE NEW TRIPS

PLEASANT PRAIRIE, WISCONSIN

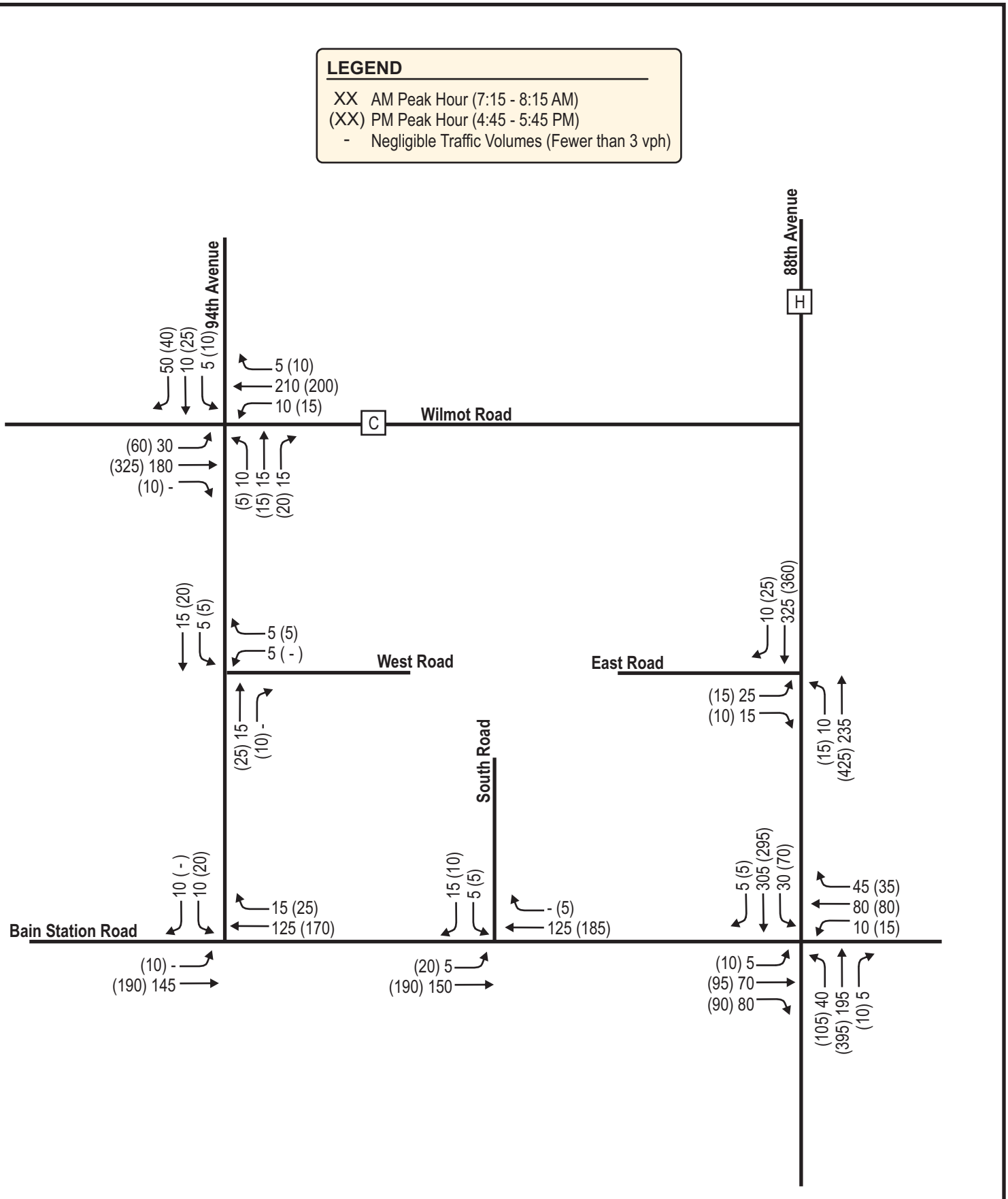

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EXHIBIT 8
YEAR 2016 TOTAL TRAFFIC VOLUMES

PLEASANT PRAIRIE, WISCONSIN

APPENDIX

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: CTH H - 88th Avenue and Bain Station Road

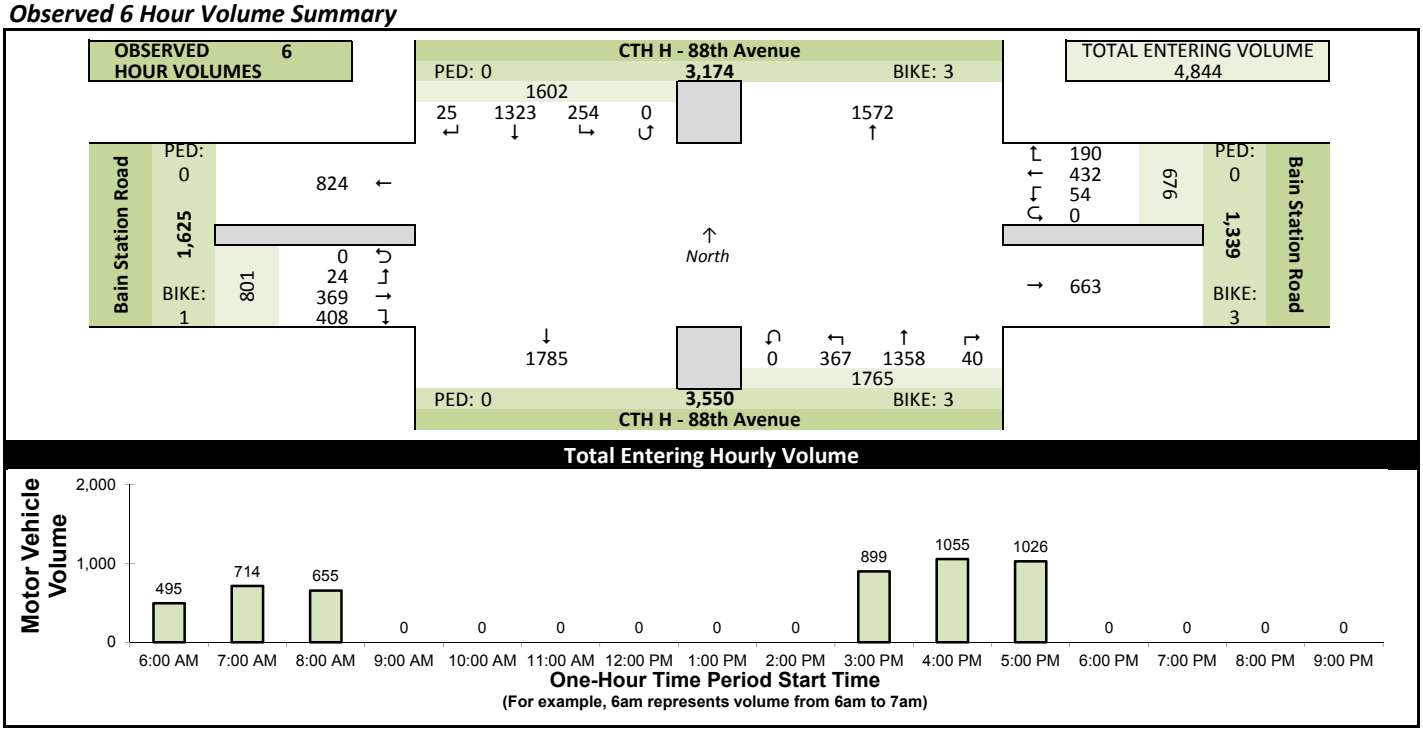
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	CTH H - 88th Avenue		
East Leg	Bain Station Road		
South Leg	CTH H - 88th Avenue		
West Leg	Bain Station Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

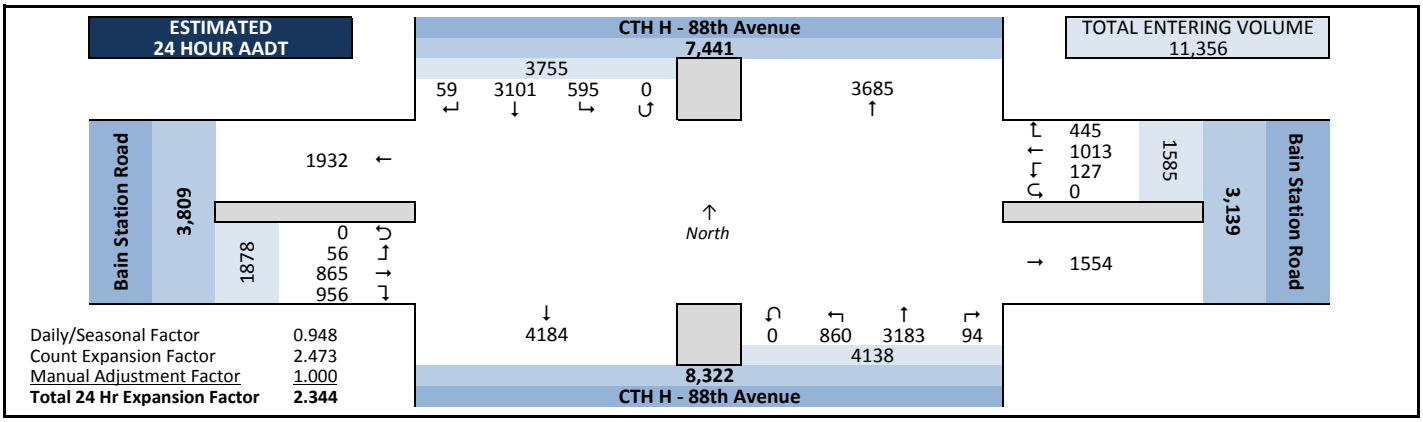
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Tuesday, June 28, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:30-8:30am	MD		PM	4:45-5:45pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.948	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers: AM Peak Period	Amy Scheuerlein				
Midday Peak Period	None				
PM Peak Period	Karlyn Bieberitz				
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

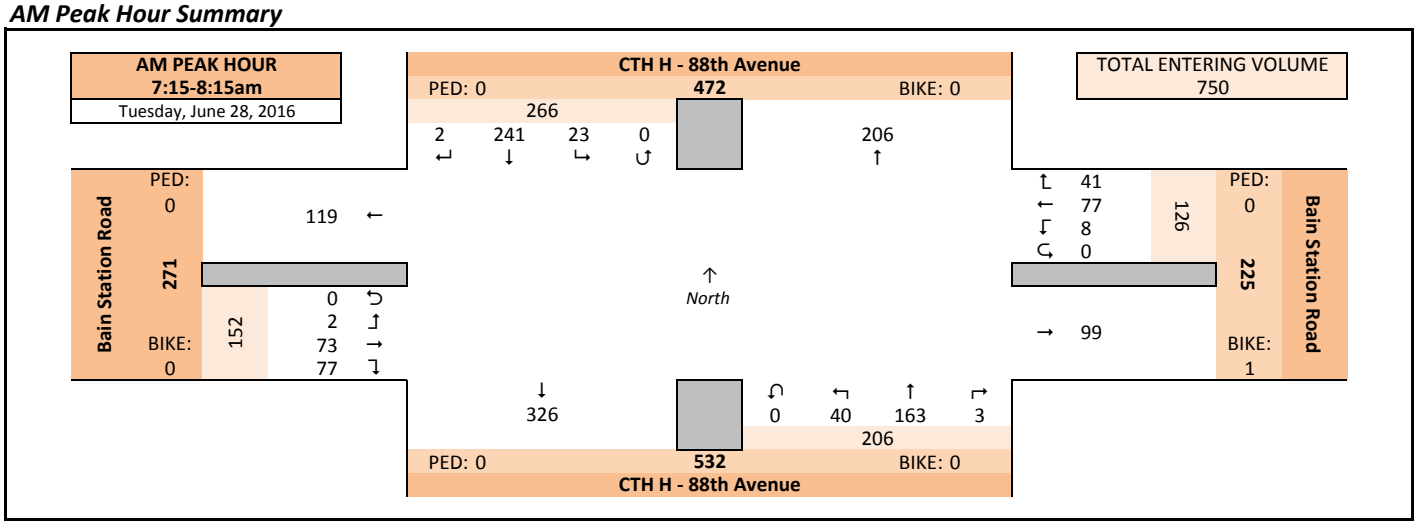
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

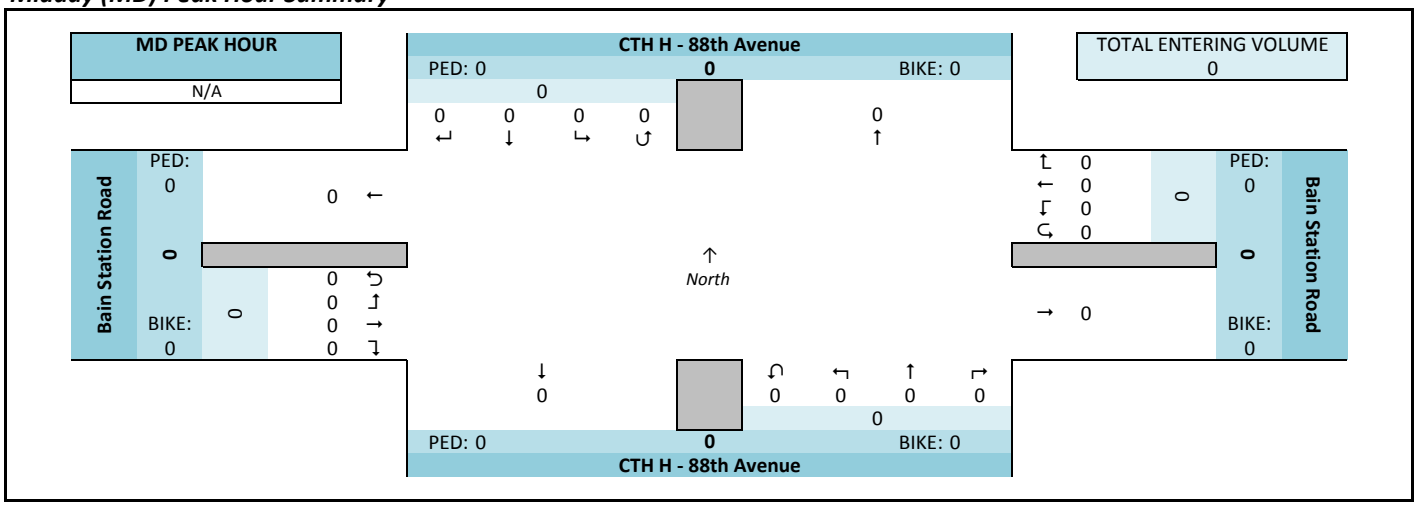
All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

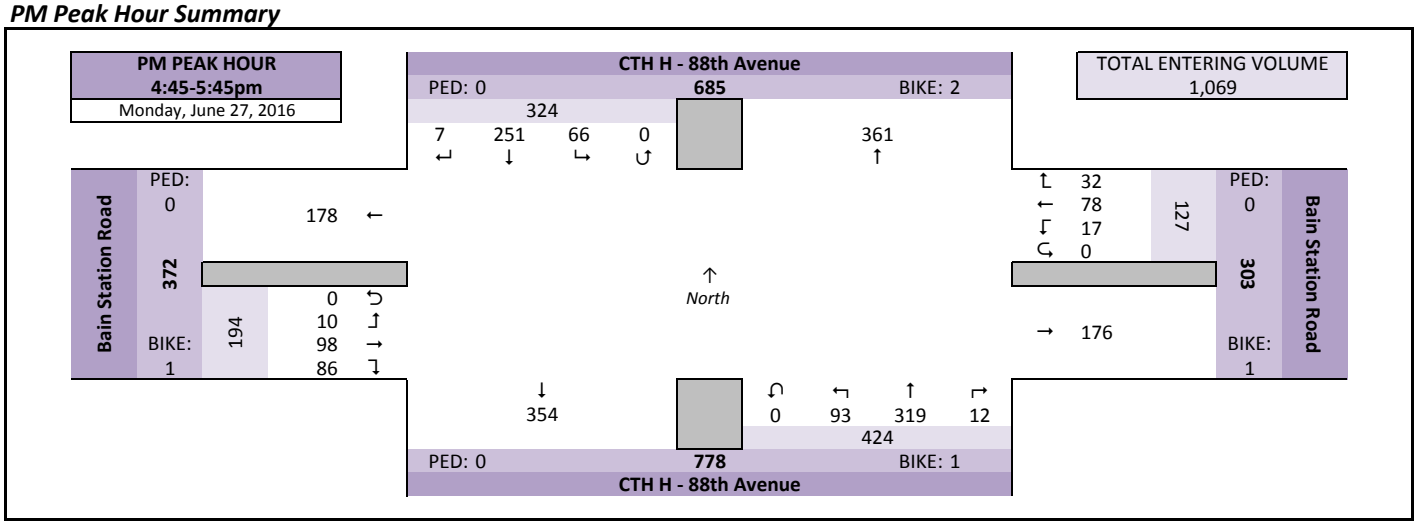
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

Peak Hour Volumes, Truck Percentages, and PHFs

Tuesday, June 28, 2016		From North					From East					From South					From West					
	AM Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	1	45	5	0	51	6	11	1	0	18	0	38	8	0	46	22	13	1	0	36	151
	7:30 AM	1	59	6	0	66	8	23	0	0	31	0	32	11	0	43	19	20	0	0	39	179
	7:45 AM	0	82	8	0	90	18	29	5	0	52	0	49	13	0	62	22	25	0	0	47	251
	8:00 AM	0	55	4	0	59	9	14	2	0	25	3	44	8	0	55	14	15	1	0	30	169
	Peak Hour Volume	2	241	23	0	266	41	77	8	0	126	3	163	40	0	206	77	73	2	0	152	750
	Rounded Hourly Volume	0	240	25	0	265	40	75	10	0	125	5	165	40	0	210	75	75	0	0	150	750
	% Single Unit Trucks	0.0	7.5	4.3	0.0	7.1	7.3	1.3	0.0	0.0	3.2	0.0	8.0	2.5	0.0	6.8	2.6	1.4	0.0	0.0	2.0	5.3
	% Heavy Trucks	0.0	4.6	0.0	0.0	4.1	0.0	0.0	0.0	0.0	0.0	0.0	5.5	0.0	0.0	4.4	1.3	0.0	50.0	0.0	1.3	2.9
	% Trucks (Total)	0.0	12.0	4.3	0.0	11.3	7.3	1.3	0.0	0.0	3.2	0.0	13.5	2.5	0.0	11.2	3.9	1.4	50.0	0.0	3.3	8.3
	Peak Hour Factor (PHF)	0.50	0.73	0.72	0.00	0.74	0.57	0.66	0.40	0.00	0.61	0.25	0.83	0.77	0.00	0.83	0.87	0.73	0.50	0.00	0.81	0.75

N/A		From North					From East					From South					From West					
	MD Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	CTH H - 88th Avenue					Bain Station Road					CTH H - 88th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	2	63	23	0	88	7	21	6	0	34	6	69	22	0	97	21	25	3	0	49	268
	5:00 PM	3	52	23	0	78	9	16	6	0	31	4	82	29	0	115	20	21	4	0	45	269
	5:15 PM	0	74	7	0	81	13	21	2	0	36	1	81	24	0	106	21	27	2	0	50	273
	5:30 PM	2	62	13	0	77	3	20	3	0	26	1	87	18	0	106	24	25	1	0	50	259
	Peak Hour Volume	7	251	66	0	324	32	78	17	0	127	12	319	93	0	424	86	98	10	0	194	1069
	Rounded Hourly Volume	5	250	65	0	320	30	80	15	0	125	10	320	95	0	425	85	100	10	0	195	1065
	% Single Unit Trucks	0.0	1.6	3.0	0.0	1.9	0.0	0.0	5.9	0.0	0.8	0.0	3.1	2.2	0.0	2.8	4.7	0.0	0.0	0.0	2.1	2.2
	% Heavy Trucks	0.0	4.0	0.0	0.0	3.1	0.0	0.0	0.0	0.0	0.0	0.0	3.1	0.0	0.0	2.4	0.0	0.0	0.0	0.0	0.0	1.9
	% Trucks (Total)	0.0	5.6	3.0	0.0	4.9	0.0	0.0	5.9	0.0	0.8	0.0	6.3	2.2	0.0	5.2	4.7	0.0	0.0	0.0	2.1	4.0
	Peak Hour Factor (PHF)	0.58	0.85	0.72	0.00	0.92	0.62	0.93	0.71	0.00	0.88	0.50	0.92	0.80	0.00	0.92	0.90	0.91	0.62	0.00	0.97	0.98

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		CTH H - 88th Avenue			Bain Station Road			CTH H - 88th Avenue			Bain Station Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	1	1	0	0	0	0	0	0	1
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	0	0	0	0	0	0	1	1	2
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	1	1	0	1	1	0	1	1	0	0	0	3
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	2	2	0	1	1	0	1	1	0	1	1	5

Intersection Traffic Volume Report

Count Basics		*Page 4 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

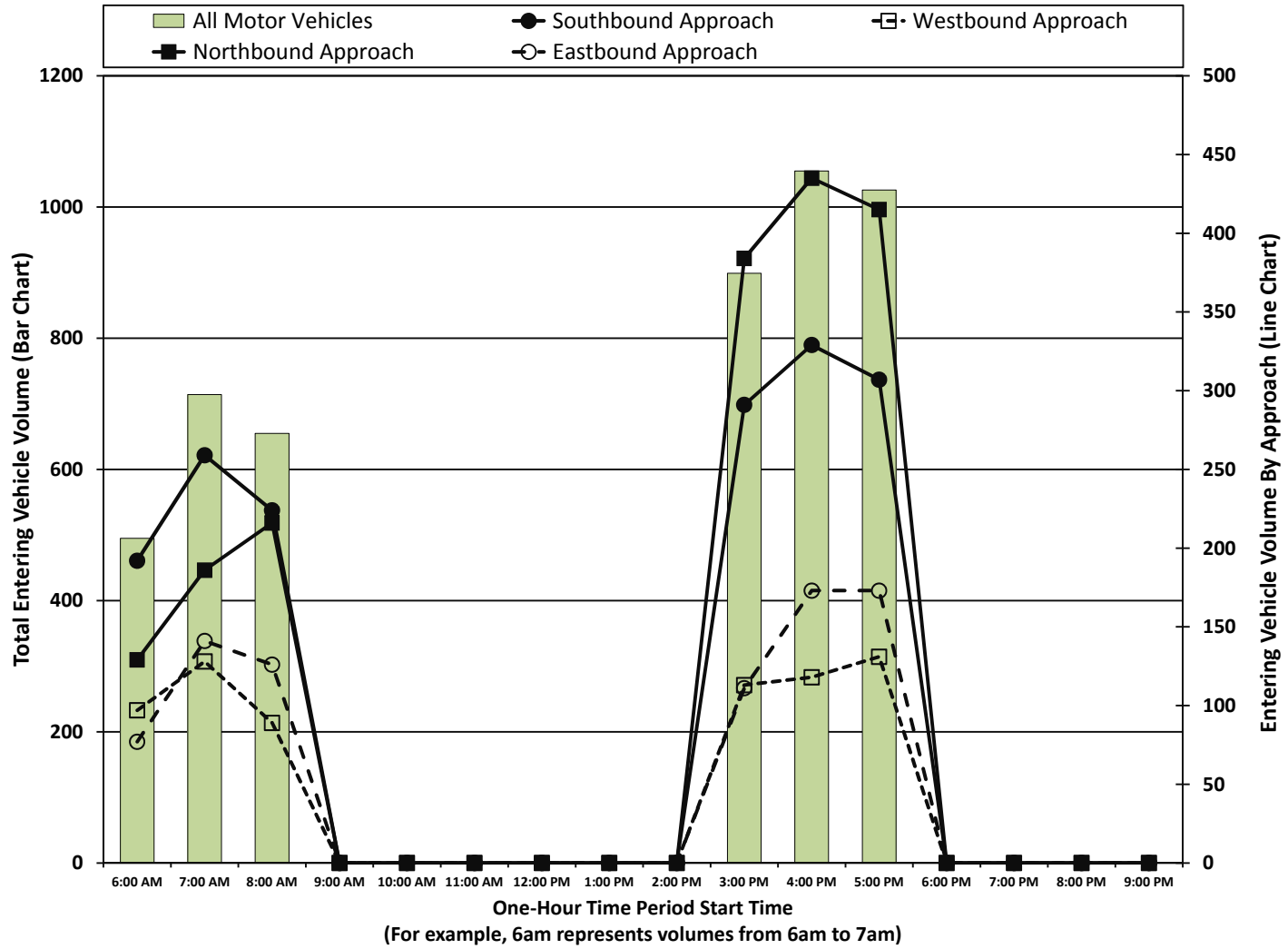
All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	5	182	5	0	192	31	57	9	0	97	3	103	23	0	129	54	23	0	0	77	495	174	321
	7:00 AM	5	229	25	0	259	41	81	6	0	128	0	145	41	0	186	78	62	1	0	141	714	269	445
	8:00 AM	3	201	20	0	224	30	54	5	0	89	5	171	40	0	216	78	43	5	0	126	655	215	440
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	3	223	65	0	291	28	81	4	0	113	8	300	76	0	384	48	61	2	0	111	899	224	675
	4:00 PM	4	244	81	0	329	30	74	14	0	118	16	324	95	0	435	73	91	9	0	173	1055	291	764
	5:00 PM	5	244	58	0	307	30	85	16	0	131	8	315	92	0	415	77	89	7	0	173	1026	304	722
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		25	1323	254	0	1602	190	432	54	0	676	40	1358	367	0	1765	408	369	24	0	801	4844	1477	3367

Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

CTH H - 88th Avenue and Bain Station Road

15-Minute Motor Vehicle Data

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min	Hourly	
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	1	44	0	0	45	2	4	1	0	7	0	17	1	0	18	11	1	0	0	12	82	495	0.65
	6:15 AM	0	41	1	0	42	6	14	1	0	21	0	19	5	0	24	8	4	0	0	12	99	546	0.72
	6:30 AM	0	44	2	0	46	6	10	5	0	21	2	28	9	0	39	14	4	0	0	18	124	598	0.79
	6:45 AM	4	53	2	0	59	17	29	2	0	48	1	39	8	0	48	21	14	0	0	35	190	653	0.86
	7:00 AM	3	43	6	0	52	9	18	0	0	27	0	26	9	0	35	15	4	0	0	19	133	714	0.71
	7:15 AM	1	45	5	0	51	6	11	1	0	18	0	38	8	0	46	22	13	1	0	36	151	750	0.75
	7:30 AM	1	59	6	0	66	8	23	0	0	31	0	32	11	0	43	19	20	0	0	39	179	774	0.77
	7:45 AM	0	82	8	0	90	18	29	5	0	52	0	49	13	0	62	22	25	0	0	47	251	736	0.73
	8:00 AM	0	55	4	0	59	9	14	2	0	25	3	44	8	0	55	14	15	1	0	30	169	655	0.94
	8:15 AM	2	59	6	0	67	9	13	1	0	23	0	41	12	0	53	20	11	1	0	32	175		
	8:30 AM	1	41	2	0	44	7	14	1	0	22	2	31	10	0	43	21	9	2	0	32	141		
	8:45 AM	0	46	8	0	54	5	13	1	0	19	0	55	10	0	65	23	8	1	0	32	170		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	1	47	14	0	62	8	19	2	0	29	2	75	12	0	89	9	15	1	0	25	205	899	0.91
	3:15 PM	1	52	24	0	77	6	16	1	0	23	1	56	14	0	71	13	18	0	0	31	202	979	0.86
	3:30 PM	1	56	13	0	70	5	26	0	0	31	4	95	20	0	119	10	18	0	0	28	248	1024	0.90
	3:45 PM	0	68	14	0	82	9	20	1	0	30	1	74	30	0	105	16	10	1	0	27	244	1031	0.90
	4:00 PM	1	62	28	0	91	5	23	3	0	31	4	88	30	0	122	19	19	3	0	41	285	1055	0.93
	4:15 PM	1	50	11	0	62	10	18	4	0	32	5	80	25	0	110	16	25	2	0	43	247	1039	0.97
	4:30 PM	0	69	19	0	88	8	12	1	0	21	1	87	18	0	106	17	22	1	0	40	255	1065	0.98
	4:45 PM	2	63	23	0	88	7	21	6	0	34	6	69	22	0	97	21	25	3	0	49	268	1069	0.98
	5:00 PM	3	52	23	0	78	9	16	6	0	31	4	82	29	0	115	20	21	4	0	45	269	1026	0.94
	5:15 PM	0	74	7	0	81	13	21	2	0	36	1	81	24	0	106	21	27	2	0	50	273		
	5:30 PM	2	62	13	0	77	3	20	3	0	26	1	87	18	0	106	24	25	1	0	50	259		
	5:45 PM	0	56	15	0	71	5	28	5	0	38	2	65	21	0	88	12	16	0	0	28	225		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		25	1323	254	0	1602	190	432	54	0	676	40	1358	367	0	1765	408	369	24	0	801	4844		

Peak Hour All Vehicle Volume Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly	
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	7:15 AM	2	241	23	0	266	41	77	8	0	126	3	163	40	0	206	77	73	2	0	152	750	0.75
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	7	251	66	0	324	32	78	17	0	127	12	319	93	0	424	86	98	10	0	194	1069	0.98

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

CTH H - 88th Avenue and Bain Station Road

15-Minute Automobile Data

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	1	42	0	0	43	2	4	1	0	7	0	16	1	0	17	11	1	0	0	12	79	466
	6:15 AM	0	36	1	0	37	6	14	1	0	21	0	17	5	0	22	8	4	0	0	12	92	506
	6:30 AM	0	40	2	0	42	6	10	5	0	21	2	24	9	0	35	14	4	0	0	18	116	552
	6:45 AM	4	46	1	0	51	17	29	2	0	48	1	37	8	0	46	21	13	0	0	34	179	595
	7:00 AM	3	36	6	0	45	9	17	0	0	26	0	20	9	0	29	15	4	0	0	19	119	650
	7:15 AM	1	37	5	0	43	6	11	1	0	18	0	34	8	0	42	22	12	1	0	35	138	688
	7:30 AM	1	47	5	0	53	7	23	0	0	30	0	26	11	0	37	19	20	0	0	39	159	706
	7:45 AM	0	76	8	0	84	16	28	5	0	49	0	43	12	0	55	21	25	0	0	46	234	672
	8:00 AM	0	52	4	0	56	9	14	2	0	25	3	38	8	0	49	12	15	0	0	27	157	597
	8:15 AM	2	49	6	0	57	9	12	1	0	22	0	33	12	0	45	20	11	1	0	32	156	
	8:30 AM	1	32	2	0	35	7	13	1	0	21	2	27	10	0	39	19	9	2	0	30	125	
	8:45 AM	0	41	8	0	49	5	13	1	0	19	0	50	10	0	60	22	8	1	0	31	159	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	39	11	0	51	7	19	2	0	28	2	67	12	0	81	9	15	1	0	25	185	833
	3:15 PM	1	43	23	0	67	6	16	1	0	23	1	50	13	0	64	12	18	0	0	30	184	913
	3:30 PM	1	50	12	0	63	5	26	0	0	31	4	86	20	0	110	10	18	0	0	28	232	966
	3:45 PM	0	63	14	0	77	8	20	1	0	29	1	69	30	0	100	15	10	1	0	26	232	973
	4:00 PM	1	54	27	0	82	5	23	3	0	31	4	79	30	0	113	17	19	3	0	39	265	998
	4:15 PM	1	48	11	0	60	10	18	4	0	32	4	75	23	0	102	16	25	2	0	43	237	992
	4:30 PM	0	65	18	0	83	8	12	1	0	21	1	77	18	0	96	17	21	1	0	39	239	1014
	4:45 PM	2	57	22	0	81	7	21	6	0	34	6	67	21	0	94	20	25	3	0	48	257	1026
	5:00 PM	3	50	23	0	76	9	16	6	0	31	4	76	29	0	109	18	21	4	0	43	259	988
	5:15 PM	0	69	7	0	76	13	21	2	0	36	1	74	23	0	98	20	27	2	0	49	259	
	5:30 PM	2	61	12	0	75	3	20	2	0	25	1	82	18	0	101	24	25	1	0	50	251	
	5:45 PM	0	51	15	0	66	5	28	5	0	38	2	64	21	0	87	12	16	0	0	28	219	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		25	1184	243	0	1452	185	428	53	0	666	39	1231	361	0	1631	394	366	23	0	783	4532	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	2	212	22	0	236	38	76	8	0	122	3	141	39	0	183	74	72	1	0	147	688
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	7	237	64	0	308	32	78	16	0	126	12	299	91	0	402	82	98	10	0	190	1026

Intersection Traffic Volume Report

Count Basics			*Page 7 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

CTH H - 88th Avenue and Bain Station Road

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	19
	6:15 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	22
	6:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	29
	6:45 AM	0	5	1	0	6	0	0	0	0	0	0	1	0	0	1	0	1	0	0	1	8	36
	7:00 AM	0	2	0	0	2	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	5	40
	7:15 AM	0	7	0	0	7	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	10	40
	7:30 AM	0	8	1	0	9	1	0	0	0	1	0	3	0	0	3	0	0	0	0	0	13	38
	7:45 AM	0	3	0	0	3	2	1	0	0	3	0	5	1	0	6	0	0	0	0	0	12	35
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	5	31
	8:15 AM	0	5	0	0	5	0	1	0	0	1	0	2	0	0	2	0	0	0	0	0	8	
	8:30 AM	0	6	0	0	6	0	1	0	0	1	0	1	0	0	1	2	0	0	0	2	10	
	8:45 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	1	0	0	0	1	8	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	2	3	0	5	1	0	0	0	1	0	4	0	0	4	0	0	0	0	0	10	30
	3:15 PM	0	4	1	0	5	0	0	0	0	0	0	3	1	0	4	1	0	0	0	1	10	31
	3:30 PM	0	0	1	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6	28
	3:45 PM	0	0	0	0	0	1	0	0	0	1	0	2	0	0	2	1	0	0	0	1	4	34
	4:00 PM	0	5	1	0	6	0	0	0	0	0	0	3	0	0	3	2	0	0	0	2	11	35
	4:15 PM	0	0	0	0	0	0	0	0	0	0	1	4	2	0	7	0	0	0	0	0	7	30
	4:30 PM	0	2	1	0	3	0	0	0	0	0	0	8	0	0	8	0	1	0	0	1	12	30
	4:45 PM	0	1	1	0	2	0	0	0	0	0	0	1	1	0	2	1	0	0	0	1	5	23
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4	2	0	0	0	2	6	21
	5:15 PM	0	2	0	0	2	0	0	0	0	0	0	3	1	0	4	1	0	0	0	1	7	
	5:30 PM	0	1	1	0	2	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	5	
	5:45 PM	0	3	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	66	11	0	77	5	4	1	0	10	1	66	6	0	73	13	3	0	0	16	176	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period Start Time		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	18	1	0	19	3	1	0	0	4	0	13	1	0	14	2	1	0	0	3	40
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	4	2	0	6	0	0	1	0	1	0	10	2	0	12	4	0	0	0	4	23

Intersection Traffic Volume Report

Count Basics		*Page 8 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

CTH H - 88th Avenue and Bain Station Road

15-Minute Semi-Truck Data

15-Minute Time Period	Start Time	From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	10
	6:15 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	4	18
	6:30 AM	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	2	17
	6:45 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	22
	7:00 AM	0	5	0	0	5	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	9	24
	7:15 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	22
	7:30 AM	0	4	0	0	4	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	7	30
	7:45 AM	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	1	0	0	0	1	5	29
	8:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	1	0	1	7	27
	8:15 AM	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	11	
	8:30 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	6	
	8:45 AM	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	3	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	36
	3:15 PM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	35
	3:30 PM	0	6	0	0	6	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	10	30
	3:45 PM	0	5	0	0	5	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	8	24
	4:00 PM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	0	0	0	0	0	9	22
	4:15 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	17
	4:30 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	21
	4:45 PM	0	5	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	6	20
	5:00 PM	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	4	17
	5:15 PM	0	3	0	0	3	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	7	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	3	
	5:45 PM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	73	0	0	73	0	0	0	0	0	0	61	0	0	61	1	0	1	0	2	136	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period	Start Time	From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	15	0	0	15	0	0	0	0	0	0	13	0	0	13	1	0	1	0	2	30
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	12	0	0	12	0	0	0	0	0	0	12	0	0	12	0	0	0	0	0	24

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

CTH H - 88th Avenue and Bain Station Road

15-Minute Heavy Vehicle Data

15-Minute Time Period		From North (CTH H - 88th Avenue)					From East (Bain Station Road)					From South (CTH H - 88th Avenue)					From West (Bain Station Road)					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	3	29
	6:15 AM	0	5	0	0	5	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	7	40
	6:30 AM	0	4	0	0	4	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	8	46
	6:45 AM	0	7	1	0	8	0	0	0	0	0	0	2	0	0	2	0	1	0	0	1	11	58
	7:00 AM	0	7	0	0	7	0	1	0	0	1	0	6	0	0	6	0	0	0	0	0	14	64
	7:15 AM	0	8	0	0	8	0	0	0	0	0	0	4	0	0	4	0	1	0	0	1	13	62
	7:30 AM	0	12	1	0	13	1	0	0	0	1	0	6	0	0	6	0	0	0	0	0	20	68
	7:45 AM	0	6	0	0	6	2	1	0	0	3	0	6	1	0	7	1	0	0	0	1	17	64
	8:00 AM	0	3	0	0	3	0	0	0	0	0	0	6	0	0	6	2	0	1	0	3	12	58
	8:15 AM	0	10	0	0	10	0	1	0	0	1	0	8	0	0	8	0	0	0	0	0	19	
	8:30 AM	0	9	0	0	9	0	1	0	0	1	0	4	0	0	4	2	0	0	0	2	16	
	8:45 AM	0	5	0	0	5	0	0	0	0	0	0	5	0	0	5	1	0	0	0	1	11	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	8	3	0	11	1	0	0	0	1	0	8	0	0	8	0	0	0	0	0	20	66
	3:15 PM	0	9	1	0	10	0	0	0	0	0	0	6	1	0	7	1	0	0	0	1	18	66
	3:30 PM	0	6	1	0	7	0	0	0	0	0	0	9	0	0	9	0	0	0	0	0	16	58
	3:45 PM	0	5	0	0	5	1	0	0	0	1	0	5	0	0	5	1	0	0	0	1	12	58
	4:00 PM	0	8	1	0	9	0	0	0	0	0	0	9	0	0	9	2	0	0	0	2	20	57
	4:15 PM	0	2	0	0	2	0	0	0	0	0	1	5	2	0	8	0	0	0	0	0	10	47
	4:30 PM	0	4	1	0	5	0	0	0	0	0	0	10	0	0	10	0	1	0	0	1	16	51
	4:45 PM	0	6	1	0	7	0	0	0	0	0	0	2	1	0	3	1	0	0	0	1	11	43
	5:00 PM	0	2	0	0	2	0	0	0	0	0	0	6	0	0	6	2	0	0	0	2	10	38
	5:15 PM	0	5	0	0	5	0	0	0	0	0	0	7	1	0	8	1	0	0	0	1	14	
	5:30 PM	0	1	1	0	2	0	0	1	0	1	0	5	0	0	5	0	0	0	0	0	8	
	5:45 PM	0	5	0	0	5	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	6	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	139	11	0	150	5	4	1	0	10	1	127	6	0	134	14	3	1	0	18	312	

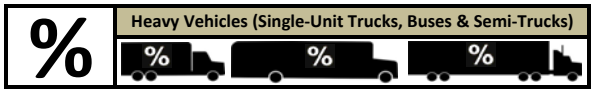
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period		From North (CTH H - 88th Avenue)					From East (Bain Station Road)					From South (CTH H - 88th Avenue)					From West (Bain Station Road)					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	0	29	1	0	30	3	1	0	0	4	0	22	1	0	23	3	1	1	0	5	62
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	14	2	0	16	0	0	1	0	1	0	20	2	0	22	4	0	0	0	4	43

Intersection Traffic Volume Report

Count Basics			*Page 10 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



CTH H - 88th Avenue and Bain Station Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Total Heavy Vehicle	Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent	Percent
AM Peak Period	6:00 AM	0.0	4.5	0.0	0.0	4.4	0.0	0.0	0.0	0.0	0.0	0.0	5.9	0.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	3.7	5.9
	6:15 AM	0.0	12.2	0.0	0.0	11.9	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	8.3	0.0	0.0	0.0	0.0	0.0	7.1	7.3
	6:30 AM	0.0	9.1	0.0	0.0	8.7	0.0	0.0	0.0	0.0	0.0	0.0	14.3	0.0	0.0	10.3	0.0	0.0	0.0	0.0	0.0	6.5	7.7
	6:45 AM	0.0	13.2	50.0	0.0	13.6	0.0	0.0	0.0	0.0	0.0	0.0	5.1	0.0	0.0	4.2	0.0	7.1	0.0	0.0	2.9	5.8	8.9
	7:00 AM	0.0	16.3	0.0	0.0	13.5	0.0	5.6	0.0	0.0	3.7	0.0	23.1	0.0	0.0	17.1	0.0	0.0	0.0	0.0	0.0	10.5	9.0
	7:15 AM	0.0	17.8	0.0	0.0	15.7	0.0	0.0	0.0	0.0	0.0	0.0	10.5	0.0	0.0	8.7	0.0	7.7	0.0	0.0	2.8	8.6	8.3
	7:30 AM	0.0	20.3	16.7	0.0	19.7	12.5	0.0	0.0	0.0	3.2	0.0	18.7	0.0	0.0	14.0	0.0	0.0	0.0	0.0	0.0	11.2	8.8
	7:45 AM	0.0	7.3	0.0	0.0	6.7	11.1	3.4	0.0	0.0	5.8	0.0	12.2	7.7	0.0	11.3	4.5	0.0	0.0	0.0	2.1	6.8	8.7
	8:00 AM	0.0	5.5	0.0	0.0	5.1	0.0	0.0	0.0	0.0	0.0	0.0	13.6	0.0	0.0	10.9	14.3	0.0	100.0	0.0	10.0	7.1	8.9
	8:15 AM	0.0	16.9	0.0	0.0	14.9	0.0	7.7	0.0	0.0	4.3	0.0	19.5	0.0	0.0	15.1	0.0	0.0	0.0	0.0	0.0	10.9	
	8:30 AM	0.0	22.0	0.0	0.0	20.5	0.0	7.1	0.0	0.0	4.5	0.0	12.9	0.0	0.0	9.3	9.5	0.0	0.0	0.0	6.2	11.3	
	8:45 AM	0.0	10.9	0.0	0.0	9.3	0.0	0.0	0.0	0.0	0.0	0.0	9.1	0.0	0.0	7.7	4.3	0.0	0.0	0.0	3.1	6.5	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	17.0	21.4	0.0	17.7	12.5	0.0	0.0	0.0	3.4	0.0	10.7	0.0	0.0	9.0	0.0	0.0	0.0	0.0	0.0	9.8	7.3
	3:15 PM	0.0	17.3	4.2	0.0	13.0	0.0	0.0	0.0	0.0	0.0	0.0	10.7	7.1	0.0	9.9	7.7	0.0	0.0	0.0	3.2	8.9	6.7
	3:30 PM	0.0	10.7	7.7	0.0	10.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5	0.0	0.0	7.6	0.0	0.0	0.0	0.0	0.0	6.5	5.7
	3:45 PM	0.0	7.4	0.0	0.0	6.1	11.1	0.0	0.0	0.0	3.3	0.0	6.8	0.0	0.0	4.8	6.2	0.0	0.0	0.0	3.7	4.9	5.6
	4:00 PM	0.0	12.9	3.6	0.0	9.9	0.0	0.0	0.0	0.0	0.0	0.0	10.2	0.0	0.0	7.4	10.5	0.0	0.0	0.0	4.9	7.0	5.4
	4:15 PM	0.0	4.0	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	20.0	6.2	8.0	0.0	7.3	0.0	0.0	0.0	0.0	0.0	4.0	4.5
	4:30 PM	0.0	5.8	5.3	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	11.5	0.0	0.0	9.4	0.0	4.5	0.0	0.0	2.5	6.3	4.8
	4:45 PM	0.0	9.5	4.3	0.0	8.0	0.0	0.0	0.0	0.0	0.0	0.0	2.9	4.5	0.0	3.1	4.8	0.0	0.0	0.0	2.0	4.1	4.0
	5:00 PM	0.0	3.8	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	7.3	0.0	0.0	5.2	10.0	0.0	0.0	0.0	4.4	3.7	3.7
	5:15 PM	0.0	6.8	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	8.6	4.2	0.0	7.5	4.8	0.0	0.0	0.0	2.0	5.1	
	5:30 PM	0.0	1.6	7.7	0.0	2.6	0.0	0.0	33.3	0.0	3.8	0.0	5.7	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	3.1	
	5:45 PM	0.0	8.9	0.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	2.7	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		0.0	10.5	4.3	0.0	9.4	2.6	0.9	1.9	0.0	1.5	2.5	9.4	1.6	0.0	7.6	3.4	0.8	4.2	0.0	2.2	6.4	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period		From North (↓) CTH H - 88th Avenue					From East (←) Bain Station Road					From South (↑) CTH H - 88th Avenue					From West (→) Bain Station Road					Hourly Heavy Vehicle
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Percent
AM	7:15 AM	0.0	12.0	4.3	0.0	11.3	7.3	1.3	0.0	0.0	3.2	0.0	13.5	2.5	0.0	11.2	3.9	1.4	50.0	0.0	3.3	8.3
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	5.6	3.0	0.0	4.9	0.0	0.0	5.9	0.0	0.8	0.0	6.3	2.2	0.0	5.2	4.7	0.0	0.0	0.0	2.1	4.0

Intersection Traffic Volume Report

Count Basics			Page 11 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

CTH H - 88th Avenue and Bain Station Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period Start Time	Crossing North Approach CTH H - 88th Avenue			Crossing East Approach Bain Station Road			Crossing South Approach CTH H - 88th Avenue			Crossing West Approach Bain Station Road			15-Min Totals	Hourly Sum
		Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	1	1	0	0	0	0	0	0	1	1
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	1	1	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:45 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	3
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	4:15 PM	0	1	1	0	0	0	0	1	1	0	0	0	2	4
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	5
	4:45 PM	0	1	1	0	0	0	0	0	0	0	1	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	5:15 PM	0	1	1	0	1	1	0	1	1	0	0	0	3	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**0**	**3**	**3**	**0**	**3**	**3**	**0**	**3**	**3**	**0**	**1**	**1**	**10**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: 94th Avenue and Bain Station Road

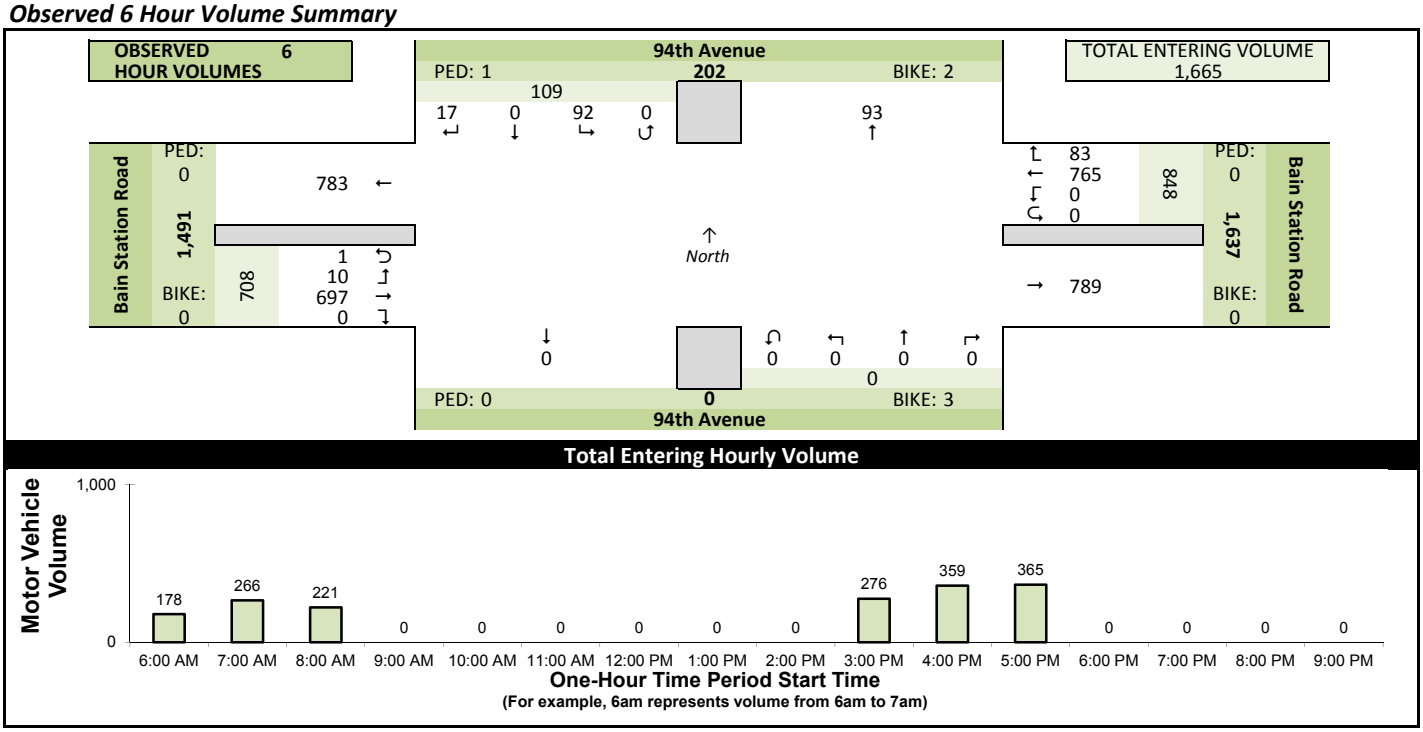
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	94th Avenue		
East Leg	Bain Station Road		
South Leg	94th Avenue		
West Leg	Bain Station Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

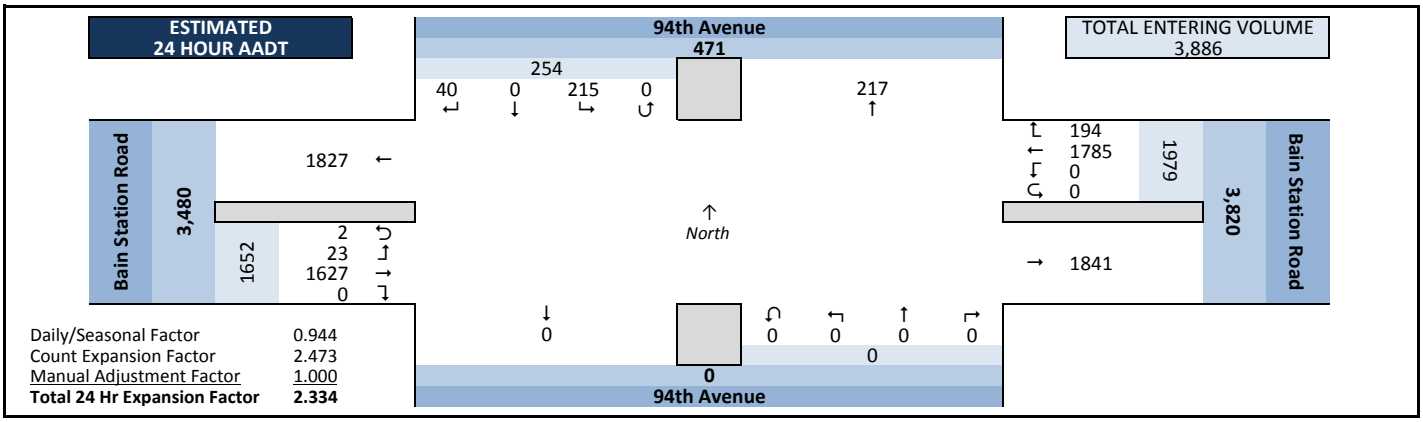
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Wednesday, June 29, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.944	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers	AM Peak Period	Amy Scheuerlein			
	Midday Peak Period	None			
	PM Peak Period	Ted Atwell			
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Daily/Seasonal Factor	0.944
Count Expansion Factor	2.473
Manual Adjustment Factor	1.000
Total 24 Hr Expansion Factor	**2.334**

Intersection Traffic Volume Report

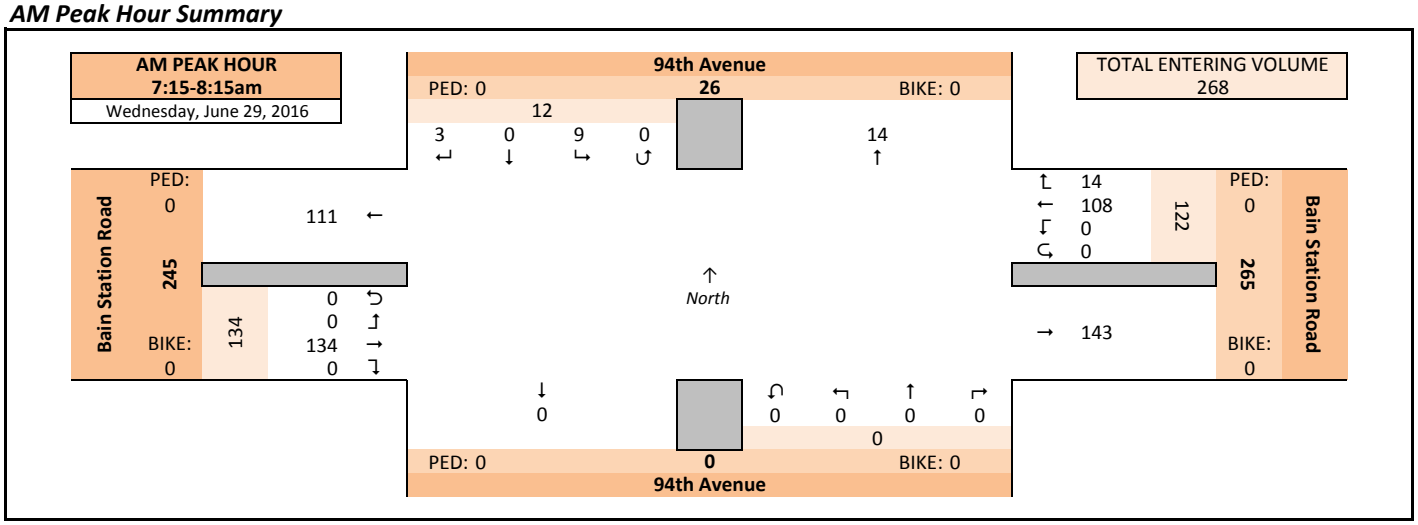
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

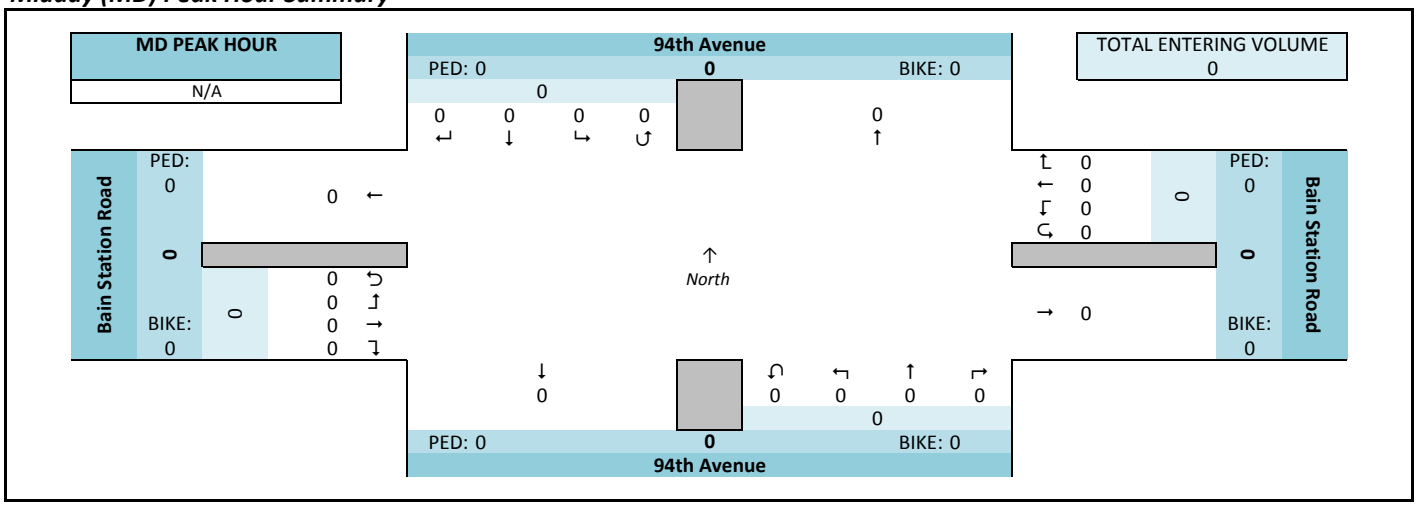
All Motor Vehicles

94th Avenue and Bain Station Road

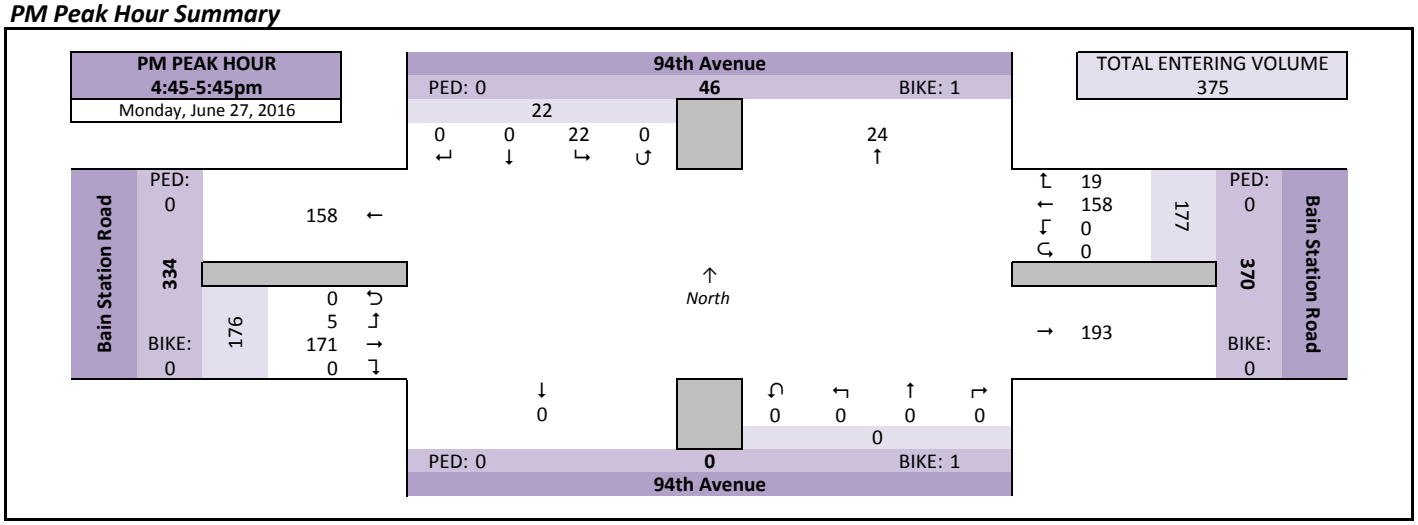
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

94th Avenue and Bain Station Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, June 29, 2016		From North					From East					From South					From West					
	AM Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	2	0	2	0	4	1	25	0	0	26	0	0	0	0	0	0	34	0	0	34	64
	7:30 AM	0	0	1	0	1	5	23	0	0	28	0	0	0	0	0	0	39	0	0	39	68
	7:45 AM	0	0	5	0	5	4	35	0	0	39	0	0	0	0	0	0	40	0	0	40	84
	8:00 AM	1	0	1	0	2	4	25	0	0	29	0	0	0	0	0	0	21	0	0	21	52
	Peak Hour Volume	3	0	9	0	12	14	108	0	0	122	0	0	0	0	0	0	134	0	0	134	268
	Rounded Hourly Volume	5	0	10	0	15	15	110	0	0	125	0	0	0	0	0	0	135	0	0	135	275
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
	Peak Hour Factor (PHF)	0.37	0.00	0.45	0.00	0.60	0.70	0.77	0.00	0.00	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.84	0.00	0.00	0.84	0.80

N/A		From North					From East					From South					From West					
	MD Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	94th Avenue					Bain Station Road					94th Avenue					Bain Station Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	0	0	5	0	5	2	43	0	0	45	0	0	0	0	0	0	42	2	0	44	94
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	41	1	0	42	92
	5:15 PM	0	0	8	0	8	6	40	0	0	46	0	0	0	0	0	0	46	1	0	47	101
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88
	Peak Hour Volume	0	0	22	0	22	19	158	0	0	177	0	0	0	0	0	0	171	5	0	176	375
	Rounded Hourly Volume	0	0	20	0	20	20	160	0	0	180	0	0	0	0	0	0	170	5	0	175	375
	% Single Unit Trucks	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3
	Peak Hour Factor (PHF)	0.00	0.00	0.69	0.00	0.69	0.59	0.92	0.00	0.00	0.96	0.00	0.00	0.00	0.00	0.00	0.00	0.93	0.62	0.00	0.94	0.93

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		94th Avenue			Bain Station Road			94th Avenue			Bain Station Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	1
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	1	1	0	0	0	1
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	1	1	0	0	0	0	1	1	0	0	0	2

Intersection Traffic Volume Report

Count Basics			Page 4 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

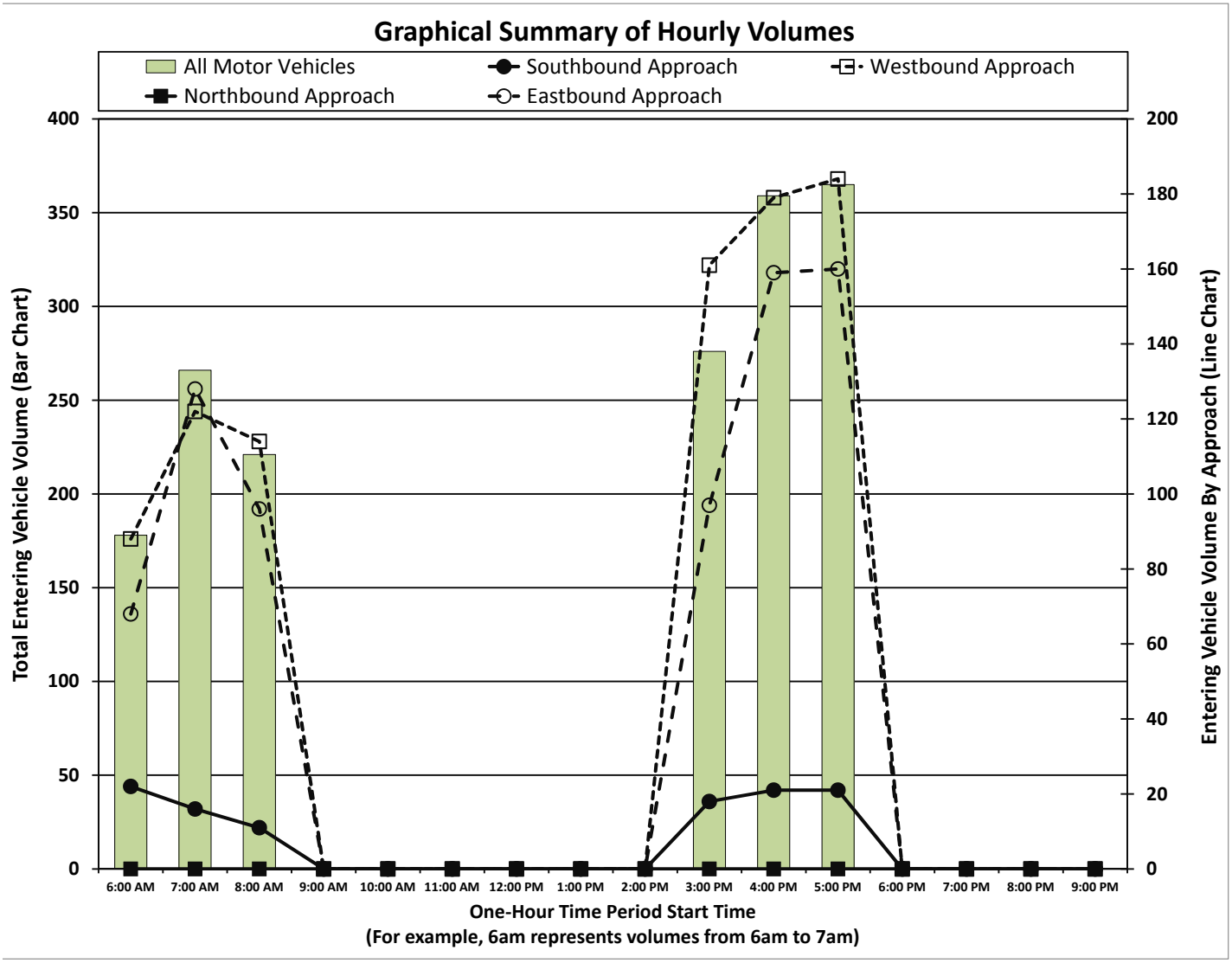
Hourly Volume Summary - Motor Vehicle Data

All Motor Vehicles

94th Avenue and Bain Station Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	6	0	16	0	22	7	81	0	0	88	0	0	0	0	0	0	67	1	0	68	178	156	22
	7:00 AM	3	0	13	0	16	13	109	0	0	122	0	0	0	0	0	0	128	0	0	128	266	250	16
	8:00 AM	2	0	9	0	11	10	104	0	0	114	0	0	0	0	0	0	96	0	0	96	221	210	11
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	2	0	16	0	18	16	145	0	0	161	0	0	0	0	0	0	95	2	0	97	276	258	18
	4:00 PM	3	0	18	0	21	17	162	0	0	179	0	0	0	0	0	0	155	3	1	159	359	338	21
	5:00 PM	1	0	20	0	21	20	164	0	0	184	0	0	0	0	0	0	156	4	0	160	365	344	21
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		17	0	92	0	109	83	765	0	0	848	0	0	0	0	0	0	697	10	1	708	1665	1556	109



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

94th Avenue and Bain Station Road

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	0	0	3	0	3	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	29	178	0.78
	6:15 AM	1	0	4	0	5	3	18	0	0	21	0	0	0	0	0	0	12	0	0	12	38	199	0.87
	6:30 AM	1	0	6	0	7	1	20	0	0	21	0	0	0	0	0	0	25	1	0	26	54	225	0.88
	6:45 AM	4	0	3	0	7	2	31	0	0	33	0	0	0	0	0	0	17	0	0	17	57	239	0.88
	7:00 AM	1	0	5	0	6	3	26	0	0	29	0	0	0	0	0	0	15	0	0	15	50	266	0.79
	7:15 AM	2	0	2	0	4	1	25	0	0	26	0	0	0	0	0	0	34	0	0	34	64	268	0.80
	7:30 AM	0	0	1	0	1	5	23	0	0	28	0	0	0	0	0	0	39	0	0	39	68	255	0.76
	7:45 AM	0	0	5	0	5	4	35	0	0	39	0	0	0	0	0	0	40	0	0	40	84	244	0.73
	8:00 AM	1	0	1	0	2	4	25	0	0	29	0	0	0	0	0	0	21	0	0	21	52	221	0.91
	8:15 AM	1	0	3	0	4	0	25	0	0	25	0	0	0	0	0	0	22	0	0	22	51		
	8:30 AM	0	0	3	0	3	1	25	0	0	26	0	0	0	0	0	0	28	0	0	28	57		
	8:45 AM	0	0	2	0	2	5	29	0	0	34	0	0	0	0	0	0	25	0	0	25	61		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	0	0	4	0	4	5	26	0	0	31	0	0	0	0	0	0	23	1	0	24	59	276	0.85
	3:15 PM	1	0	5	0	6	6	27	0	0	33	0	0	0	0	0	0	23	1	0	24	63	318	0.79
	3:30 PM	1	0	5	0	6	1	44	0	0	45	0	0	0	0	0	0	22	0	0	22	73	343	0.85
	3:45 PM	0	0	2	0	2	4	48	0	0	52	0	0	0	0	0	0	27	0	0	27	81	346	0.86
	4:00 PM	0	0	7	0	7	6	52	0	0	58	0	0	0	0	0	0	35	1	0	36	101	359	0.89
	4:15 PM	2	0	3	0	5	8	36	0	0	44	0	0	0	0	0	0	38	0	1	39	88	350	0.93
	4:30 PM	1	0	3	0	4	1	31	0	0	32	0	0	0	0	0	0	40	0	0	40	76	363	0.90
	4:45 PM	0	0	5	0	5	2	43	0	0	45	0	0	0	0	0	0	42	2	0	44	94	375	0.93
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	41	1	0	42	92	365	0.90
	5:15 PM	0	0	8	0	8	6	40	0	0	46	0	0	0	0	0	0	46	1	0	47	101		
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88		
	5:45 PM	1	0	3	0	4	3	49	0	0	52	0	0	0	0	0	0	27	1	0	28	84		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		17	0	92	0	109	83	765	0	0	848	0	0	0	0	0	0	697	10	1	708	1665		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:15 AM	3	0	9	0	12	14	108	0	0	122	0	0	0	0	0	0	134	0	0	134	268	0.80
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	0	0	22	0	22	19	158	0	0	177	0	0	0	0	0	0	171	5	0	176	375	0.93

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

94th Avenue and Bain Station Road

15-Minute Automobile Data

15-Minute Time Period		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	3	0	3	1	12	0	0	13	0	0	0	0	0	0	13	0	0	13	29	176
	6:15 AM	1	0	4	0	5	3	18	0	0	21	0	0	0	0	0	0	12	0	0	12	38	195
	6:30 AM	1	0	6	0	7	1	20	0	0	21	0	0	0	0	0	0	24	1	0	25	53	220
	6:45 AM	4	0	3	0	7	2	30	0	0	32	0	0	0	0	0	0	17	0	0	17	56	230
	7:00 AM	1	0	5	0	6	3	24	0	0	27	0	0	0	0	0	0	15	0	0	15	48	256
	7:15 AM	2	0	2	0	4	1	24	0	0	25	0	0	0	0	0	0	34	0	0	34	63	258
	7:30 AM	0	0	1	0	1	4	20	0	0	24	0	0	0	0	0	0	38	0	0	38	63	245
	7:45 AM	0	0	5	0	5	4	34	0	0	38	0	0	0	0	0	0	39	0	0	39	82	238
	8:00 AM	1	0	1	0	2	4	24	0	0	28	0	0	0	0	0	0	20	0	0	20	50	213
	8:15 AM	1	0	3	0	4	0	25	0	0	25	0	0	0	0	0	0	21	0	0	21	50	
	8:30 AM	0	0	3	0	3	1	24	0	0	25	0	0	0	0	0	0	28	0	0	28	56	
	8:45 AM	0	0	2	0	2	5	26	0	0	31	0	0	0	0	0	0	24	0	0	24	57	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	4	0	4	5	26	0	0	31	0	0	0	0	0	0	23	1	0	24	59	273
	3:15 PM	1	0	5	0	6	6	26	0	0	32	0	0	0	0	0	0	22	1	0	23	61	313
	3:30 PM	1	0	5	0	6	1	44	0	0	45	0	0	0	0	0	0	22	0	0	22	73	337
	3:45 PM	0	0	2	0	2	4	48	0	0	52	0	0	0	0	0	0	26	0	0	26	80	339
	4:00 PM	0	0	7	0	7	6	52	0	0	58	0	0	0	0	0	0	33	1	0	34	99	351
	4:15 PM	1	0	3	0	4	7	35	0	0	42	0	0	0	0	0	0	38	0	1	39	85	343
	4:30 PM	1	0	3	0	4	1	31	0	0	32	0	0	0	0	0	0	39	0	0	39	75	357
	4:45 PM	0	0	5	0	5	2	42	0	0	44	0	0	0	0	0	0	41	2	0	43	92	370
	5:00 PM	0	0	4	0	4	8	38	0	0	46	0	0	0	0	0	0	40	1	0	41	91	362
	5:15 PM	0	0	7	0	7	6	39	0	0	45	0	0	0	0	0	0	46	1	0	47	99	
	5:30 PM	0	0	5	0	5	3	37	0	0	40	0	0	0	0	0	0	42	1	0	43	88	
	5:45 PM	1	0	3	0	4	3	49	0	0	52	0	0	0	0	0	0	27	1	0	28	84	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		16	0	91	0	107	81	748	0	0	829	0	0	0	0	0	0	684	10	1	695	1631	

Peak Hour Automobile Volume Summary

Hourly Time Period		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	3	0	9	0	12	13	102	0	0	115	0	0	0	0	0	0	131	0	0	131	258
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	21	0	21	19	156	0	0	175	0	0	0	0	0	0	169	5	0	174	370

Intersection Traffic Volume Report

Count Basics		*Page 7 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

94th Avenue and Bain Station Road

15-Minute Single Unit (SU) Truck & Bus Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	5
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	9
	7:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	10
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	7:30 AM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	5	10
	7:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	6
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	8
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
	8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	8:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	7
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	8
	4:15 PM	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	7
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	6
	4:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3
	5:15 PM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		1	0	1	0	2	2	17	0	0	19	0	0	0	0	0	0	13	0	0	13	34	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	0	3	0	0	3	10
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5

Intersection Traffic Volume Report

Count Basics			*Page 8 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

Semi-Trucks

94th Avenue and Bain Station Road

15-Minute Semi-Truck Data

15-Minute Time Period		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min	Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period		From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

94th Avenue and Bain Station Road

15-Minute Heavy Vehicle Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	5
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	9
	7:00 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	10
	7:15 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	10
	7:30 AM	0	0	0	0	0	1	3	0	0	4	0	0	0	0	0	0	1	0	0	1	5	10
	7:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	6
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	8
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	
	8:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	1	
	8:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	4	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	3:15 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	7
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	8
	4:15 PM	1	0	0	0	1	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	3	7
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	6
	4:45 PM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	5
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	3
	5:15 PM	0	0	1	0	1	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	2	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		1	0	1	0	2	2	17	0	0	19	0	0	0	0	0	0	13	0	0	13	34	

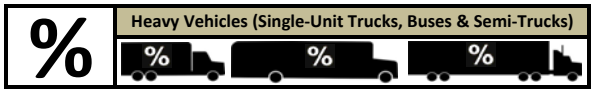
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (Bain Station Road)					From South (94th Avenue)					From West (Bain Station Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	1	6	0	0	7	0	0	0	0	0	0	3	0	0	3	10
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5

Intersection Traffic Volume Report

Count Basics		*Page 10 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



94th Avenue and Bain Station Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Total Heavy Vehicle Percent	Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1
	6:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0
	6:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	1.9	2.2
	6:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.2	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	3.8
	7:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	7.7	0.0	0.0	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0	3.8
	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.6	3.7
	7:30 AM	0.0	0.0	0.0	0.0	0.0	20.0	13.0	0.0	0.0	14.3	0.0	0.0	0.0	0.0	0.0	0.0	2.6	0.0	0.0	2.6	7.4	3.9
	7:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	2.9	0.0	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	2.5	2.4	2.5
	8:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.4	0.0	0.0	0.0	0.0	0.0	0.0	4.8	0.0	0.0	4.8	3.8	3.6
	8:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.5	0.0	0.0	4.5	2.0	
	8:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	3.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.8	
	8:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	10.3	0.0	0.0	8.8	0.0	0.0	0.0	0.0	0.0	0.0	4.0	0.0	0.0	4.0	6.6	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1
	3:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.0	0.0	0.0	0.0	0.0	0.0	0.0	4.3	0.0	0.0	4.2	3.2	1.6
	3:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.7
	3:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.7	1.2	2.0
	4:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5.7	0.0	0.0	5.6	2.0	2.2
	4:15 PM	50.0	0.0	0.0	0.0	20.0	12.5	2.8	0.0	0.0	4.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.4	2.0
	4:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	0.0	0.0	2.5	1.3	1.7
	4:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.3	2.1	1.3
	5:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.4	1.1	0.8
	5:15 PM	0.0	0.0	12.5	0.0	12.5	0.0	2.5	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.0	
	5:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	5:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		5.9	0.0	1.1	0.0	1.8	2.4	2.2	0.0	0.0	2.2	0.0	0.0	0.0	0.0	0.0	0.0	1.9	0.0	0.0	1.8	2.0	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period Start Time		From North (↓) 94th Avenue					From East (←) Bain Station Road					From South (↑) 94th Avenue					From West (→) Bain Station Road					Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0.0	0.0	0.0	0.0	0.0	7.1	5.6	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.2	3.7
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	0.0	4.5	0.0	4.5	0.0	1.3	0.0	0.0	1.1	0.0	0.0	0.0	0.0	0.0	0.0	1.2	0.0	0.0	1.1	1.3

Intersection Traffic Volume Report

Count Basics			*Page 11 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

94th Avenue and Bain Station Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach 94th Avenue			Crossing East Approach Bain Station Road			Crossing South Approach 94th Avenue			Crossing West Approach Bain Station Road			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	1	0	1	0	0	0	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	3
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	3
	4:15 PM	0	1	1	0	0	0	0	1	1	0	0	0	2	3
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2
	4:45 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	2
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	5:15 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**1**	**2**	**3**	**0**	**0**	**0**	**0**	**3**	**3**	**0**	**0**	**0**	**6**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Intersection Traffic Volume Report

Count Basics	Version 2013.J4.1		Page 1 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Intersection of: 94th Avenue and CTH C - Wilmot Road

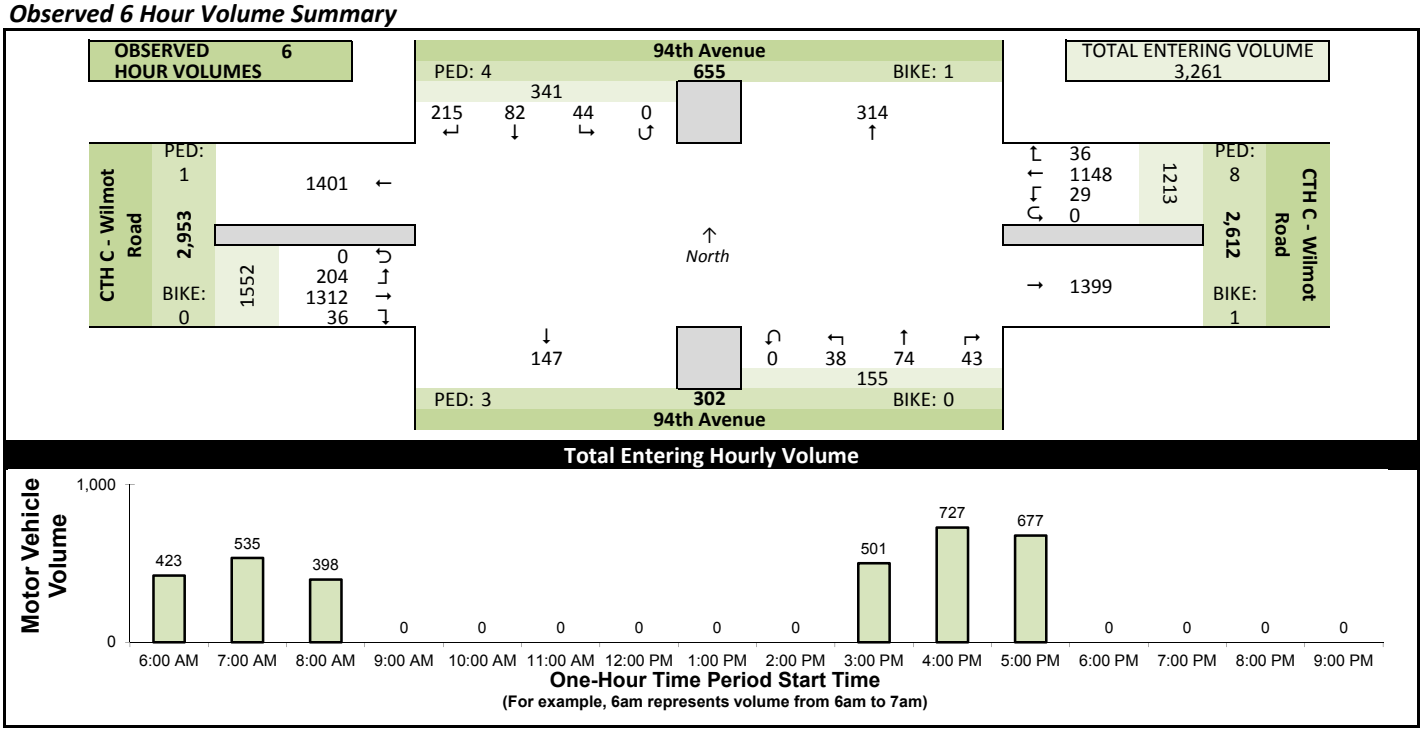
Site Information

Municipality	Village of Pleasant Prairie		
County	Kenosha	WisDOT Region	SE
Traffic Control	Partial Stop Control		
Roadway Names		North Direction	↑
North Leg	94th Avenue		
East Leg	CTH C - Wilmot Road		
South Leg	94th Avenue		
West Leg	CTH C - Wilmot Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

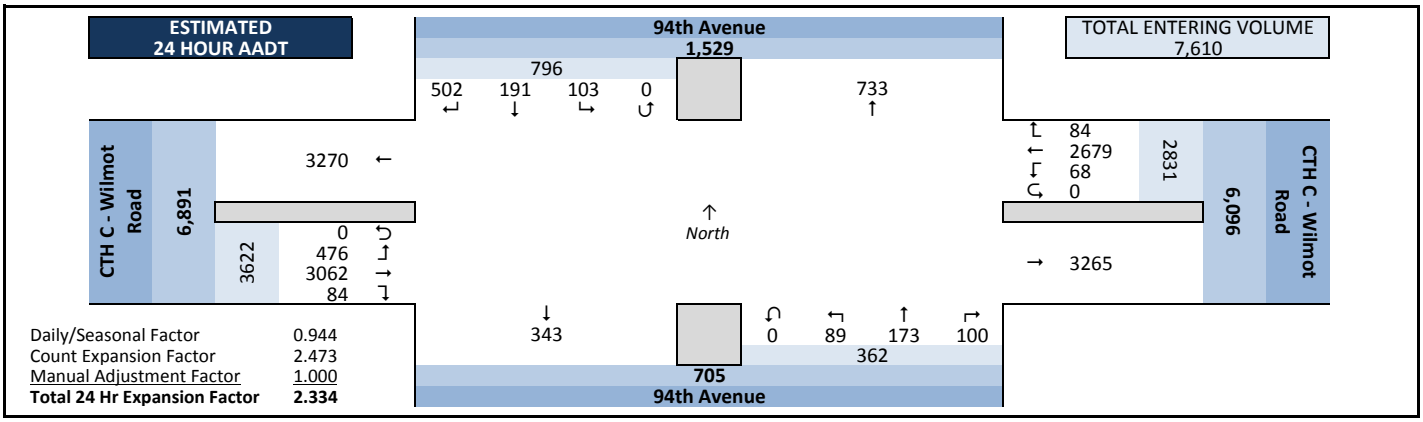
Count Information

Hrs Counted:	6:00 AM-9:00 AM and 3:00 PM-6:00 PM				
1st Day of Count	Monday, June 27, 2016			Weather	
AM Peak Period	Wednesday, June 29, 2016			Clear & Dry	
Midday Peak Period	Monday, June 27, 2016			Clear & Dry	
PM Peak Period	Monday, June 27, 2016			Clear & Dry	
Calculated Peak Hours					
AM	7:00-8:00am	MD		PM	4:00-5:00pm
Peak Hours Selected for Analysis					
AM	7:15-8:15am	MD		PM	4:45-5:45pm
Daily/Seasonal Adjustment Group	(4) Rural Arterials & Collectors				
Count Expansion Group	(4) Rural Arterials & Collectors				
Daily/Seasonal Adjustment Factor	0.944	Count Expansion Factor	2.473		
Company Name	TADI, Inc.			Manual Adj.	1.000
Observers: AM Peak Period	Jeff Schleif				
Midday Peak Period	None				
PM Peak Period	Pat Andryk				
Comments	Version 2011.J4.1				
	2014 DOT Factors				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Intersection Traffic Volume Report

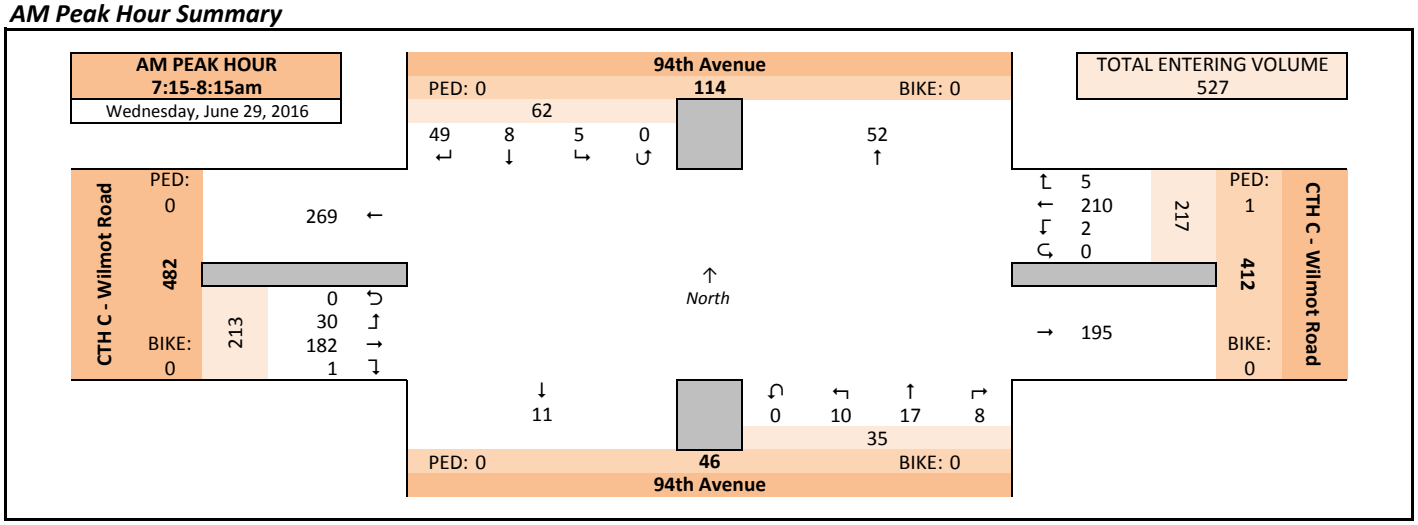
Count Basics			Page 2 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Graphical Summary

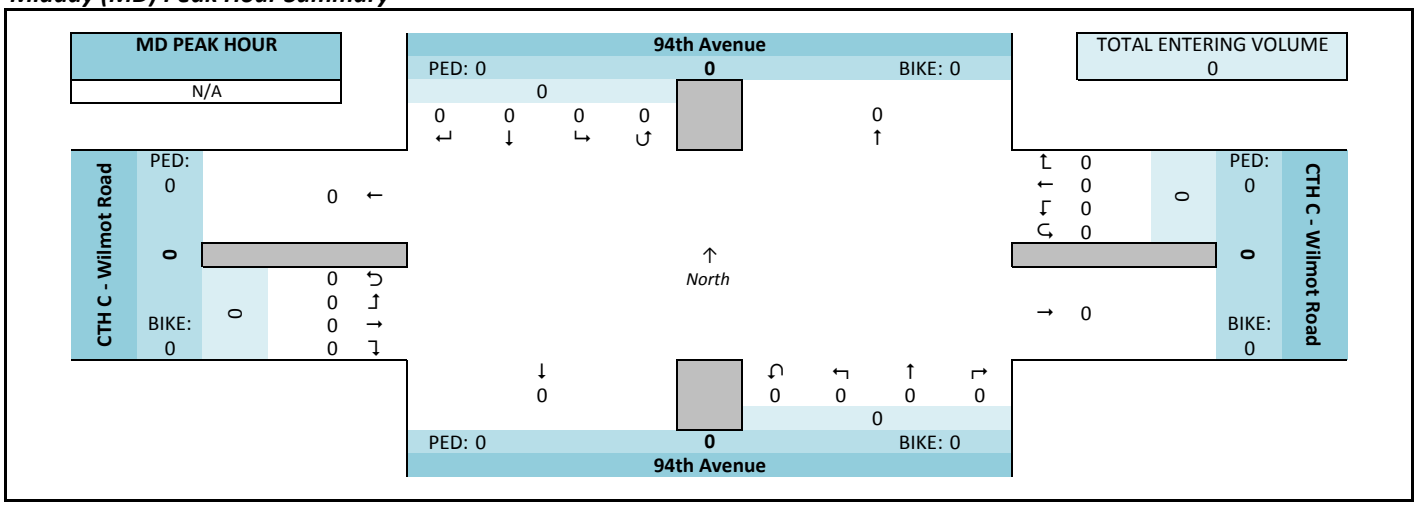
All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

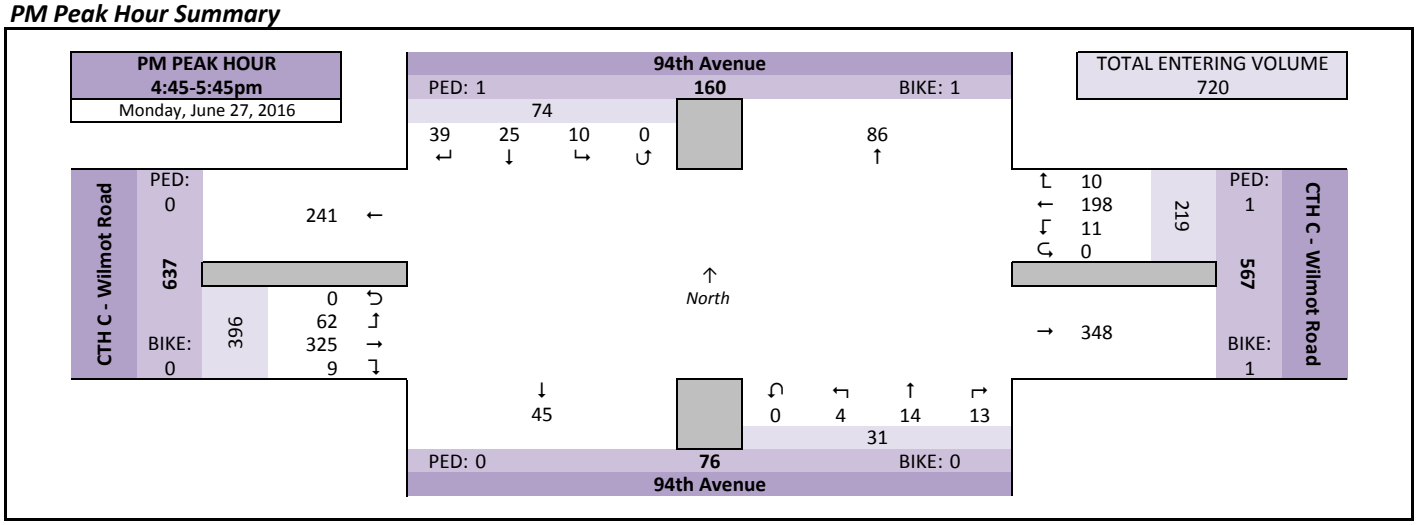
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics		*Page 3 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

Peak Hour Volume Summary

94th Avenue and CTH C - Wilmot Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Wednesday, June 29, 2016		From North					From East					From South					From West					
	AM Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	7:15 AM	13	0	0	0	13	0	57	0	0	57	0	4	4	0	8	1	42	3	0	46	124
	7:30 AM	13	1	2	0	16	2	65	0	0	67	0	3	3	0	6	0	50	11	0	61	150
	7:45 AM	15	4	2	0	21	1	52	0	0	53	4	4	2	0	10	0	55	9	0	64	148
	8:00 AM	8	3	1	0	12	2	36	2	0	40	4	6	1	0	11	0	35	7	0	42	105
	Peak Hour Volume	49	8	5	0	62	5	210	2	0	217	8	17	10	0	35	1	182	30	0	213	527
	Rounded Hourly Volume	50	10	5	0	65	5	210	0	0	215	10	15	10	0	35	0	180	30	0	210	525
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
	Peak Hour Factor (PHF)	0.82	0.50	0.62	0.00	0.74	0.62	0.81	0.25	0.00	0.81	0.50	0.71	0.62	0.00	0.80	0.25	0.83	0.68	0.00	0.83	0.88

N/A		From North					From East					From South					From West					
	MD Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, June 27, 2016		From North					From East					From South					From West					
	PM Peak Hour	94th Avenue					CTH C - Wilmot Road					94th Avenue					CTH C - Wilmot Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	4:45 PM	10	8	4	0	22	2	42	2	0	46	3	6	1	0	10	1	87	19	0	107	185
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	78	10	0	90	172
	5:15 PM	10	9	2	0	21	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	200
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163
	Peak Hour Volume	39	25	10	0	74	10	198	11	0	219	13	14	4	0	31	9	325	62	0	396	720
	Rounded Hourly Volume	40	25	10	0	75	10	200	10	0	220	15	15	5	0	35	10	325	60	0	395	725
	% Single Unit Trucks	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0
	Peak Hour Factor (PHF)	0.97	0.69	0.62	0.00	0.84	0.83	0.81	0.92	0.00	0.82	0.81	0.58	0.33	0.00	0.77	0.56	0.93	0.70	0.00	0.93	0.90

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		94th Avenue			CTH C - Wilmot Road			94th Avenue			CTH C - Wilmot Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	7:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	1	0	1	0	0	0	0	0	0	1
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1
	5:15 PM	1	0	1	1	1	2	0	0	0	0	0	0	3
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	1	1	2	1	1	2	0	0	0	0	0	0	4

Intersection Traffic Volume Report

Count Basics			Page 4 of 11
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Hourly Volume Summary - Motor Vehicle Data

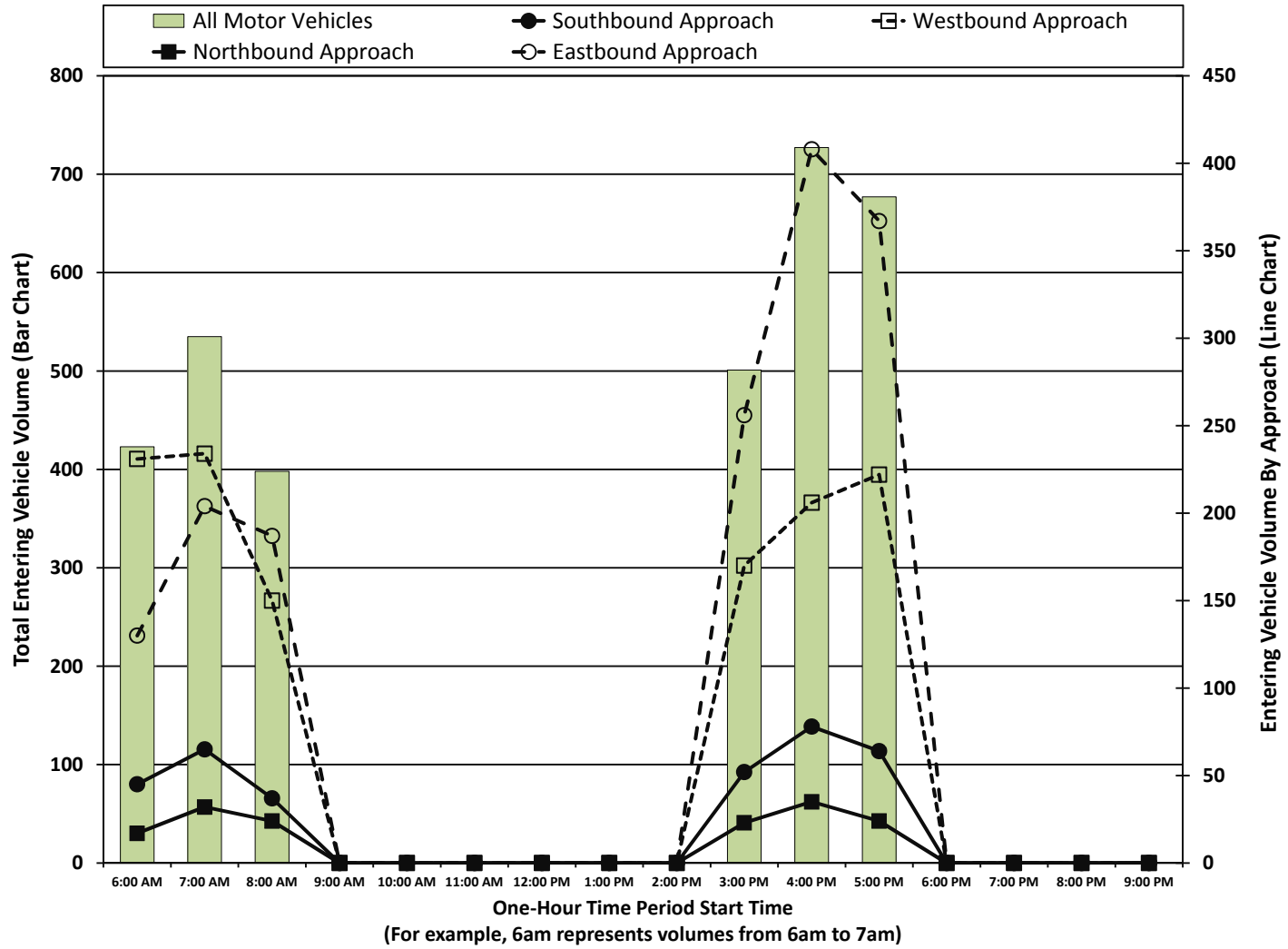
All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

One-Hour Motor Vehicle Data

One-Hour Time Period Start Time		From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					Total Vehicle Volume	Directional Volume Totals	
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		E/W	N/S
AM	6:00 AM	33	7	5	0	45	2	227	2	0	231	2	8	7	0	17	3	113	14	0	130	423	361	62
	7:00 AM	52	9	4	0	65	3	231	0	0	234	4	16	12	0	32	1	177	26	0	204	535	438	97
	8:00 AM	27	6	4	0	37	7	139	4	0	150	10	8	6	0	24	4	169	14	0	187	398	337	61
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:00 PM	30	13	9	0	52	9	157	4	0	170	4	15	4	0	23	10	214	32	0	256	501	426	75
	4:00 PM	36	27	15	0	78	5	194	7	0	206	11	18	6	0	35	8	337	63	0	408	727	614	113
	5:00 PM	37	20	7	0	64	10	200	12	0	222	12	9	3	0	24	10	302	55	0	367	677	589	88
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Totals		215	82	44	0	341	36	1148	29	0	1213	43	74	38	0	155	36	1312	204	0	1552	3261	2765	496

Graphical Summary of Hourly Volumes



Intersection Traffic Volume Report

Count Basics		*Page 5 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

All Motor Vehicles

94th Avenue and CTH C - Wilmot Road

15-Minute Motor Vehicle Data

15-Minute Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total			
AM Peak Period	6:00 AM	5	2	0	0	7	0	53	0	0	53	0	0	1	0	1	0	13	2	0	15	76	423	0.78
	6:15 AM	11	3	0	0	14	0	49	0	0	49	0	3	2	0	5	1	19	2	0	22	90	460	0.85
	6:30 AM	7	1	3	0	11	2	61	1	0	64	1	4	3	0	8	1	49	2	0	52	135	494	0.91
	6:45 AM	10	1	2	0	13	0	64	1	0	65	1	1	1	0	3	1	32	8	0	41	122	509	0.85
	7:00 AM	11	4	0	0	15	0	57	0	0	57	0	5	3	0	8	0	30	3	0	33	113	535	0.89
	7:15 AM	13	0	0	0	13	0	57	0	0	57	0	4	4	0	8	1	42	3	0	46	124	527	0.88
	7:30 AM	13	1	2	0	16	2	65	0	0	67	0	3	3	0	6	0	50	11	0	61	150	513	0.86
	7:45 AM	15	4	2	0	21	1	52	0	0	53	4	4	2	0	10	0	55	9	0	64	148	453	0.77
	8:00 AM	8	3	1	0	12	2	36	2	0	40	4	6	1	0	11	0	35	7	0	42	105	398	0.90
	8:15 AM	11	2	2	0	15	0	46	1	0	47	1	0	1	0	2	0	43	3	0	46	110		
	8:30 AM	5	0	0	0	5	1	30	1	0	32	1	2	1	0	4	2	45	2	0	49	90		
	8:45 AM	3	1	1	0	5	4	27	0	0	31	4	0	3	0	7	2	46	2	0	50	93		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	9	7	2	0	18	1	46	1	0	48	4	3	2	0	9	2	44	9	0	55	130	501	0.96
	3:15 PM	10	4	3	0	17	2	43	1	0	46	0	3	1	0	4	3	46	12	0	61	128	573	0.71
	3:30 PM	9	1	4	0	14	0	43	1	0	44	0	3	0	0	3	3	58	4	0	65	126	615	0.76
	3:45 PM	2	1	0	0	3	6	25	1	0	32	0	6	1	0	7	2	66	7	0	75	117	659	0.82
	4:00 PM	12	9	3	0	24	1	53	1	0	55	4	5	3	0	12	4	88	19	0	111	202	727	0.90
	4:15 PM	9	4	2	0	15	1	53	3	0	57	2	5	1	0	8	0	82	8	0	90	170	697	0.94
	4:30 PM	5	6	6	0	17	1	46	1	0	48	2	2	1	0	5	3	80	17	0	100	170	727	0.91
	4:45 PM	10	8	4	0	22	2	42	2	0	46	3	6	1	0	10	1	87	19	0	107	185	720	0.90
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	78	10	0	90	172	677	0.85
	5:15 PM	10	9	2	0	21	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	200		
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163		
	5:45 PM	8	3	1	0	12	2	44	3	0	49	2	1	0	0	3	2	64	12	0	78	142		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		215	82	44	0	341	36	1148	29	0	1213	43	74	38	0	155	36	1312	204	0	1552	3261		

Peak Hour All Vehicle Volume Summary

Hourly Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume	PHF
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM	7:15 AM	49	8	5	0	62	5	210	2	0	217	8	17	10	0	35	1	182	30	0	213	527	0.88
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	4:45 PM	39	25	10	0	74	10	198	11	0	219	13	14	4	0	31	9	325	62	0	396	720	0.90

Intersection Traffic Volume Report

Count Basics			*Page 6 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Automobile Data

Automobiles (Cars, Light Trucks, & Motorcycles)

94th Avenue and CTH C - Wilmot Road

15-Minute Automobile Data

	15-Minute Time Period	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	5	2	0	0	7	0	53	0	0	53	0	0	1	0	1	0	13	2	0	15	76	414
	6:15 AM	11	3	0	0	14	0	49	0	0	49	0	3	2	0	5	1	19	2	0	22	90	446
	6:30 AM	7	1	3	0	11	2	58	1	0	61	1	4	3	0	8	1	46	2	0	49	129	477
	6:45 AM	10	1	2	0	13	0	63	1	0	64	1	1	1	0	3	1	30	8	0	39	119	495
	7:00 AM	11	4	0	0	15	0	53	0	0	53	0	5	3	0	8	0	29	3	0	32	108	518
	7:15 AM	13	0	0	0	13	0	55	0	0	55	0	4	4	0	8	1	41	3	0	45	121	512
	7:30 AM	13	1	2	0	16	2	64	0	0	66	0	3	2	0	5	0	49	11	0	60	147	495
	7:45 AM	15	4	2	0	21	1	49	0	0	50	4	4	2	0	10	0	53	8	0	61	142	436
	8:00 AM	8	3	1	0	12	2	35	2	0	39	4	6	1	0	11	0	34	6	0	40	102	385
	8:15 AM	9	2	2	0	13	0	43	1	0	44	1	0	1	0	2	0	42	3	0	45	104	
	8:30 AM	5	0	0	0	5	1	28	1	0	30	1	2	1	0	4	2	45	2	0	49	88	
	8:45 AM	3	1	1	0	5	4	26	0	0	30	4	0	3	0	7	2	45	2	0	49	91	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	9	7	1	0	17	1	46	1	0	48	4	3	2	0	9	2	41	9	0	52	126	486
	3:15 PM	9	4	2	0	15	2	41	1	0	44	0	3	1	0	4	3	42	12	0	57	120	561
	3:30 PM	9	1	4	0	14	0	43	1	0	44	0	3	0	0	3	3	58	4	0	65	126	609
	3:45 PM	2	1	0	0	3	5	24	1	0	30	0	6	1	0	7	2	65	7	0	74	114	649
	4:00 PM	12	9	3	0	24	1	53	1	0	55	4	5	3	0	12	4	87	19	0	110	201	715
	4:15 PM	9	4	2	0	15	1	53	3	0	57	2	5	1	0	8	0	80	8	0	88	168	685
	4:30 PM	5	6	5	0	16	1	46	1	0	48	2	2	1	0	5	3	78	16	0	97	166	716
	4:45 PM	10	8	3	0	21	2	40	2	0	44	3	6	1	0	10	1	85	19	0	105	180	713
	5:00 PM	9	1	2	0	12	3	55	3	0	61	4	5	0	0	9	2	77	10	0	89	171	675
	5:15 PM	10	8	2	0	20	3	61	3	0	67	3	1	3	0	7	2	81	22	0	105	199	
	5:30 PM	10	7	2	0	19	2	40	3	0	45	3	2	0	0	5	4	79	11	0	94	163	
	5:45 PM	8	3	1	0	12	2	44	3	0	49	2	1	0	0	3	2	64	12	0	78	142	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		212	81	40	0	333	35	1122	29	0	1186	43	74	37	0	154	36	1283	201	0	1520	3193	

Peak Hour Automobile Volume Summary

	Hourly Time Period	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	7:15 AM	49	8	5	0	62	5	203	2	0	210	8	17	9	0	34	1	177	28	0	206	512
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	39	24	9	0	72	10	196	11	0	217	13	14	4	0	31	9	322	62	0	393	713

Intersection Traffic Volume Report

Count Basics		*Page 7 of 11*
Start Date: Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Single Unit (SU) Truck & Bus Data

Single Unit (SU) Trucks & Buses

94th Avenue and CTH C - Wilmot Road

15-Minute Single Unit (SU) Truck & Bus Data

	15-Minute Time Period Start Time	From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
	6:30 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	6	17
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3	14
	7:00 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	17
	7:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	3	15
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3	18
	7:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	1	0	3	6	17
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	1	0	2	3	13
	8:15 AM	2	0	0	0	2	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	6	
	8:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	4	15
	3:15 PM	1	0	1	0	2	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	8	12
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	3	9
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	11
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	11
	4:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	1	1	0	2	3	10
	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5	7
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2
	5:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		3	1	4	0	8	1	26	0	0	27	0	0	1	0	1	0	28	3	0	31	67	

Peak Hour Single Unit (SU) Truck & Buses Volume Summary

	Hourly Time Period Start Time	From North (↓) 94th Avenue					From East (←) CTH C - Wilmot Road					From South (↑) 94th Avenue					From West (→) CTH C - Wilmot Road					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	0	5	2	0	7	15
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	2	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	7

Intersection Traffic Volume Report

Count Basics			*Page 8 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Semi-Truck Data

94th Avenue and CTH C - Wilmot Road

Semi-Trucks

15-Minute Semi-Truck Data

15-Minute Time Period		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	1
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	

Peak Hour Semi-Truck Volume Summary

Hourly Time Period		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume
Start Time		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1

Intersection Traffic Volume Report

Count Basics			*Page 9 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

Heavy Vehicles (Single-Unit Trucks, Buses & Semi-Trucks)

94th Avenue and CTH C - Wilmot Road

15-Minute Heavy Vehicle Data

15-Minute Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					15-Min Totals	Hourly Sum
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
	6:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
	6:30 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	6	17
	6:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	2	0	0	2	3	14
	7:00 AM	0	0	0	0	0	0	4	0	0	4	0	0	0	0	0	0	1	0	0	1	5	17
	7:15 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	1	0	0	1	3	15
	7:30 AM	0	0	0	0	0	0	1	0	0	1	0	0	1	0	1	0	1	0	0	1	3	18
	7:45 AM	0	0	0	0	0	0	3	0	0	3	0	0	0	0	0	0	2	1	0	3	6	17
	8:00 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	1	0	2	3	13
	8:15 AM	2	0	0	0	2	0	3	0	0	3	0	0	0	0	0	0	1	0	0	1	6	
	8:30 AM	0	0	0	0	0	0	2	0	0	2	0	0	0	0	0	0	0	0	0	0	2	
	8:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	1	0	0	1	2	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	3	0	0	3	4	15
	3:15 PM	1	0	1	0	2	0	2	0	0	2	0	0	0	0	0	0	4	0	0	4	8	12
	3:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
	3:45 PM	0	0	0	0	0	1	1	0	0	2	0	0	0	0	0	0	1	0	0	1	3	10
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	12
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	2	12
	4:30 PM	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	0	2	1	0	3	4	11
	4:45 PM	0	0	1	0	1	0	2	0	0	2	0	0	0	0	0	0	2	0	0	2	5	7
	5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1	2
	5:15 PM	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		3	1	4	0	8	1	26	0	0	27	0	0	1	0	1	0	29	3	0	32	68	

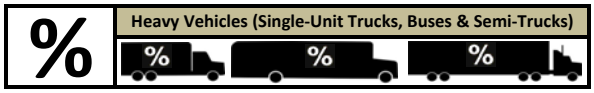
Peak Hour Heavy Vehicle Volume Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Hourly Volume
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0	0	0	0	0	0	7	0	0	7	0	0	1	0	1	0	5	2	0	7	15
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	4:45 PM	0	1	1	0	2	0	2	0	0	2	0	0	0	0	0	0	3	0	0	3	7

Intersection Traffic Volume Report

Count Basics			*Page 10 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted:	6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Percentages



94th Avenue and CTH C - Wilmot Road

15-Minute Heavy Vehicle Percentages

15-Minute Time Period Start Time		From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Total Heavy Vehicle Percent	Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total		
AM Peak Period	6:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.1
	6:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3.0
	6:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	4.9	0.0	0.0	4.7	0.0	0.0	0.0	0.0	0.0	0.0	6.1	0.0	0.0	5.8	4.4	3.4
	6:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.6	0.0	0.0	1.5	0.0	0.0	0.0	0.0	0.0	0.0	6.2	0.0	0.0	4.9	2.5	2.8
	7:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	7.0	0.0	0.0	7.0	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.0	4.4	3.2
	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.2	2.4	2.8
	7:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.5	0.0	0.0	33.3	0.0	16.7	0.0	2.0	0.0	0.0	1.6	2.0	3.5
	7:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	5.8	0.0	0.0	5.7	0.0	0.0	0.0	0.0	0.0	0.0	3.6	11.1	0.0	4.7	4.1	3.8
	8:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	2.8	0.0	0.0	2.5	0.0	0.0	0.0	0.0	0.0	0.0	2.9	14.3	0.0	4.8	2.9	3.3
	8:15 AM	18.2	0.0	0.0	0.0	13.3	0.0	6.5	0.0	0.0	6.4	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	2.2	5.5	
	8:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	6.7	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.2	
	8:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.7	0.0	0.0	3.2	0.0	0.0	0.0	0.0	0.0	0.0	2.2	0.0	0.0	2.0	2.2	
	9:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Midday Peak Period	10:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	10:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:00 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:30 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	11:45 AM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	12:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	1:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
PM Peak Period	2:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	2:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	3:00 PM	0.0	0.0	50.0	0.0	5.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6.8	0.0	0.0	5.5	3.1	3.0
	3:15 PM	10.0	0.0	33.3	0.0	11.8	0.0	4.7	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	8.7	0.0	0.0	6.6	6.2	2.1
	3:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0
	3:45 PM	0.0	0.0	0.0	0.0	0.0	16.7	4.0	0.0	0.0	6.2	0.0	0.0	0.0	0.0	0.0	0.0	1.5	0.0	0.0	1.3	2.6	1.5
	4:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.1	0.0	0.0	0.9	0.5	1.7
	4:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.4	0.0	0.0	2.2	1.2	1.7
	4:30 PM	0.0	0.0	16.7	0.0	5.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.5	5.9	0.0	3.0	2.4	1.5
	4:45 PM	0.0	0.0	25.0	0.0	4.5	0.0	4.8	0.0	0.0	4.3	0.0	0.0	0.0	0.0	0.0	0.0	2.3	0.0	0.0	1.9	2.7	1.0
	5:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	1.1	0.6	0.3
	5:15 PM	0.0	11.1	0.0	0.0	4.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.5	
	5:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	5:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	6:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	7:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	8:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:15 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:30 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
	9:45 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Totals		1.4	1.2	9.1	0.0	2.3	2.8	2.3	0.0	0.0	2.2	0.0	0.0	2.6	0.0	0.6	0.0	2.2	1.5	0.0	2.1	2.1	

Peak Hour Heavy Vehicle Percentages Summary

Hourly Time Period	Start Time	From North (94th Avenue)					From East (CTH C - Wilmot Road)					From South (94th Avenue)					From West (CTH C - Wilmot Road)					Hourly Heavy Vehicle Percent
		Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	
AM	7:15 AM	0.0	0.0	0.0	0.0	0.0	0.0	3.3	0.0	0.0	3.2	0.0	0.0	10.0	0.0	2.9	0.0	2.7	6.7	0.0	3.3	2.8
MD	12:00 PM	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PM	4:45 PM	0.0	4.0	10.0	0.0	2.7	0.0	1.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.8	1.0

Intersection Traffic Volume Report

Count Basics			*Page 11 of 11*
Start Date:	Monday, June 27, 2016	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

15-Minute Pedestrian and Bicyclist Data

Pedestrians and Bicyclists

94th Avenue and CTH C - Wilmot Road

15-Minute Pedestrian and Bicyclist Data

	15-Minute Time Period	Crossing North Approach 94th Avenue			Crossing East Approach CTH C - Wilmot Road			Crossing South Approach 94th Avenue			Crossing West Approach CTH C - Wilmot Road			15-Min	Hourly
	Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Totals	Sum
AM Peak Period	6:00 AM	0	0	0	1	0	1	1	0	1	1	0	1	3	7
	6:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	6
	6:30 AM	0	0	0	1	0	1	1	0	1	0	0	0	2	6
	6:45 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	4
	7:00 AM	2	0	2	0	0	0	0	0	0	0	0	0	2	3
	7:15 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	8:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	8:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 AM	0	0	0	1	0	1	0	0	0	0	0	0	1	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	3:30 PM	0	0	0	0	0	0	1	0	1	0	0	0	1	1
	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	1
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	4
	5:00 PM	0	1	1	0	0	0	0	0	0	0	0	0	1	6
	5:15 PM	1	0	1	1	1	2	0	0	0	0	0	0	3	
	5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	5:45 PM	1	0	1	1	0	1	0	0	0	0	0	0	2	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		**4**	**1**	**5**	**8**	**1**	**9**	**3**	**0**	**3**	**1**	**0**	**1**	**18**	

Special Pedestrians

Pedestrian Type	None	1 or 2	A Few	Several	Many	Unknown
Pre-school Children	x					
Elementry School Age Children	x					
Visually Impaired (white cane/helper dog)	x					
Elderly/Disabled (except wheelchairs)	x					
Wheelchairs/Electric Scooters	x					
Other (None)	x					

Construction Cost Estimate

(4,400' of 41' B.O.C. to B.O.C.)

Project Name: Bain Station Roadway Reconstruction **Project No.:**

Prepared By: Kurt Davidsen **Date:** 8/24/2016

Storm Sewer

No.	Qty	Units	Item	Unit Price	Total
1	4,000	LF	Reinforced Concrete Pipe, Main Line	$70.00	$280,000
2	580	LF	Reinforced Concrete Pipe, Storm Leads	$45.00	$26,100
3	90	VF	Manholes, 48" Diameter	$450.00	$40,500
4	30	EACH	Catch Basins, 2'x3'	$2,500.00	$75,000
5	6	EACH	Reinforced Concrete Apron Endwalls	$2,500.00	$15,000
6	40	CY	Light Riprap with Geotextile Fabric	$100.00	$4,000
7	5,000	CY	Pond Excavation (10% of ROW, 5' Deep)	$10.00	$50,000
				Subtotal:	$490,600

Roadway

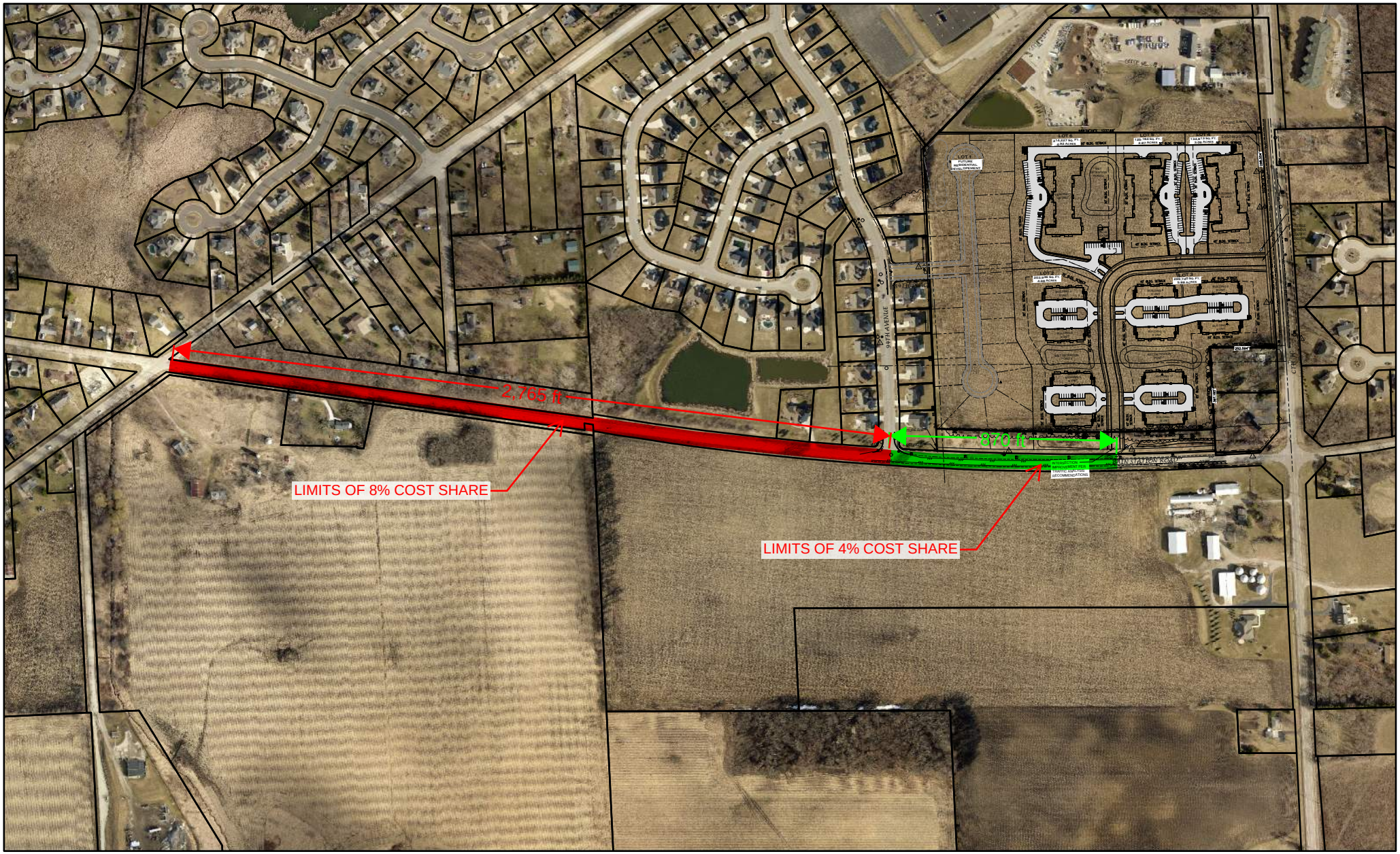
No.	Qty	Units	Item	Unit Price	Total
8	14,000	CY	Common Excavation (Road Width+2', 2' Deep)	$12.00	$168,000
9	1,000	CY	Excavation Below Subgrade (15% Road, 1' Deep)	$20.00	$20,000
10	2,000	TON	Granular Backfill for Excavation Below Subgrade	$20.00	$40,000
11	9,350	TON	Base Aggregate Dense 1-1/4"	$20.00	$187,000
12	8,800	LF	Concrete Curb & Gutter, Type A, 30"	$18.00	$158,400
13	17,600	SY	Concrete Pavement, 7"	$30.00	$528,000
14	1,800	TON	Asphaltic Concrete Pavement Type, E-1.0	$55.00	$99,000
15	2	EACH	Adjusting Manhole Covers	$800.00	$1,600
16	7	EACH	Reconstructing Manholes to Grade	$2,500.00	$17,500
17	8,800	LF	Silt Fence	$2.00	$17,600
18	17,600	LF	Pavement Marking Epoxy 4"	$1.00	$17,600
19	10	EACH	Signs Assembly (Assumed Quantity)	$400.00	$4,000
20	-	EACH	Street Trees	$350.00	$0
21	20,000	SY	Lawn Restoration (20' either side of roadway)	$3.00	$60,000
				Subtotal:	$1,318,700

Total of All Sections:	$1,809,300
Contingencies (20% ±):	$361,700
Engineering, Legal & Administration (10% ±):	$181,000
Total Project Cost:	$2,352,000
Roadway Length (ft):	4,400
Cost per Lin. Ft.:	**$535**

Village of Pleasant Prairie
Engineering Department
Pleasant Prairie, Wisconsin

Roadway Cost Share

Location	% 2035 ADT	Roadway Length (ft)	Roadway Cost ($/ft)	Total Road Cost	Roadway Cost Share
West of 94th Ave	8%	2,765	$535	$1,479,275	$118,342
East of 94th Ave	4%	870	$535	$465,450	$18,618
Total		3,635		$1,944,725	**$136,960**



FOUNTAIN RIDGE COST SHARE EXHIBIT

N

0 255 510 Feet

This letter of credit must appear on official bank letterhead.

Draft_____

IRREVOCABLE LETTER OF CREDIT NO._____

_____, 20__

BENEFICIARY:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attention: Michael R. Pollocoff, Village Administrator

CUSTOMER:

_____
_____
_____

EXPIRATION DATE:
_____, 20__ (minimum of _____ years)

Gentlemen:

We hereby establish and open our Irrevocable Letter of Credit No._____in favor of the Village of Pleasant Prairie, Wisconsin (the "Village"), for the account of _____ (the "Customer"), which is available at sight upon presentment of the Village's draft(s), up to the total amount of
_____
____/100 Dollars ($_____), drawn upon _____ and bearing the clause "Drawn Under Irrevocable Letter of Credit No._____, Dated_____, 200_." Partial drawings are allowed under this Letter of Credit.

Each draft of the Village under this Letter of Credit shall be accompanied by the following documents:

(1) A copy of this Letter of Credit and any subsequent amendments; and
(2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved a draft upon this Letter of Credit in the specified amount. The acceptable form of such an affidavit is attached as Exhibit 1 and is incorporated herein by reference.

This Letter of Credit shall expire on _____, 20__. Any remaining balance of this Letter of Credit shall no longer be available for draft after such date. Any request by the Village for the cancellation of this Letter of Credit shall be made in writing and shall be accompanied by the following documents:

(1) The original of this Letter of Credit and any subsequent amendments; and
(2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved the reduction of this Letter of Credit.

The acceptable form of such an affidavit is attached as Exhibit 2 and is incorporated herein by reference.

Each draft of the Village and any request of the Village for cancellation of this Letter of Credit shall be presented, with the required accompanying documents, at our offices at _____, Attention:_____, or at any successor office.

This Letter of Credit sets forth in full our undertaking. Such undertaking shall not in any way be modified, amplified, limited or interpreted by reference to any other document, instrument or agreement. Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the International Standby Practices 1998, International Chamber of Commerce Publication No. 590.

Very truly yours,

By:_____
Signature of Authorized Officer
Name:_____
Office:_____

ATTEST:

_____
Signature of Attesting Officer
Name:_____
Office:_____

EXHIBIT 1

Draft_____

AFFIDAVIT ACCOMPANYING DRAFT UNDER IRREVOCABLE
LETTER OF CREDIT NO._____,DATED_____, 200_

STATE OF WISCONSIN)
)SS:
COUNTY OF KENOSHA)

_____, being first duly sworn on oath, deposes and says as follows:

1. I am the Village _____ of the Village of Pleasant Prairie, Wisconsin. (The "Village").

2. The Village Board of Trustees, at a meeting duly held on the ____day of _____, ____ duly approved a draft upon _____ Irrevocable Letter of Credit No. _____, dated _____, _____ in the amount of_____ _____Dollars ($_____).

_____
Village_____,
Village of Pleasant Prairie

Subscribed and sworn to before me
this ___day of _____,_____
_____
Notary Public, State of Wisconsin
My commission expires:_____

ATTEST:

_____
Village Clerk,
Village of Pleasant Prairie

EXHIBIT 2

CERTIFICATE FOR REDUCTION TO THE LETTER OF CREDIT

DATE: _____

TO:_____
_____
_____
_____

RE: Reduction Certificate No. __ to Letter of Credit
Applicant: _____

_____, being first duly sworn on oath, deposes and says as follows:

1. I am the Village Clerk of the Village of Pleasant Prairie, Wisconsin (the "Village").

2. The Village Board of Trustees, at a meeting duly held on the __ day of _____, ____, duly approved an irrevocable reduction to the Maximum Amount of this Letter of Credit, by the amount of USD _____.

Village of Pleasant Prairie

_____
Signature of the Village Clerk

Subscribed and sworn to before me,
this day __ of _____, _____.

_____
Notary Public, State of Wisconsin
My Commission expires: _____

n:\cd\planner\develop\ltrcred
1/1/2000
rev. 1/1/06
rev. 2/15/10

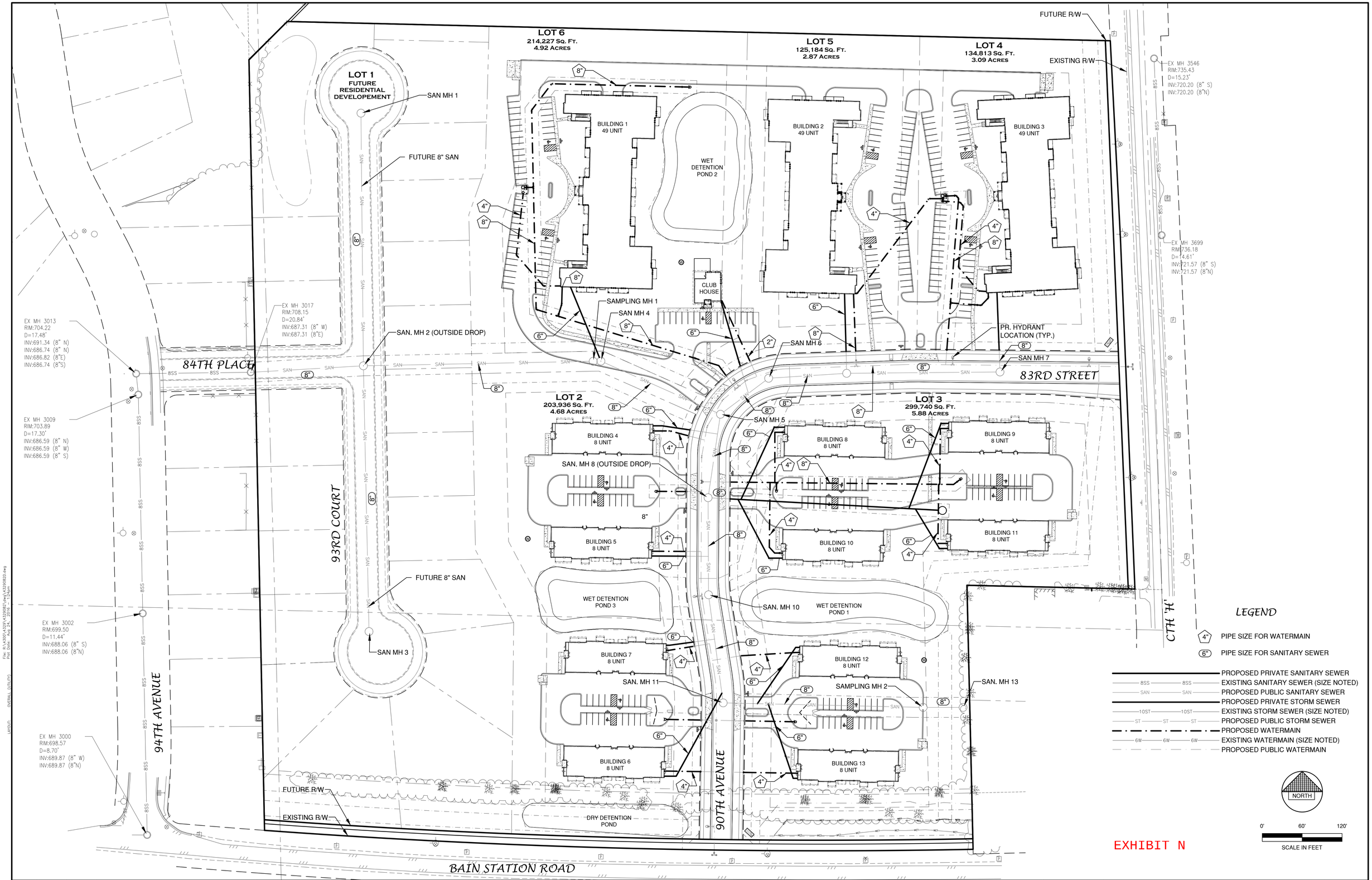


EXHIBIT N

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:42pm
Layout: OVERALL (UTILITY)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SANITARY AND WATERMAIN PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 10

Exhibit M

Sec. 183.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

ARTICLES OF ORGANIZATION - LIMITED LIABILITY COMPANY

Executed by the undersigned for the purpose of forming a Wisconsin Limited Liability Company under Chapter 183 of the Wisconsin Statutes:

Article 1. **Name of the limited liability company:**

Fountain Ridge LLC

Article 2. **The limited liability company is organized under Ch. 183 of the Wisconsin Statutes.**

Article 3. **Name of the initial registered agent:**

Jeffrey T Marlow

Article 4. **Street address of the initial registered office:**

1300 N Kimps Ct
Green Bay, WI 54313-8948
United States of America

Article 5. **Management of the limited liability company shall be vested in:**

A member or members

Article 6. **Name and complete address of each organizer:**

Jeffrey T Marlow
1300 N Kimps Ct
Green Bay, WI 54313-8948
United States of America

Michelle L Stimpson
1300 N Kimps Ct
Green Bay, WI 54313-8948
United States of America

Gregory T Wells
1300 N Kimps Ct
Green Bay, WI 54313-8948
United States of America

Other Information. **This document was drafted by:**

Lisa Clark

Organizer Signature:

Jeffrey T Marlow

Date & Time of Receipt:

11/11/2015 3:57:20 PM

Order Number:

201511114531424

ARTICLES OF ORGANIZATION - Limited Liability Company(Ch. 183)

Filing Fee: $130.00
Total Fee: $130.00

ENDORSEMENT

State of Wisconsin
Department of Financial Institutions

EFFECTIVE DATE	
11/11/2015	

FILED 11/11/2015	Entity ID Number F053797

This document is not yet filed.

Sec. 183.0202
Wis. Stats.

State of Wisconsin
Department of Financial Institutions

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Gregory T Wells

1300 N Kimps Ct
Green Bay, WI 54313-8948
United States of America

Other Information.

This document was drafted by:

Lisa Clark

Organizer Signature:

Jeffrey T Marlow

Date & Time of Receipt:

11/11/2015 3:57:20 PM

Order Number:

201511114531424

Exhibit O

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

Consider approval of **two Certified Survey Maps and a Grading and Drainage Development Agreement and associated documents** and for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Recommendation: Plan Commission recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **two Certified Survey Maps, Grading and Drainage Development Agreement and associated documents** subject to the comments and conditions of the August 8, 2016 Village Staff Report.

Consider approval of a **Zoning Text and Zoning Map Amendments (Ord. #16-29 and Ord. #16-30)** for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District and C-1 Lowland Resource Conservancy District. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.

Recommendation: On August 8, 2016 the Plan Commission held a public hearing and recommended that the Plan Commission approve the **Zoning Map and Text Amendments (Ord. #16-29 and Ord. #16-30)** as presented.

VILLAGE STAFF REPORT OF SEPTEMBER 19, 2016

Consider approval of **two Certified Survey Maps, a Grading and Drainage Development Agreement and associated documents** and for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge.

Consider approval of a **Zoning Text and Zoning Map Amendments (Ord. #16-28 and Ord. #16-30)** for the request of Carl Ambrosius, of Lexington Homes for the proposed development of 3-49 unit apartment buildings, 10-8 unit apartment buildings and 19 single family lots on the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge. Specifically the properties are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District and C-1 Lowland Resource Conservancy District. In addition, the request is also to create the specific PUD zoning regulations for the multi-family development.

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

The petitioner is requesting several approvals to develop the vacant properties generally located west and north of Bain Station Road and CTH H (88th Avenue) to be known as Fountain Ridge including two (2) Certified Survey Maps, Grading and Drainage Development Agreement and related documents for the public and private improvements, Zoning Map and Zoning Text Amendments.

Previous approvals: On June 20, 2016 the Village Board approved the following applications related to the Fountain Ridge Development: 1) **Comprehensive Plan (Ord. #16-24)** which included an amendment to the Prairie Ridge Neighborhood Plan and amendments to the Land Use Plan; and a 2) **Conceptual Plan** for the proposed development to include 19 single family lots and 5 lots for the development of 3-49 unit buildings and 10-8 unit condo-style apartment buildings on a 34.5 acre property.

CERTIFIED SURVEY MAP AND GRADING AND DRAINAGE DEVELOPMENT AGREEMENT:

The Developer is requesting approval of two (2) Certified Survey Maps for the eastern and western portions of the development. Each CSM will include 3 lots. The eastern CSM will dedicate the public roads that connect Bain Station Road on the south to 88th Avenue (CTH H) to the east. The public roads will be designed and constructed at the Developer's expense to the Village specifications including the installation of public sidewalks, public street trees and public street lights within the public street rights-of-way. In addition, public sidewalk will be extended along the north side of Bain Station Road by the Developer.

The petitioner has requested to have the Village Board approve a Development Agreement for the mass grading and drainage work for the development site so that grading work could begin prior to the change of seasons. The Developer is proceeding to finalize all development construction documents and exhibits for the Village Board's consideration of the Final Development Agreement for the required public improvements to be considered at a subsequent Board meeting later this fall. The approval of the Grading and Drainage Development Agreement will also allow for Village Building Permits to be obtained for Buildings 3, 8, 9, 10 and 11 subject to the conditions set forth in the Agreement; however, no verbal or written occupancy permits shall be issued for these Buildings until all of the

required public improvements are installed, completed, inspected and accepted within the development pursuant to the Final Development Agreement.

Both CSM's dedicate additional rights-of-way adjacent to both 88th Avenue (CTH H) and Bain Station Road for the future widening and roadway improvements with these streets. An initial traffic study has been prepared for the Village and Kenosha County to evaluate the traffic impact on the adjacent roadways and future roundabout proposed at the intersection of CTH H and Bain Station Road. The finalized traffic study will provide direction for the intersection improvements required to be completed by the developer.

There is a small portion of the property (5,554 square feet) on a portion of Lot 3 of the eastern CSM adjacent to Bain Station Road that was field delineated as wetlands in October 2015 by James Havel, a Wisconsin Department of Natural Resources Assured Wetland Delineator. The wetlands will remain unchanged on the property.

Lot 1 of the western CSM adjacent to the Ashbury Creek Subdivision is proposed to be developed with 19 single family lots as shown and conditionally approved with the Conceptual Plan.

As discussed with the Conceptual Plan, approval of the 19 single family lots shall meet the minimum requirements of the R-4.5 Urban Single Family Residential District, which is the same zoning designation as the Ashbury Creek Subdivision. The R-4.5 district requires each lot to be a minimum of 12,500 square feet with a minimum of 80 feet of frontage (the frontage can be reduced to 45 feet on a curve or cul-de-sac). All lots shall have a minimum lot depth of at least 125 feet. An existing 20'-23' gap in the legal description adjacent to Lot 1 of the western CSM shall be resolved and said land shall be included or attached to the appropriate land owner's property.

The 84th Place right-of-way, which was dedicated with Ashbury Creek Final Plat between Lots 2 and 3, is proposed to be extended with a public roadway constructed extending from 94th Avenue east into the single family portion of the development. Public roads are proposed to be extended both north and south and terminate in a cul-de-sac in the proposed single family subdivision area. Stormwater management facilities for the proposed 19 single family lots would be installed in an Outlot. The new public streets will be required to be constructed with the Village's new construction specifications, which will require public concrete sidewalks on both sides of the public roadways.

The development of the single family development in the future will require approval of a subdivision plat (including a Preliminary Plat and Final Plat), Development Agreement, Declaration of Restrictions, Covenants and Easements, By-Laws, Association Articles of Incorporation, Street Lighting, Street Signage and Street Tree Plans and other development documents at the time that the Subdivision is proposed to be developed.

ZONING MAP AND ZONING TEXT AMENDMENT (Ord #16-29and Ord #16-30): The Developer is proposing to develop Lots 1, 2 and 3 of the eastern CSM and Lots 2 and 3 of the western CSM with 3-49 unit, 2 story, market rate apartment buildings, 10–8 unit condo-style, market rate apartment buildings (227 units), along with a private clubhouse.

Each **49 unit building** will provide 60 underground parking spaces. Some residents will have 2 parking stalls. An additional 60 surface parking spaces will be available for each building, for a total of 120 parking spaces for each 49 unit building. Storage lockers are available internally in the underground parking area as well as on each floor. The lighting of the parking areas will be required similar to the pole system with LED fixtures (as constructed for their Cobblestone Apartment development). Additionally, the parking lots, driveway entrances/exits and access doors will be monitored via an exterior camera

monitoring system pursuant to the Village Digital Security Imagining System (DSIS) requirements of Chapter 410 of the Village Municipal Code. The cameras shall be mounted via non-penetrating building mounts and on private light poles.

The **49 unit buildings** will offer a variety of floor plans ranging from an efficiency style to a luxurious 1400+ sq. ft. unit with 2 bedrooms and 2.5 baths. The 49 unit building apartment unit types will breakdown as follows:

First Floor

- 5-2 bedroom units with 2.5 bathrooms that range in size from 1,200-1,370 sq. ft.
- 5-2 bedrooms units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 1-Luxury 1 bedroom unit with 1.5 bathrooms that is 1,173 sq. ft.
- 8-1 bedroom units with 1 bathroom that range in size from 820-980 sq. ft.
- 4-Efficiency units with 1 bathroom that are 617 sq. ft.

Second Floor

- 6-2 bedroom lofts with 2.5 bathrooms that range in size from 1,370-1,400 sq. ft.
- 4-2 bedrooms units with 2.5 bathrooms that range in size from 1,200-1,218 sq. ft.
- 2 2 bedroom units with 2 bathrooms that range in size from 1,132-1,260 sq. ft.
- 6-1 bedroom loft with 2.5 bathrooms that are 1,000 sq. ft.
- 1-Luxury 1 bedroom loft with 1.5 bathrooms that is 980 sq. ft.
- 5-Lofts with 1.5 bathrooms that are 1,032 sq. ft.
- 1-Efficiency unit with 1 bathroom that is 617 sq. ft.

In each **8 unit building**, each residence will have an attached individual private garage with garage remote, six (6) of the units in each building will have double stalls and two (2) of the units in each building will be single stalls, with an additional 16 surface parking spaces for each building. The lighting of the parking areas will be done by a parking lot pole system with shoebox LED fixtures. Additionally, the parking lot entrances/exit driveways will be monitored via an exterior camera system pursuant to the Village DSIS requirements of Chapter 410 of the Village Municipal Code.

All units are condo-style as they will have a private individual entrances from the outside of the building and from within their attached garage. In addition, all units will have individual high efficiency top load washers/front load dryers along with built in microwaves, smooth top ranges and refrigerators.

Each 8-unit building will breakdown as follows:

- 2-2 story 2 bedroom units with 2.5 bathrooms
- 2-1 bedroom units with 1.5 bathrooms on the first floor
- 2-2 bedroom units with 2 bathrooms on second floor
- 2-2 bedroom units with a den and with 2.5 bathrooms on second floor

The units will range in size from 937 sq. ft. to 1,594 sq. ft.

Population: Based upon the current projections of 2.34 persons per household (rental pphh) in Pleasant Prairie, a maximum total of 532 persons are intended to live at this apartment development. The Developer anticipates less than 10% of the occupants will be children or less than 5% being school age children.

Site Access: The apartment development area will not have any public or private roadway connections to the single family homes proposed to the west. In the multifamily area, new public roadways will be constructed with connections to Bain Station Road and 88th Avenue (CTH H). In addition, private parking areas, fire lanes and access driveways will connect to

the new public roads within the development. No direct driveway access will be provided or allowed to Bain Station Road and 88th Avenue (CTH H).

Based upon a recent Traffic Impact Analysis which evaluated other Village developments approved in the area, existing traffic count information for the nearby intersection and proposed traffic from this development, Kenosha County is proposing to reconstruct the intersection of Bain Station Road and CTH H in 2017. A round-about has been approved by the County and is in the design phase for the intersection. In anticipation of the new highway improvements, the Developer is required to dedicate additional land for the widening of the Bain Station and CTH H adjacent roadways via Certified Survey Map. The Village and Kenosha County will need a dedication of 50 feet from roadway centerline to be dedicated by the Developer for both roadways. Continued coordination and additional information from the Developer will be required between the Village, County and the Developer as the project moves forward.

Site Amenities: The site provides for over 45% green space and includes a clubhouse, which will be centrally located next to the middle 49 unit buildings. The clubhouse will house the staff of the property management team from Lexington Management, which is the management arm of Lexington Homes, Inc. The clubhouse will have security monitoring via cameras and an access key system. In addition, the clubhouse will provide a gathering and patio area for residents to rent out for events.

Construction Practices: Lexington Homes, Inc. prides itself on creating communities built of high quality and intricate architectural design. Highlighted below is a listing of some of their construction practices:

- Buildings will have an internal fire sprinkler system for fire safety
- 2x6 construction on the external walls of the buildings
- High performance vinyl windows and patio doors with low E glass and argon gas
- Partial stone façade blended with maintenance free products
- Aluminum frame and full glass front entry doors for security and aesthetics
- Complete intercom system for entry
- Custom plastered interior walls (this is not a drywall board system)
- Individual sound walls divide each unit
- Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer
- ¾ inch gypcrete poured on all floors for another sound barrier and it also acts as another fire preventative
- Individual unit entry doors have a deadbolt and peephole
- Postal service is accommodated inside the building for convenience and also as another security measure
- 30 year dimensional shingle roofs

Property Management/Maintenance: Lexington Management understands that the real success to any community lies within the long term management and maintenance of the site. They operate under a very structured process. They have included a copy of their management forms pertaining to these areas.

Leasing: Leasing Information was prepared by Lexington and is provided to every potential resident that tours the site. They are required to fill out a "Welcome to the Community" form. This document helps to ensure the safety of the staff before each tour occurs. This form requires that they see a valid ID and gives them current living information. When the tour results in someone wanting to reside within the community they are given the "Rental Process" form along with a "Standard Application for Occupancy". The rental process form clearly highlights what the qualifications are to reside at the

property. The application is a more detailed document that allows Lexington to further qualify every potential resident.

With the receipt of the application, security deposit and signed rental process form, the potential tenant starts a detailed approval process. This includes a credit check, which requires a score of 600 or higher, their gross monthly income shall be 2.5 times the amount of the monthly rent and a criminal background check is run. Lexington Management, as a standard allows only two (2) people per bedroom and two (2) vehicles per unit. There are variables to this approval process which are also outlined on the rental process form.

Residents are required to sign a one (1) year lease with variable terms after that one year period depending on the individual situation. It is management's goal to always try to secure one (1) year leases continually with a built in parameter that does not allow anyone to move out October- April. In addition, dogs are not allowed.

Management Structure: "As one of the principal owners of Lexington Homes, Michelle Stimpson has a genuine focus on the day to day operations of the entire management division. Overseeing just under 1,700 units, she believes in treating every resident as she would like to be treated. She physically reviews every resident file and signs every single lease that occurs within the entire company. With 20 years of experience in this industry and having both a real estate and broker's license, she knows that on the management side of things the difference is always the details. Weekly she meets with her district staff to review every property that they oversee. In these meetings site suggestions along with marketing and maintenance are discussed in great detail with implementation plans to be carried out and reported each week. The district staff is required to be at each property working with the site management. Monthly reports are clearly documented (provided) to ensure the continued success of each site. The management operates on the principal that this is "someone's home". They focus on the presentation not only to our prospective and current residents but to their guests as well. Additionally, they will have property staff which will include a Property Manager, Assistant Manager, Cleaning staff and Maintenance. Their goal is always to have as many of their staff physically living at the property so that someone is always available.

They are very centered on routine inspections. Monthly, they do property inspection reports along with exterior and interior building inspection reports. Yearly, they inspect the interior of every single apartment and complete a full report as to the interior condition of that unit. At that time an annual property review is also completed to help plan for upcoming projects".

Rents: The anticipated market rate rents based on a thorough market study will range from the mid-$700 (for an efficiency unit) up to in excess of $1,600 (for a 2 bedrooms/2.5 bathrooms unit). The residents will be responsible for their heat and water. The billing of the water will be accomplished by the building having one main water meter which will be billed to the property owner and paid. This water bill will then be split up and billed by the owner to the individual tenants.

Site Construction Schedule: The Developer would like to begin the site and excavation work for the apartment portion of the project in fall 2016. The anticipated completion time frame would be fall of 2018. If Lexington builds the 19 residential single family homes, they would likely be built in the last phase and offer over a dozen plans for home buyers to choose from.

Zoning Map and Text Amendments and DSIS Agreement and Easement: Lots 1-3 of the eastern CSM and Lots 2 and 3 of the western CSM are proposed to be rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District, Lot 1 of the western CSM is proposed to be

rezoned from A-2 into the R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District for the future single family development. In addition the wetlands on a portion of Lot 3 of the eastern CSM are proposed to be rezoned into the C-1 Lowland Resource Conservancy District. In addition, the specific PUD zoning regulations are being created for the multi-family development.

Developing the apartment sites as a PUD will allow for flexibility with some requirements of the Village Zoning Ordinance provided there is a defined benefit to the community.

The following modifications from the Zoning Ordinance are proposed:

- To increase the net density from 9.6 dwelling units per net acre to 10.2 dwelling units per net acre.
- To increase the number of apartment units allowed per building from 24 per building to 3-49 unit buildings and 8-10 unit buildings with a mix of efficiencies, 1 and 2 bedroom units (there will be no 3 bedroom units).
- To increase the building height of the 49 unit apartment building from 35 feet to a maximum height of 40 feet.
- To allow for efficiency units to be reduced from a minimum of 700 square feet to 617 square feet.
- To allow for setback variations along the property lines.

In consideration of these PUD modifications to the Village Zoning Ordinance, the following community benefits are being imposed by the Developer:

- A minimum one (1) parking space per unit shall be provided in an enclosed garage attached to the building for the condo-style apartment buildings.
- Three (3) bedroom units for all apartment buildings will be prohibited.
- All of the units will be offered at market rate rents.
- Additional secured storage spaces for each unit will be provided in the underground parking area of the 49 unit buildings (approximately 20 sq. ft. per unit is proposed).
- The side yard setback to the west abutting the proposed single family development will be increased from 30 feet minimum to 75 feet minimum abutting the 8 unit buildings and 100 feet minimum abutting the 49 unit buildings
- The exterior building materials and design of the apartment building will be a combination of stone and cement board with a 30 year architectural shingle.
- The site will provide a minimum of 45% of the sites as open space, instead of the required 25% open space.
- All apartment buildings will be fully sprinklered and will comply with the requirements set forth in the Fire & Rescue Department memorandum dated July 21, 2016.
- The landscaping and exterior turf will be irrigated.
- The height of the Multifamily Residential Development Identification Sign will be a maximum height of six (6) feet rather than eight (8) feet.
- The Developer will install an on-site security system and enter into a Digital Security Imaging System (DSIS) Agreement and provide the Village with the required Access Easement which meets the Village Security Ordinance requirements for all apartments.
- The Developer will not allow any dogs to live in the multi-family apartments in the development.
- Additional landscaping/berming will be installed pursuant to the Zoning Administrator's direction.

See ***attached*** draft PUD Ordinance and copies of the DSIS Agreement and Access Easement. [Note: There will be 5 DSIS systems within the facility There will be a DSIS system within Building 3 (8920 83rd Street) to service Building 3, a second DSIS system

within Building 4 (8370 90th Avenue) to service Buildings 4 and 5, a third DSIS system within Building 6 (8560 90th Avenue) to service Buildings 6, 7 12 and 13, a fourth camera in Building #10 (8353 90th Avenue) to service Buildings 8-11 and a fifth camera in the club house building (9900 83rd Street) to service the clubhouse and Buildings 1 and 2. The DSIS Agreement will only include the DSIS cameras and system details executed initially for Sites 2 and 4. As such, prior to issuance of building permits for the remainder of the buildings in Sites 1, 3 and 5 (Buildings 1, 4, 5, 6, 7, 12, and 13 and the clubhouse) the DSIS Agreement will need to be amended.]

Recommendations:

Village staff recommends that the Plan Commission send a favorable recommendation to the Village Board to approve the **two Certified Survey Maps, Grading and Drainage Development Agreement and associated documents** subject to the above comments and the following conditions:

1. The following shall be submitted as exhibits to the Grading and Drainage Development Agreement:
    a. Land Ownership verification documents.
    b. Erosion Control Permit fees. ($2,800)
    c. The Street Sweeping Cash Deposit. ($2,000)
2. The Final Development Agreement shall be considered by the Village Board when the following has been completed and submitted to the Village (All Exhibits not yet provided).
    a. Upon Village's approval of the Site and Civil Engineering Plans, Profiles and Specifications (see comments below for plan changes), the Developer shall submit two (2) copies and a pdf of the final Village approved plans and specifications so that the Village can request approval from the Kenosha Water Utility (KWU).
    b. Upon written utility plan approval from the KWU, the Developer shall obtain written sewer and water approval from the WI DNR.
    c. Upon written utility plan approval from the KWU, the Developer shall obtain written 208 approval from SEWRPC.
    d. All public improvements shall be installed by Village approved pre-qualified contractors.
3. Special assessments shall be paid in accordance with the Grading and Drainage Agreement.
4. Upon Village Board approval of the CSM's and within 14 days of said approval the Village will host a closing to have the CSM's and all of the Development Agreement documents signed. The Developer shall be responsible for recording of the CSM's at the Kenosha County Register of Deeds Office and provide a recorded copy (PDF) of all documents to the Village within 72 hours of closing with the Village.
5. Following the closing, the Developer's engineer shall conduct a pre-construction meeting at a Village Municipal Building with all of the contractors, utilities and Village on-site inspectors (meeting is required prior to public improvement field work commencing).

6. The CSM's shall be recorded and the Grading and Drainage Development Agreement shall be finalized, including all exhibits, executed and financial security provided prior to commencing work.

7. Upon Village approval of the Final Site and Civil Engineering Plans and Specifications, Landscaping Plans and Site and Public Street Lighting Plan **the following shall be submitted (paper copies as indicated and a pdf of each items) to the Village for staff review so that the final Development Agreement can be finalized by the Village and placed on a Village Board meeting for approval**:

   a. A copy of the public sanitary sewer and water approval letters from the KWU, WI DNR, and SEWRPC.

   b. Copies of the signed contracts, certificates of insurance, and performance and payment bonds. The contracts shall have the Developer's name as shown on the title of the property. The certificates of insurance shall also list the Village of Pleasant Prairie as an insured party. (All contractors performing public work shall be pre-approved by the Village).

   c. A Policy of Title Commitment equal to the cost of public improvements. The title policy shall indicate that the right-of-way is being dedicated free and clear of any encumbrance liens or judgments.

   d. Three (3) copies of the signed public street tree/landscaping contract, Street Tree/Landscaping Plan and certificate of insurance.

   e. Copies of the signed We Energies contract and three (3) copies of the Street Lighting Plan.

   f. Village work in the Right-of-Way application, plans and related application/ permit fees.

   g. Kenosha County Highway Access Permit.

   h. Three (3) paper copies of the Final Site and Civil Engineering Plans, Profiles and Specifications.

   i. Three (3) paper copies of the revised Landscaping Plan (additional comments forthcoming).

   j. Three (3) paper copies of the Street Signage Plan and contract.

   k. Three (3) paper copies of the Street Lighting Plan, including a copy of the We Energies electrical distribution system plan.

   l. A "draft" LOC shall be provided to the Village for staff review. (See comments below related to the LOC.) A one year minimum Irrevocable Letter of Credit (LOC) to the Village, in the amount of 115% of the total cost of public related improvements, including street trees, street lights, street signs, field staking, inspections and construction related services (including sanitary sewer, and storm sewer cleaning and televising), shall be submitted to the Village. The Itemized Cost Breakdown Exhibit will be prepared by the Village staff to determine the amount of the Letter of Credit and the cash payments. *IMPORTANT: A draft Letter of Credit equal to the cost breakdown analysis (need to verify proper format and dollar amount of Letter of Credit prior submitting the Original Letter of Credit).* The Cash payments and the "Final" LOC shall be provided prior to the Village at the closing.

8. All public and private improvements shall be completed, inspected, and Village approved including having sanitary sewer and storm sewer televised, water sampled

with safe samples, roadways completed, electric and gas utilities installed, trees planted, signage installed and as-built utility and grading plans submitted prior to the issuance of any verbal approvals or occupancy permits in accordance with the Development Agreements on file with the Village.

9. This Development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Design Standards and Construction Specifications Ordinance; the Village Municipal and Zoning Codes, the Village Construction Site Maintenance and Erosion Control Ordinance and the State of Wisconsin Statutes.

10. All Village fees incurred by the Village Engineering Department or Community Development Department and/or expert assistant required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

11. Impact fees are due at the time building permits are issued.

12. At least two weeks prior to Village Board consideration of the Final Development Agreement and related documents the following shall be finalized and submitted:

    a. Title Report Commitment, updated the day before closing and again within seven (7) days after closing and recording of the documents for dedicated rights of way.

    b. The Final Engineering Plans shall be submitted to the Village in electronic format which satisfies the following acceptance criteria. Any questions should be directed to Matt Fineour, Village Engineer at (262) 925-6778.

The Plan Commission held a public hearing on August 8, 2016 and recommends that the Village Board approve the **Zoning Map and Text Amendments as presented.** [Note: the CSM's shall be finalized, executed and recorded and the engineering plans shall be approved so that the Zoning Map and Text Amendments can be finalized, executed and effective and the Residential Development Plans shall be finalized and approved by the Village staff.]

ORDINANCE # 16-29

ORDINANCE TO CREATE A PLANNED UNIT DEVELOPMENT PURSUANT TO CHAPTER 420-137 OF THE VILLAGE ZONING ORDINANCE FOR THE FOUNTAIN RIDGE APARTMENTS DEVELOPMENT IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of Trustees of the Village of Pleasant Prairie, Kenosha County, Wisconsin, that Chapter 420 Attachment 3 Appendix C Specific Development Plans be for the Fountain Ridge Apartments Planned Unit Development is hereby created to read follows:

Fountain Ridge Apartments Planned Unit Development

a. It is the intent that the Fountain Ridge Apartments Development, on the property as legally described below is in conformity with the Village of Pleasant Prairie (Village) adopted Comprehensive Land Use Plan and the Village adopted Prairie Ridge Neighborhood Plan; would not be contrary to the general health, safety, welfare and economic prosperity of the community; and that the architectural, building and site design, property management, landscaping, grading and drainage, lighting and general site development will result in an attractive and harmonious residential environment of sustained desirability and economic stability and will not adversely affect the property values of the surrounding neighborhood.

b. Legal Description: The properties included are collectively known as Lots 1 and 2 of CSM _____ and Lots 1, 2 and 3 of CSM _____ as recorded at the Kenosha County Register of Deeds Office as Document #_____ and _____ respectively and located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie is hereinafter referred to as the "DEVELOPMENT".

c. Requirements within the DEVELOPMENT:

(i) The DEVELOPMENT shall be in compliance with all Federal, State, County and Village Ordinances and regulations except as expressly modified in subsection (d) below.

(ii) All public improvements for this DEVELOPMENT shall be installed and constructed by the DEVELOPER in accordance with the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 on file with the Village and the Final Development Agreement as approved by the Village Board on _____, 2016 on file with the Village.

(iii) All private improvements for this DEVELOPMENT shall be installed and constructed by the Developer and all private improvements shall be maintained by the Owners of the DEVELOPMENT as shown on approved Residential Development Plans as shown on ***Exhibit 1***, Site Plan, ***Exhibit 2***, 49 unit Building Plans, ***Exhibit 3***, 8 unit Building Plans and ***Exhibit 4***, Clubhouse Plans as approved by the Village Board on September 19, 2016.

(iv) The DEVELOPMENT, including but not limited to, the buildings, accessory structure garbage enclosures, sign(s), fence(s), landscaping, parking lots, exterior site lighting, monument sign etc., and the site as a whole, shall be maintained both inside and outside in a neat, presentable, aesthetically pleasing, structurally sound and non-hazardous condition. Maintenance shall be conducted on a regular basis both inside and outside of the buildings and site.

(v) The owners of the DEVELOPMENT shall be in compliance with the Digital Security Imaging System Agreement (DSIS) and DSIS Access Easement as approved by the Plan Commission on August 8, 2016 and executed on September _____, 2016 any subsequent amendments.

(vi) The apartment buildings shall be fully sprinklered and comply with the fire suppression requirements as referenced in and pursuant to the Village Fire & Rescue Department memorandum dated July 21, 2016.

(vii) Residential communication structures pursuant to Article XIV of the Village Zoning Ordinance are prohibited within the DEVELOPMENT.

(viii) All buildings and site modifications (excluding general building and site maintenance) within the DEVELOPMENT shall be made in accordance with the applicable Village Ordinance and Codes at the time the modification is proposed.

(ix) All buildings/structures and all exterior additions, remodeling or alterations to any buildings/structures within the DEVELOPMENT shall be constructed of the same or complimentary exterior materials, colors and architectural style to ensure a unified commercial development, including signage, lighting, outdoor furniture, etc. as approved by the Village

(x) All exterior site, buildings and landscaping maintenance shall be performed regularly by the owners or managers of the DEVELOPMENT. Copies of any property inspection reports along with exterior and interior building inspection reports shall be made available to the Village upon request.

(xi) On-site management and maintenance and cleaning staff shall be provided for all apartment buildings and clubhouse.

(xii) The Developer shall provide fountains in the retentions basins/ponds within the DEVELOPMENT.

(xiii) Pursuant to the lease agreement no dogs or cats are allowed to live within the units of the DEVELOPMENT.

(xiv) No truck parking [e.g. semi-cab, semi-trailer, commercial trucks, construction vehicles (except when permitted construction activities are taking place), step vans, delivery vans (except when goods and merchandise are being delivered), business-related vehicles with advertising displayed on the vehicles, catering vehicles, other commercial vehicles, etc.] is allowed within the DEVELOPMENT.

(xv) Temporary or permanent storage containers (some having brand names such as P.O.D.S., S.A.M.S., etc.) are not allowed within the DEVELOPMENT.

(xvi) No flags, pennants, streamers, inflatable signage, spot lights, walking signs, shall be affixed to any building, landscaping vehicle, roof-top, or the ground shall be allowed unless expressly permitted by the Zoning Ordinance.

(xvii) The DEVELOPMENT shall be maintained in a neat, presentable, aesthetically pleasing, structurally sound and nonhazardous condition. All litter and debris shall be promptly removed.

(xviii) The DEVELOPMENT shall not be used for any outside parking (neither overnight nor during the day) of junked, inoperable, dismantled or unlicensed vehicles. All junked, inoperable, dismantled or unlicensed vehicles that are parked outside will be issued citations if not removed in a timely manner.

(xix) In the event that public transportation to service the DEVELOPMENT is requested, it shall be the responsibility of the property owner to fund the cost of providing such public transportation to and from the DEVELOPMENT.

(xx) The DEVELOPMENT shall comply with all applicable performance standards set forth in Section 420-38 of the Village Zoning Ordinance.

(xxi) The DEVELOPMENT, regardless of property ownership, shall be operated and maintained in a uniform manner and the DEVELOPMENT shall continue to operate under the detailed and structured process related to Lexington's Leasing and Property Management rules as presented by the developer at the Public Hearing held by the Plan Commission on August 8, 2016.

(xxii) The DEVELOPMENT shall be operated and maintained in a uniform manner, and shall continue to comply with this PUD, which may be amended from time to time regardless of property ownership. If the DEVELOPMENT, or any portion of the DEVELOPMENT, is sold to another entity(s), the DEVELOPMENT shall continue to operate and be maintained as a unified residential development. All of the building exteriors shall be maintained and shall be painted only with the approved colors on the approved Residential Development Plans, unless expressly approved by the Village. No brick or stonework shall be painted.

(xxiii) No further land divisions shall be allowed within the DEVELOPMENT unless approved by the Village.

d. Specific Modifications to the Village Ordinance and Regulations and Specific Requirements for the DEVELOPMENT:

(i) Section 420-116 related to the R-11 Multiple-Family Residential District regulations is amended to read as follows:

A. Primary purpose and characteristics. The DEVELOPMENT will provide a multiple-family residential development wherein the net density shall not exceed 10.2 dwelling units per acre.

B. Permitted uses/structures within the DEVELOPMENT.

(1) Three 49 unit buildings with a mixture of efficiency, 1-bedroom and 2-bedroom units with a minimum of 60 underground parking spaces.

(2) Ten 8-unit buildings with a mixture of 1 bedroom and 2 bedroom units with each building having 6-2 car attached garages and 2-1 car attached garages.

(2) Model units within the building.

(3) Home occupations per Article VII.

(4) Driveways and parking facilities per Article VII of Chapter 420 except as expressly amended in this PUD Ordinance.

(5) Decks and porches are part of the building therefore shall meet all the required building setbacks specified in this PUD Ordinance.

(6) Signs per Article X of Chapter 420 except as expressly amended in this PUD Ordinance.

(7) Essential services, which may be constructed on the lot prior to construction of the permitted principal structure.

C. Unclassified uses. It is recognized that it is neither possible nor practical to list all of the permitted accessory uses and structures that are compatible with those listed above in Subsection B, and therefore it is intended that said list of accessory uses and structures be only illustrative. Any individual aggrieved by a failure to list a permitted accessory use or structure in said subsection shall have the right to file a petition with the Village Zoning Administrator for determination. The Village Zoning Administrator, in making the determination, shall find that an accessory use or structure is subordinate to the permitted principal use of a structure, land or water, is located on the same lot or parcel and serves a purpose customarily incidental to the permitted principal use in said district.

D. Lot area and width.

(1) Each lot within the DEVELOPMENT shall have a minimum area of 108,900 square feet (2.5 acres).

(2) Each lot within the DEVELOPMENT shall have a minimum frontage of 150 feet on a public street.

E. Design standards.

(1) The sites and the buildings shall be constructed pursuant to the Residential Development Plans as approved by the Village Board on September 19, 2016 and plan pursuant to the Grading and Drainage Development Agreement as approved by the Village Board on September 19, 2016 and the Final Development Agreement as approved by the Village Board on _____, 2016. Any alterations shall require approval of the Village Board by an amendment of this ordinance. Minor modifications may be approved in writing by the Zoning Administrator.

(2) The 49 unit apartment buildings shall not exceed 40 feet in height and the 8 unit apartment buildings shall not exceed 35 feet in height.

(5) The units in the apartment buildings shall meet the following requirements:

(a) Efficiency units shall have a minimum floor area of 600 square feet;

(b) One-bedroom units shall have a minimum floor area of 800 square feet;

(b) Two-bedroom units shall have a minimum floor area of 1,000 square feet.

(6) A minimum of 45% of the DEVELOPMENT shall remain as open space and the landscaping and exterior turf shall be irrigated.

(7) The apartment buildings within the DEVELOPMENT shall:

(a) have an internal fire sprinkler system for fire safety;

(b) be constructed with 2 x 6 construction on the external walls of the buildings as shown on the approved Residential Development Plans;

(c) be constructed with high performance vinyl windows and patio doors with low E glass and argon gas as shown on the approved Residential Development Plans;

(d) be constructed with partial stone façade blended with maintenance free with aluminum frame and full glass front entry doors for security and aesthetics as shown on the approved Residential Development Plans;

(f) be constructed with an intercom entry system;

(g) use custom plastered interior walls as shown on the approved Residential Development Plans;

(h) provide individual sound walls to divide each unit as shown on the approved Residential Development Plans that specifically includes:

(i) Sound insulation between the floors and RC-1 channel is added to the underside of the floor truss for additional reduction of sound transfer;

(ii) ¾ inch gypcrete poured on 2nd and 3rd floors for another sound barrier and it also acts as another fire preventative;

(i) Have an internal mail box system for the 49-unit apartment buildings;

(ii) have deadbolt and peepholes in each of the individual unit entry doors; and

(j) be constructed with 30-year dimensional shingle roofs as shown on the Residential Development Plans.

F. Setbacks.

(1) Building 1 shall be setback a minimum of 80 feet from the north property line, 100 feet from the west property line and 75 feet from the south property line (includes building and decks).

(2) Building 2 shall be setback a minimum of 80 feet from the north property line and 75 feet from the south property line (includes building and decks).

(3) Building 3 shall be setback a minimum of 80 feet from the north property line, 50 feet from the east property line and 75 feet from the south property line (includes building and decks).

(4) Buildings 4, 5 and 6 shall be setback a minimum of 35 feet from the north property line, 75 feet from the west property

line and 40 feet from the east property line (includes building and decks).

(5) Building 7 shall be setback a minimum of 75 feet from the west property line and 80 feet from the south property line and 40 feet from the east property line (includes building and decks).

(6) Building 8 shall be a minimum of 33 feet from the north property line, and 40 feet from the west property line (includes building and decks).

(7) Building 9 shall be a minimum of 33 feet from the north property line and 100 feet from the east property line (includes building and decks).

(8) Building 10 shall be a minimum of 40 feet from the west property line (includes building and decks).

(9) Building 11 shall be setback a minimum of 100 feet from the east property line and 40 feet from the south line (includes building and decks).

(10) Buildings 12 and 13 shall be setback a minimum of 80 feet from the south property line, 25 feet from the field delineated wetlands, and 40 feet from the east and west property lines (includes building and decks).

(11) The clubhouse shall be a minimum of 75 feet from the south property line.

(12) All buildings shall be a minimum of 50 feet from each other.

G. Authorized sanitary sewer system. Pursuant to Section 420-32 of the Village Municipal Code. In addition, sanitary sewer sampling manholes shall be installed pursuant to the Residential Development Plans and shall be properly maintained.

H. Authorized water supply system. Municipal water is required for all domestic and fire protection water requirements of the development including the required irrigation system.

(ii) Section 420-76 Q related to Multi-family Residential Development Identification Signs be amended to read as follows:

Q. Multi-family Residential Development Identification Signs:

(1) Maximum number: two signs are allowed for the DEVELOPMENT, one sign is allowed at the entrance to the DEVELOPMENT on 88th Avenue and one sign is allowed at the entrance to the DEVELOPMENT on Bain Station Road.

(2) Minimum setback: five (5) feet from the right-of-way of a public street provided that the sign is not located within the vision triangle.

(3) Maximum height: six (6) feet.

(4) Maximum area: 36 square feet per face.

(5) Landscaping shall extend a minimum of three (3) feet in every direction from the base or other support structure of each sign.

(6) May be illuminated.

(7) May be placed on two (2) supports or may be placed on a solid-appearing decorative base which supports a minimum of 75% of the display of the sign.

(8) The sign supports or base shall be constructed of materials that complement the materials used in the development.

(9) Maximum height of base under display: two (2) feet.

(iii) Section 420-47 D and E related to the width of a driveway and setbacks to driveways shall be amended to read as follows:

D. Width. The maximum width of a driveway shall not exceed 56 feet (20 foot entry/20 foot driveway exit with a 16 foot wide median) at the property line.

E. Setback. Driveways shall be located with the DEVELOPMENT as shown on the Residential Development Plan.

e. Amendments

(i) The PUD regulations for said DEVELOPMENT may be amended pursuant to Section 420-13 of the Village Zoning Ordinance.

(ii) The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval.

Adopted this 19th day of September 2016.

VILLAGE OF PLEASANT PRAIRIE

ATTEST:

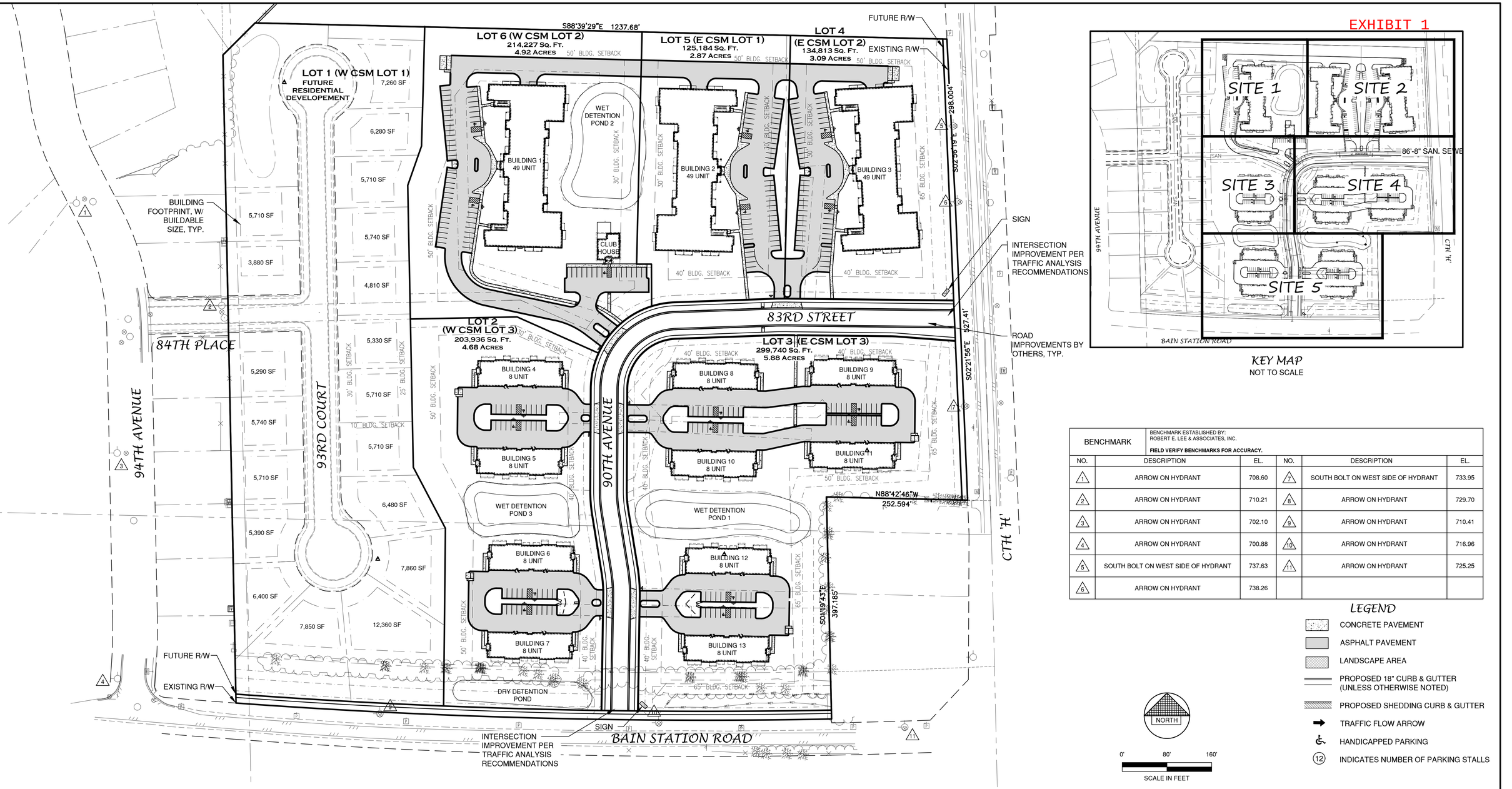
_____
John P. Steinbrink
Village President

_____
Jane M. Romanowski
Village Clerk

Posted: _____

29-Fountain Ridge PUD
CODE1607-001

EXHIBIT 1



KEY MAP
NOT TO SCALE

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**				
NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
1	ARROW ON HYDRANT	708.60	7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95
2	ARROW ON HYDRANT	710.21	8	ARROW ON HYDRANT	729.70
3	ARROW ON HYDRANT	702.10	9	ARROW ON HYDRANT	710.41
4	ARROW ON HYDRANT	700.88	10	ARROW ON HYDRANT	716.96
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	11	ARROW ON HYDRANT	725.25
6	ARROW ON HYDRANT	738.26			

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

NORTH

0' 80' 160'

SCALE IN FEET

LOT 2

PARKING DATA

SURFACE SPACES PROVIDED = 40
ENCLOSED SPACES PROVIDED = 56
TOTAL PARKING SPACES PROVIDED = 96
HANDICAP ACCESSIBLE PARKING SPACES = 4
TOTAL PARKING SPACES REQUIRED = 80

SITE DATA

TOTAL AREA = 4.72 ACRES, 205,599 S.F.
BUILDING AREA = 0.64 ACRES, 27,916 S.F. (13.6%)
SIDEWALK/PARKING LOT AREA = 1.55 ACRES, 67,360 S.F. (32.8%)
GREEN SPACE = 2.49 ACRES, 110,323 S.F. (53.7%)
32 UNITS = 6.78 UNITS PER ACRE

LOT 3

PARKING DATA

SURFACE SPACES PROVIDED = 60
ENCLOSED SPACES PROVIDED = 84
TOTAL PARKING SPACES PROVIDED = 144
HANDICAP ACCESSIBLE PARKING SPACES = 6
TOTAL PARKING SPACES REQUIRED = 120

SITE DATA

TOTAL AREA = 6.93 ACRES, 301,761 S.F.
BUILDING AREA = 0.96 ACRES, 41,874 S.F. (13.9%)
SIDEWALK/PARKING LOT AREA = 1.44 ACRES, 62,742 S.F. (20.8%)
GREEN SPACE = 4.48 ACRES, 197,145 S.F. (65.3%)
48 UNITS = 6.93 UNITS PER ACRE

LOT 4

PARKING DATA

SURFACE SPACES PROVIDED = 52
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 112
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 3.13 ACRES, 136,479 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (19.8%)
SIDEWALK/PARKING LOT AREA = 0.71 ACRES, 30,945 S.F. (22.7%)
GREEN SPACE = 1.80 ACRES, 78,521 S.F. (57.5%)
49 UNITS = 15.65 UNITS PER ACRE

LOT 5

PARKING DATA

SURFACE SPACES PROVIDED = 51
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 111
HANDICAP ACCESSIBLE PARKING SPACES = 2
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 2.84 ACRES, 123,673 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (21.8%)
SIDEWALK/PARKING LOT AREA = 0.77 ACRES, 33,531 S.F. (27.1%)
GREEN SPACE = 1.45 ACRES, 63,129 S.F. (51.0%)
49 UNITS = 17.25 UNITS PER ACRE

LOT 6

PARKING DATA

SURFACE SPACES PROVIDED = 68
ENCLOSED SPACES PROVIDED = 60
TOTAL PARKING SPACES PROVIDED = 128
HANDICAP ACCESSIBLE PARKING SPACES = 3
TOTAL PARKING SPACES REQUIRED = 91

SITE DATA

TOTAL AREA = 4.91 ACRES, 213,851 S.F.
BUILDING AREA = 0.62 ACRES, 27,013 S.F. (12.6%)
SIDEWALK/PARKING LOT AREA = 1.21 ACRES, 52,770 S.F. (24.7%)
GREEN SPACE = 3.09 ACRES, 134,068 S.F. (62.7%)
49 UNITS = 9.98 UNITS PER ACRE

LOTS 2-6 SUMMARY

TOTAL AREA = 22.53 ACRES, 981,363 S.F.
GREEN SPACE = 13.39 ACRES, 583,186 S.F. (62.8%)
TOTAL UNITS = 227
UNITS PER ACRE = 10.08

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 4

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 2:43pm
LAYOUT: OVERALL

TRASH ENCLOSURE
(SEE DETAIL)

28.7'
12.0'
8.0'
25.0'
4.0'
116.8'
29.2'
100.0'
95.2'
50' BLDG. SETBACK
30.0'
R20.0'
R15.0'
R15.0'
30.0'
30.0'
100.0'
92.8'
166.8'
133.8'
33.0'
R2.0'
R2.0'
15
9
30.0'
18.0' (TYP.)
7.0' (TYP.)
5.0' (TYP.)
1
19.0' (TYP.)
R1.5'
R45.0'
R3.0'
R40.0'
23.8'
31.0'
4.0'
16
R3.0'
R40.0'
R45.0'
R1.5'
11
1
30.0'
4.0'
46.7'
R3.0'
R3.0'
50' BLDG. SETBACK
R60.0'
R20.0'
30.0'
R90.0'
5.0'
5.0'
96'
88'
30' BLDG. SETBACK
30' BLDG. SETBACK
50' BLDG. SETBACK

BUILDING 1
49 UNIT
FF EL 728.33

WET DETENTION
POND 2

30' BLDG. SETBACK
30' BLDG. SETBACK

BUILDING 2
49 UNIT
FF EL 737.33

CLUBHOUSE
FF EL 731.50

31.2'
27.4'
32.7'
30.1'
6.0'
31.4'
96.7'
1
15
30' BLDG. SETBACK

TYPE 1 CURB RAMP
PER DETAIL SHEET
(TYP. 1 OF 3)

R2.5'
R10.0'
R15.0'
30.4'
5.0'
PROVIDE CURB RAMP
PER GRADING PLAN
R15.0'
R15.0'
R135.0'
18.0'
10.0'
18.0'
2
66.0'
33.0'
56.0'

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1*

2

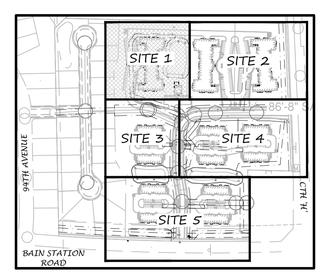
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

File: R:\4300\4320\4329082\dwg\4329082L.dwg
Plot Date: Aug 24, 2016 - 1:19pm
User: LAWSON

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 1 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 5

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**

NO.	DESCRIPTION	EL.	NO.	DESCRIPTION	EL.
5	SOUTH BOLT ON WEST SIDE OF HYDRANT	737.63	6	ARROW ON HYDRANT	738.26

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* — * SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

2 — STOP

FOR CONTINUATION SEE SHEET 5

WET DETENTION POND 2

BUILDING 2
49 UNIT
FF EL 737.33

BUILDING 3
49 UNIT
FF EL 740.33

CLUBHOUSE
FF EL 731.50

50' BLDG. SETBACK

30' BLDG. SETBACK

40' BLDG. SETBACK

65' BLDG. SETBACK

TRASH ENCLOSURE (SEE DETAIL)

FUTURE R/W

EXISTING R/W

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

88TH AVENUE - CTH 'H'

SIGN

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

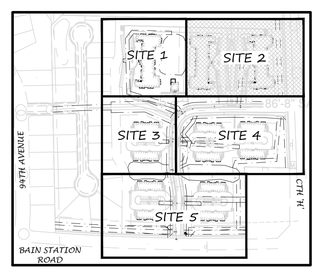
VISION TRIANGLE, TYP.

FOR CONTINUATION SEE SHEET 7

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JSS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 2 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com
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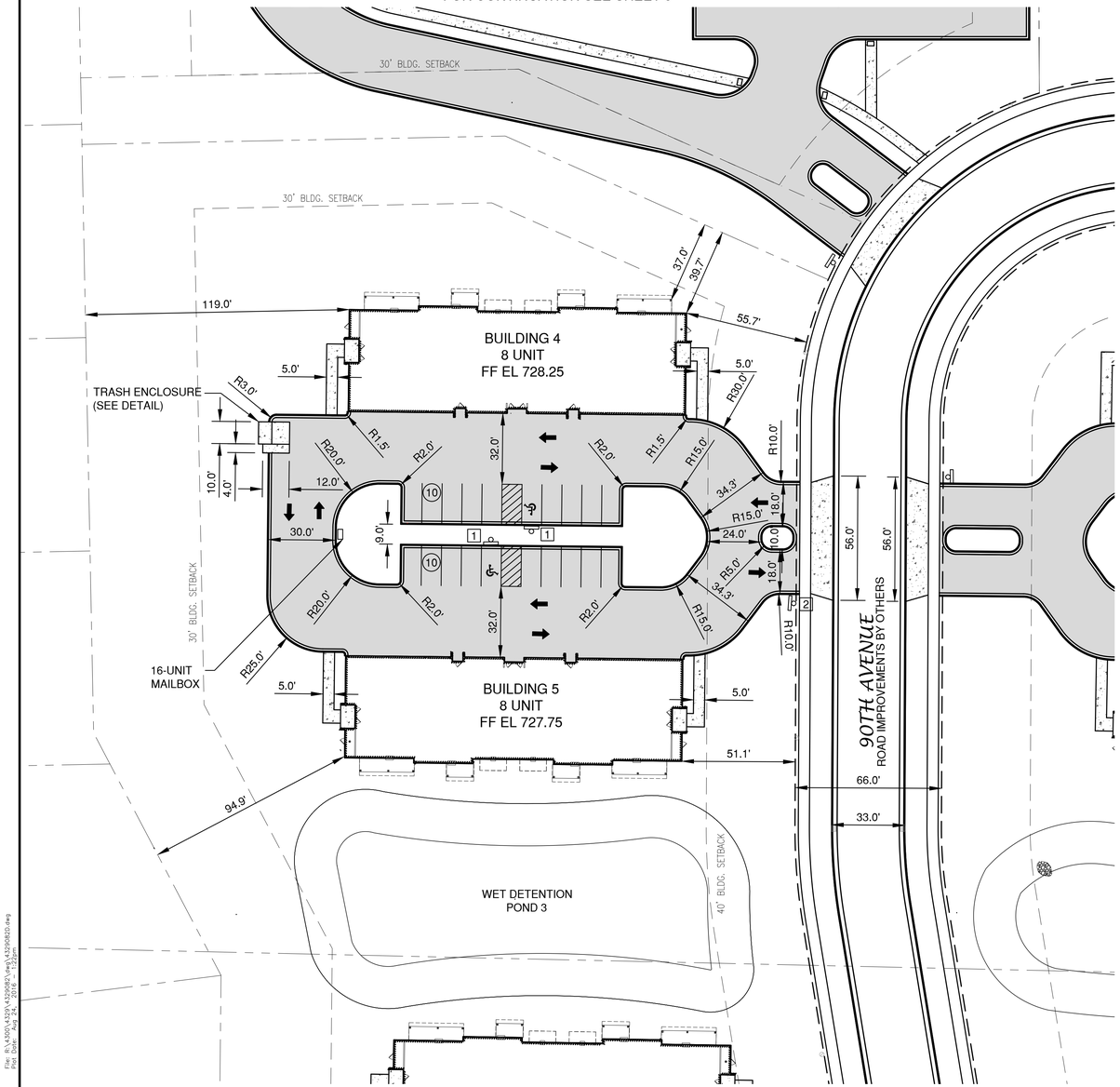
SHEET NO. 6

File: R:\4300\4329\4329082\Land\4329082D.dwg
Plot Date: Aug 24, 2016 - 11:59am

FOR CONTINUATION SEE SHEET 5

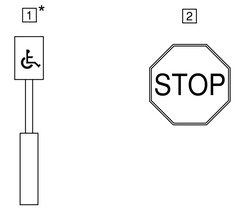


FOR CONTINUATION SEE SHEET 8

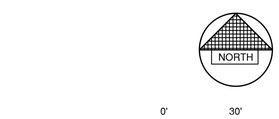
FOR CONTINUATION SEE SHEET 9

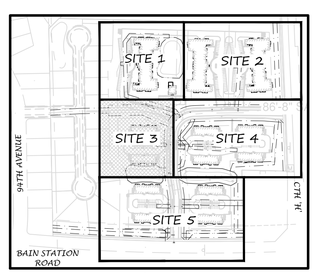
LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS



* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.





KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 3 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 7

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 1:23pm
Layout: Site 3

FOR CONTINUATION SEE SHEET 6

83RD STREET
ROAD IMPROVEMENTS BY OTHERS

33.0'
66.0'

VISION TRIANGLE, TYP.

TYPE 1 CURB RAMP PER DETAIL SHEET (TYP. 1 OF 3)

40' BLDG. SETBACK

BUILDING 8
8 UNIT
FF EL 735.00
GARAGE EL 734.79

BUILDING 9
8 UNIT
FF EL 738.50
GARAGE EL 738.29

BUILDING 10
8 UNIT
FF EL 732.75
GARAGE EL 732.54

BUILDING 11
8 UNIT
FF EL 737.00
GARAGE EL 736.79

16-UNIT MAILBOX

TRASH ENCLOSURE (SEE DETAIL)

LANDSCAPING STONE

FUTURE R/W

EXISTING R/W

65' BLDG. SETBACK

50' BLDG. SETBACK

107.9'
72.5'
117.8'
78.9'

41.7'
41.8'
36.3'
40.7'
34.5'
50.6'
44.5'

5.0'
(TYP.)
9.0'
(TYP.)
18.0'
(TYP.)
10.0'
14.0'
4.0'

R10.0'
R15.0'
R5.0'
R45.0'
R2.0'

FOR CONTINUATION SEE SHEET 7

90TH AVENUE

88TH AVENUE - CTH 'H'

EX. BIT.

EX. GRAVEL

WET DETENTION 1
POND

FOR CONTINUATION SEE SHEET 9

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
7	SOUTH BOLT ON WEST SIDE OF HYDRANT	733.95

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1* 2

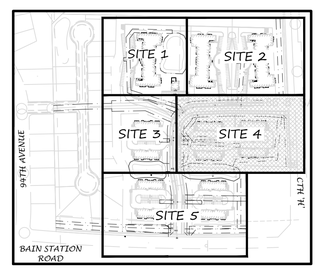
STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'

SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 4 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
Celebrating 60 Years of Excellence

SHEET NO. 8

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Plot Date: Aug 24, 2016 - 12:22pm
SITE 4
Layout:

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 8

WET DETENTION POND 3

WET DETENTION POND 1

90TH AVENUE
ROAD IMPROVEMENTS BY OTHERS

BUILDING 6
8 UNIT
FF EL 723.50
GARAGE EL 723.29

BUILDING 7
8 UNIT
FF EL 722.50
GARAGE EL 722.29

BUILDING 12
8 UNIT
FF EL 725.50
GARAGE EL 725.29

BUILDING 13
8 UNIT
FF EL 723.50
GARAGE EL 723.29

TRASH ENCLOSURE (SEE DETAIL) (TYP.)

16-UNIT MAILBOX

CONCRETE FLUME (TYP.)

EAST BIO-RETENTION POND
SEE DETAIL SHEET 38

WEST BIO-RETENTION POND
SEE DETAIL SHEET 38

TRASH ENCLOSURE (SEE DETAIL)

65' BLDG. SETBACK

40' BLDG. SETBACK

25' WETLAND SETBACK

DRY DETENTION POND

INTERSECTION IMPROVEMENT PER TRAFFIC ANALYSIS RECOMMENDATIONS

FUTURE R/W

EXISTING R/W

75' LANDSCAPING SETBACK

PR. SIGN

VISION TRIANGLE, TYP.

EX. BIT.

BAIN STATION ROAD

LEGEND

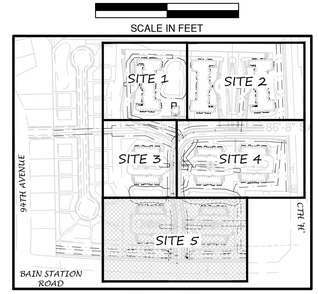
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- LANDSCAPE AREA
- PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
- PROPOSED SHEDDING CURB & GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

STOP

* SEE MISCELLANEOUS DETAIL SHEETS FOR SIGN DETAILS.

NORTH

0' 30' 60'
SCALE IN FEET



KEY MAP - SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN RLR
CHECKED JGS
DESIGNED AJB

FOUNTAIN RIDGE
A DEVELOPMENT BY LEXINGTON HOMES
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY, WISCONSIN

SITE 5 DETAILED SITE PLAN

DATE 06/2016
FILE 4329082D
JOB NO. 4329082

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com
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SHEET NO. 9

File: R:\4300\4329\4329082\dwg\4329082D.dwg
Print Date: Aug 24, 2016 3:15pm
SITE 5
LAYOUT

Proposed New 49 unit Apartment Homes With Underground Parking

EXHIBIT 2

LEXINGTON HOMES

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL, FIRST FLOOR THROUGH THIRD FLOOR - S-2 STORAGE LOWER LEVEL
4	PARKING GARAGES	406.2	ENCLOSED PARKING GARAGE, NOT HEATED, VENTILATED, NON-SEPARATED OCCUPANCIES, 508.3
5	ALLOWABLE AREA SPRINKLER INCREASE BUILDING AREA MODIFICATIONS SEPARATED OCCUPANCY	503 504.2 506.2 506.3 508.3 509.4	TYPE VA, 3 STORIES AND 12,000 S.F. PER FLOOR, 50' HEIGHT FOR R-2 UP TO 60' HEIGHT AND 4 STORIES - 39'-6" ACTUAL AREA INCREASE DUE TO FRONTAGES USED (30' SIDES) (30' FRONT AND BACK) AND SPRINKLER INCREASE = 45,000 S.F. PER FLOOR ALLOWABLE - 26,810 ACTUAL MAX. S.F. PARKING GARAGE 1 HOUR SEPARATION WITH AUTOMATIC SPRINKLER SYSTEM ALLOWABLE FLOORS MEASURED FROM ABOVE THE PARKING GARAGE
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VA WOOD FRAME PROTECTED, 1 HOUR RATING AT ALL BEARING WALLS, PRIMARY STRUCTURAL FRAME, FLOOR CONSTRUCTION AND ATTIC CEILING. SEE 705 FOR EXTERIOR WALLS. IN THE PARKING GARAGE EXPOSED WOOD CONSTRUCTION ALLOWED, NO RATING IS REQUIRED IN NON-BEARING INTERIOR PARTITIONS ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES
7	RATED CONSTRUCTION FIRE BARRIERS SHAFT ENCLOSURES ELEVATORS AND HOISTWAYS FIRE PARTITIONS CONTINUITY HORIZONTAL ASSEMBLY FIRE DOOR RATINGS DRAFTSTOPPING	704.2 & 704.3 705.5 707 708.1 708.4 708.14 708.14.1 708.14.1.1 709 712 715.4 716 717.3.2 (1) 717.4.2 (2)	COLUMN PROTECTION AND PRIMARY STRUCTURAL FRAME MUST HAVE INDIVIDUAL ENCASEMENT WHEN SUPPORTING OVER TWO FLOORS OR ONE FLOOR AND ROOF LOAD. FIRE RESISTANCE RATING OF EXTERIOR WALLS RATED FOR EXPOSURE FROM INSIDE FIRE BARRIERS REQUIRED AT EXIT ENCLOSURE, SEE 1022 SHAFT ENCLOSURES LESS THAN FOUR STORIES SHALL BE RATED NO LESS THAN THE FLOOR ASSEMBLY PENETRATED (1 HOUR) ELEVATOR HOISTWAY SHALL BE CONSTRUCTED AS A SHAFT ENCLOSURE NO ELEVATOR LOBBY REQUIRED, NOT MORE THAN 3 STORIES NO AREA OF REFUGE REQUIRED - PER SECTION 1007 ½ HOUR FIRE PARTITION AT CORRIDORS (NON-BEARING WALL) (1018.1) 1 HOUR FIRE PARTITIONS AT DWELLING UNIT SEPARATIONS 1 HOUR ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRE DOORS AT EXIT ENCLOSURES 60 MINUTE REQUIRED AT CORRIDOR WALLS TO DWELLING UNIT - 1/3 HOUR REQ. AT EXTERIOR WALLS NOT WITHIN OPENING PROTECTIVE DISTANCE ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX. DRAFTSTOPPING IN FLOOR CEILING SYSTEM NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM DRAFTSTOPPING IN ATTIC NOT REQUIRED IN BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION FIRE ALARM SMOKE DETECTION	903.2.8 & 903.2.10 903.3.1.1 907.2.9.1 907.11.2	NFPA 13 IN PARKING AREA, 1 HOUR SEPARATION REQUIRED NFPA 13 SPRINKLER SYSTEM REQ. FOR ALL RESIDENTIAL FLOORS INCLUDING BALCONIES AND DECKS MANUAL FIRE ALARM SYSTEM FOR ANY BUILDING WITH MORE THAN 16 UNITS OR EXCEPTION 2 INTERCONNECTED SMOKE DETECTORS / ALARMS REQ. / VISIBLE ALARM CAPABILITY
10	MEANS OF EGRESS EGRESS ILLUMINATION STAIRWAYS ELEVATORS COMMON PATH OF TRAVEL CORRIDOR FIRE RESISTANCE RATING	1004.1.1 1005 1006 1007.3 1007.4 1008.1.7 1014.3 1016.1 1081.1 1018.4 1021 1022	OCCUPANT LOAD = 200 S.F. GROSS RESIDENTIAL AND 300 S.F. GROSS ACCESSORY STORAGE EGRESS WIDTH OF .2 AND .3 TOTAL LOWER STAIR WIDTH FACTOR = 30" DIVIDED BY TWO STAIRS (EACH 60") TOTAL UPPER STAIR WIDTH FACTOR = 63" DIVIDED BY TWO STAIRS (EACH 60") OTHER EGRESS COMPONENT WIDTH FACTOR LOWER = 20" DIVIDED BY TWO = 10" OTHER EGRESS COMPONENT WIDTH FACTOR FIRST FLOOR = 31" DIVIDED BY THREE = 10" OTHER EGRESS COMPONENT WIDTH FACTOR SECOND FLOOR = 42" DIVIDED BY TWO = 21" MEANS OF EGRESS ILLUMINATION REQ. IN CORRIDOR AND EXIT ENCLOSURE AREA OF REFUGE (STAIRS) EXCEPTION #2: CLEAR WIDTH OF 48" IS NOT REQUIRED WITH AUTOMATIC SPRINKLERS EXCEPTION #3: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AREA OF REFUGE (ELEVATOR) EXCEPTION #2: NOT REQUIRED IN BUILDINGS EQUIPPED WITH AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 FLOOR ELEVATION, EXCEPTION 5. EXTERIOR PATIOS, TYPE B DWELLING - IMPERVIOUS SURFACE NOT MORE THAN 4" BELOW INTERIOR FLOOR THRESHOLDS. 3/4" FOR SLIDING DOORS OR 1/2" FOR OTHER DOORS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF ANY UNIT (SPRINKLERED) TRAVEL OF 250' ON UNENCLOSED EXIT ACCESS INCLUDES DISTANCE DOWN THE STAIRS. 250' DISTANCE NOT EXCEEDED TO EITHER EXIT ENCLOSURE OR EXIT. RATING REQ. WITH 13 SPRINKLER SYSTEM = ½ HOUR, 44" MINIMUM WIDTH OR PER ABOVE. DEAD END 50' WITH SPRINKLER SYSTEM NUMBER OF EXITS; 2 PER FLOOR REQUIRED EXIT ENCLOSURE ONE HOUR RATED WHEN CONNECTING LESS THAN FOUR STORIES AND ONE HOUR HORIZONTAL ASSEMBLIES PENETRATED
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107.6.2.1.1 1107.6.2.1.2 1107.7.2	ACCESSIBLE ROUTE TO BOTH FRONT DOORS. ALL FIRST AND SECOND FLOOR 3/0 UNIT DOORS AND PATIO DOORS ACCESSIBLE GROUP R-2, 2% BUT NOT LESS THAN 1 OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS. THREE TYPE "A" UNITS ARE IN EACH OF THE 49 UNIT BUILDINGS FOR A TOTAL OF 9 OUT OF 227 ALL UNITS WITH ELEVATOR SERVICE ARE TYPE "B" ACCESSIBLE. IN MULTISTORY UNITS; THE FIRST FLOOR IS TYPE "B" ACCESSIBLE.
12	INTERIOR ENVIRONMENT	1203 1207.2 1207.3	NATURAL VENTILATION = 4% OF FLOOR SPACE INCLUDING ADJOINING SPACES NATURAL LIGHT = 8% AIR-BORNE SOUND. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS (STC) OF NOT LESS THAN 50 (45 IF FIELD TESTED) STRUCTURE-BORNE SOUND. FLOOR/CEILING ASSEMBLIES BETWEEN DWELLING UNITS OR BETWEEN A DWELLING UNIT AND PUBLIC OR SERVICE AREA WITHIN THE STRUCTURE SHALL HAVE AN INSULATION IMPACT CLASS (IIC) OF NOT LESS THAN 50 (45 IF FIELD TESTED)
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE VB CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
p3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
X A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	4 H-##	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE SCHEDULED NOTE LIKE WALL HEIGHT OR ROOF TRUSS HEEL HEIGHT		ELEVATION REFERENCE
		3	ACCESSIBILITY PLAN NOTE

SYMBOL	ITEM	ITEM DESCRIPTION
5	SMOKE DETECTOR	IBC 907.2 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	FLOOR COVERING TRANSITION LINE	

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND SPRINKLER DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. ALL BEARING INTERIOR OR EXTERIOR WALLS HAVE 16" O.C. STUDS. ALL NON-BEARING FRAMING IS 24" O.C.
7. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

STATE CONDITIONAL APPROVAL NOTES:

IBC 1011.1 - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicates the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

IBC 715.4.8 - Fire doors shall be self-closing or automatic-closing in accordance with this section. Exceptions: 1) Not applicable 2) Elevator doors and hoistway enclosure doors at the floor level designated for recall per Section 3003.2.

Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances.

IMC 504/IFGC 613 - Provide clothes dryer exhaust ducts such that they meet listed requirements which include, but are not limited to, vertical cleanouts, required metal ducts, limited duct lengths, required label or tag addressing equivalent length of the exhaust duct located within 6 ft of the duct connection, minimum duct size, shield plate installation, and prohibition of screws to connect duct sections. In addition, clothes dryer exhaust ducts shall be independent of all other systems and shall convey moisture and products of combustion outside the building.

IBC 1006.1 - Provide emergency illumination power in egress paths per this section. Each interior exit area designated in the code shall be addressed. In addition, each of the exterior exit discharge areas adjacent to exit discharge doorways shall be addressed if two or more exits are required.

IBC 2408.4 - Provide safety glazing in hazardous locations as defined in this code section. Wired glass is prohibited where safety glazing is required unless it meets CPSC safety glazing testing.

ICC/ANSI A117.1 Sec. 404.2.6 - Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist. The hardware shall be placed at least 34 inches, but not more than 48 inches above the floor surface.

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49 UNIT BUILDING AREA DATA

FLOOR	SQUARE FOOTAGE WITHIN DWELLING UNITS	SQUARE FOOTAGE NON-DWELLING UNITS	TOTAL SQUARE FOOTAGE PER FLOOR
0	0	25,804	25,804
1	23,100	3,710	26,810
2	23,425	3,385	26,810
LOFT	8,721	22	8,743
TOTALS	55,246	32,921	88,166

Fountain Ridge 49 3

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REVISION	DATE
0	XXX

DATE 7/14/2016

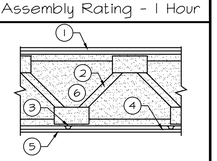
PROJECT NO. 461466

SHEET T 1.1

1 U.L. Design No. L528

Unrestrained Assembly Rating - 1 Hour

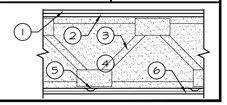
(1) FLOOR SYSTEM 2. MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.
(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.
(3) FURRING CHANNELS - $\frac{3}{4}$" DEEP BY 2 $\frac{11}{16}$" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING)
(3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE No. 8 x 2 $\frac{1}{2}$" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.
(4) PROPRIETARY TYPE "C" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.
(5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.
(6) OPTIONAL INSULATION SYSTEM USED. IF BIB INSULATION USED, MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.



2 GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD

1 HOUR FIRE

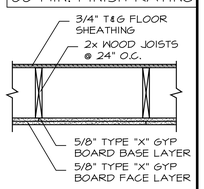
(1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING (2) FLOORING SYSTEM - 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS, NAILS SPACED 12 in. O.C. ALONG EACH TRUSS. (3) 18" DEEP PARALLEL CHORD TRUSSES 24 in. O.C. MAX. (4) BIB INSULATION (5) RESILIENT CHANNELS - SPACED 16 in. O.C. PERPENDICULAR TO TRUSSES, (NO INSULATION LOAD). CHANNELS SECURED TO EACH TRUSS w/ TYPE S, 1 1/4 in. LONG STEEL SCREW (6) PROPRIETARY TYPE "X" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 8 in. O.C.



3 IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY)
66 MIN. FINISH RATING

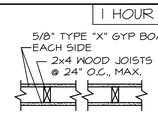
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"



4 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

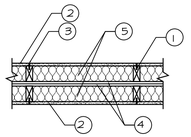
MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 l,m	2" x 4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"



5 UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

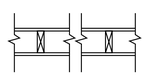
MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND. 4 SHEATHING (OPTIONAL)- SEPTUM MAY BE SHEATHED w/ MIN. 7/16 IN. THICK APA RATED SHEATHING WOOD STRUCTURAL PANELS OR MIN. 1/2 IN. THICK MINERAL AND FIBER BOARD 5 BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.



6 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH $\frac{5}{8}$" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 $\frac{1}{4}$" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH $\frac{7}{16}$" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R19 FIBERGLASS INSULATION.	---	---	---	6 1/2"



7 UL DESIGN NO. X528

1 HOUR FIRE

COLUMN MINIMUM SIZE	CONSTRUCTION
TS4 x 4 x 0.188 TS8 x 8 x 0.25	1. ANY $\frac{1}{2}$" OR $\frac{5}{8}$" GYPSUM WITH U.L. FIRE RESISTANCE MARKINGS, APPLIED VERTICALLY WITHOUT HORIZONTAL JOINTS ONE HOUR / ONE LAYER HELD IN PLACE WITH PAPER MASKING TAPE.

8 IBC 720.1.2 & 720.1(1) ITEM NUMBER 1-1.5 MIN. PROTECTION OF PRIMARY STRUCTURAL STEEL COLUMNS

Unit Masonry Protection

1 HOUR FIRE

1" MINIMUM THICKNESS FOR 8x8 CONCRETE BLOCKS
2"x8"x8" NOMINAL BLOCKS SHOWN
WALL TIES PER 720.1.2

12 ASTM E119-00a

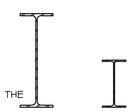
CONTEGO INTUMESCENT FIRE RETARDANT

1 HOUR FIRE

Intertek Testing Services

BEAM SIZES	AVG. COATING THICKNESS (MILS.)
W10 x 49	66
W12 x 120	58

INTUMESCENT FIRE RETARDANT OPTION FOR PLACES THAT THE GYPSUM BOX OUT BECOMES IMPRACTICAL.



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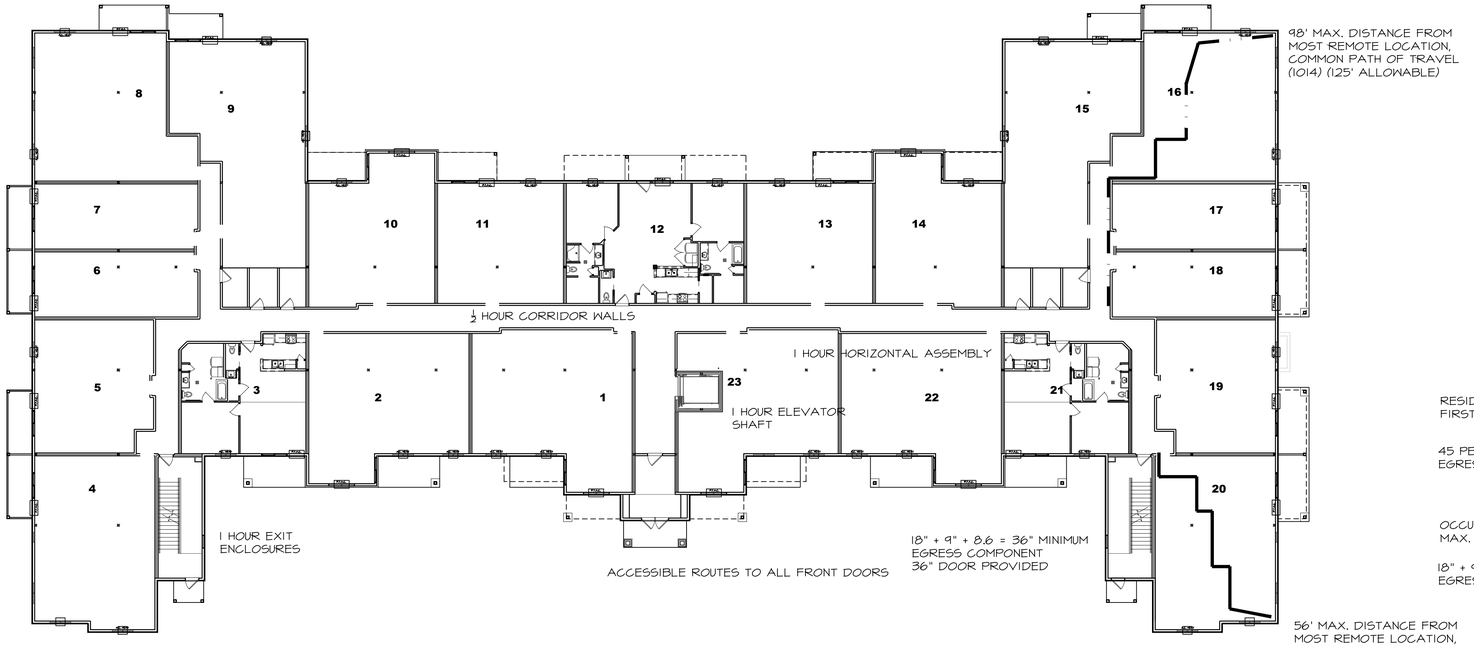
SAFETY PLANS



FIRST FLOOR PLAN

NOT TO SCALE:

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
FIRST FLOOR 26,810 S.F. / 200 =134 PEOPLE / 3 EXITS = 45 PEOPLE

45 PEOPLE * .2 = 9" MINIMUM EGRESS COMPONENT

45 PEOPLE * 0
NO PEOPLE GO TO STAIRWAY

OCCUPANT LOADS PER (1004.1.1)
MAX. CONVERGENCE PER EXIT

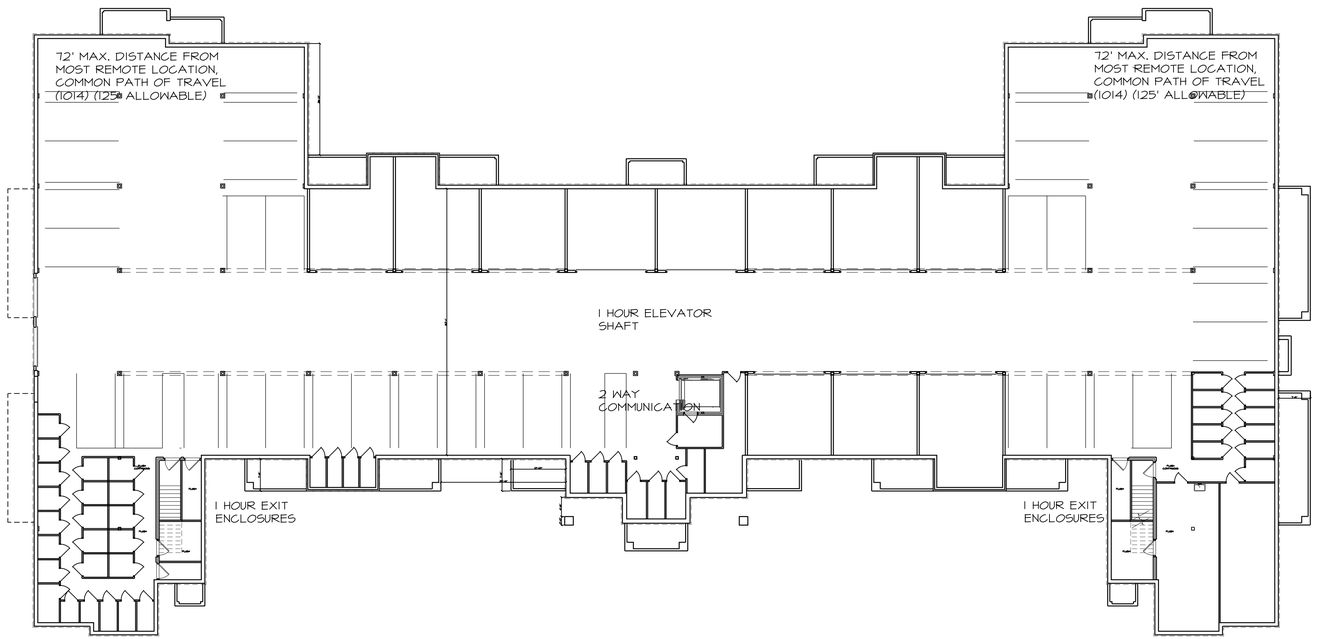
18" + 9" + 8.6 = 35.6" MINIMUM EGRESS COMPONENT

27" MINIMUM STAIRWAY

IBC 1011.1 - Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicates the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants. Intervening means of egress doors within exits shall be marked by exit signs. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet from the nearest visible exit sign. Address the need for 90 minute continued illumination in case of power loss.

IBC 715.4.8 - Fire doors shall be self-closing or automatic-closing in accordance with this section.
Exceptions: 1) Not applicable 2) Elevator doors and hoistway enclosure doors at the floor level designated for recall per Section 3003.2.

Smoke detection is required in R-2 occupancies. Carbon monoxide detectors are required per SPS 362.1200 if there are any combustion appliances.



PARKING PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
98 PEOPLE PARKING LEVEL

ACCESSORY = ONE PERSON / 300 S.F. GROSS *
25,804 S.F. / 300 =86 PEOPLE / 2 EXITS = 43 PEOPLE

43 PEOPLE * .2 = 8.6" MINIMUM EGRESS COMPONENT

43 PEOPLE * .3 = 13" MINIMUM STAIRWAY

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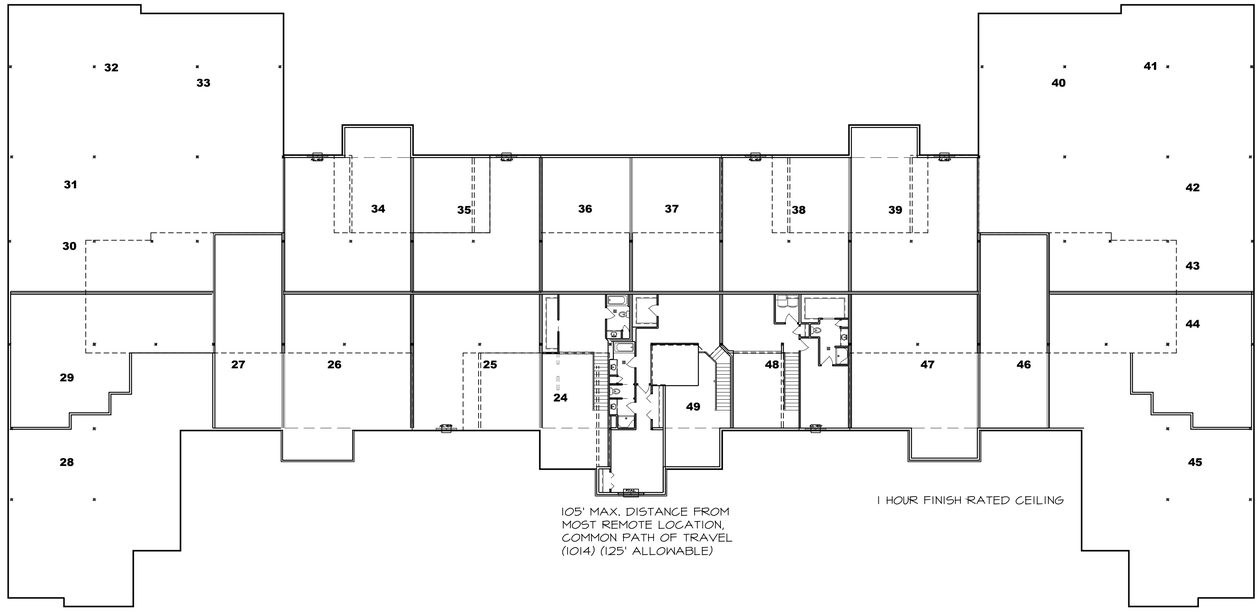
SAFETY PLANS

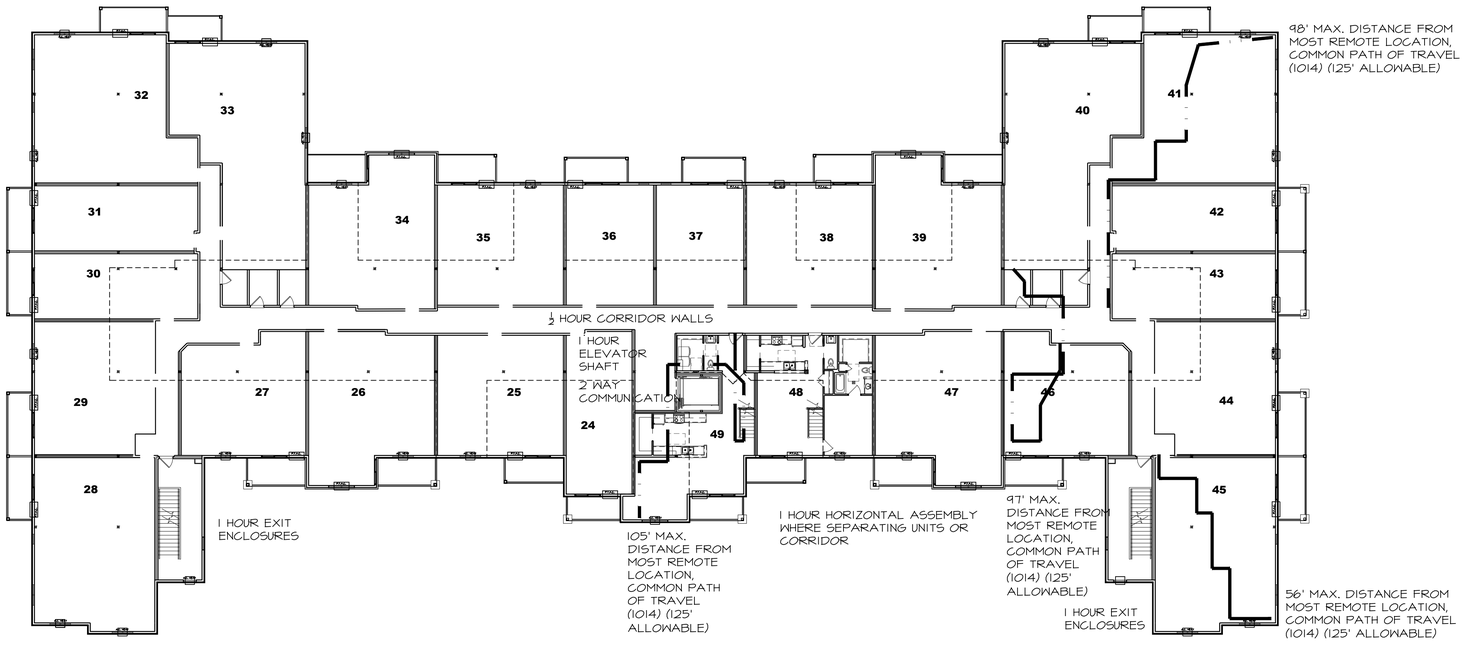


LOFT FLOOR PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
44 PEOPLE TOTAL FROM LOFT FLOOR

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
8,743 S.F. / 200 =44 PEOPLE
ALL EXIT THROUGH SECOND FLOOR



SECOND FLOOR PLAN

NOT TO SCALE:

OCCUPANT LOADS PER (1004.1.1)
134 PEOPLE TOTAL FROM SECOND FLOOR
AND 44 FROM LOFT FLOOR

RESIDENTIAL = ONE PERSON / 200 S.F. GROSS *
26,810 S.F. / 200 =134 PEOPLE + 44 / 2 EXITS = 89 PEOPLE

89 PEOPLE * .2 = 18" MINIMUM EGRESS COMPONENT

89 PEOPLE * .3 = 27" MINIMUM STAIRWAY

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Proposed New 49 Unit Leased Residences
with Lower Level Parking
Presented by;

LEXINGTON HOMES
Fountain Ridge

DETAIL OF FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATION
SCALE: 3/32" = 1'-0"

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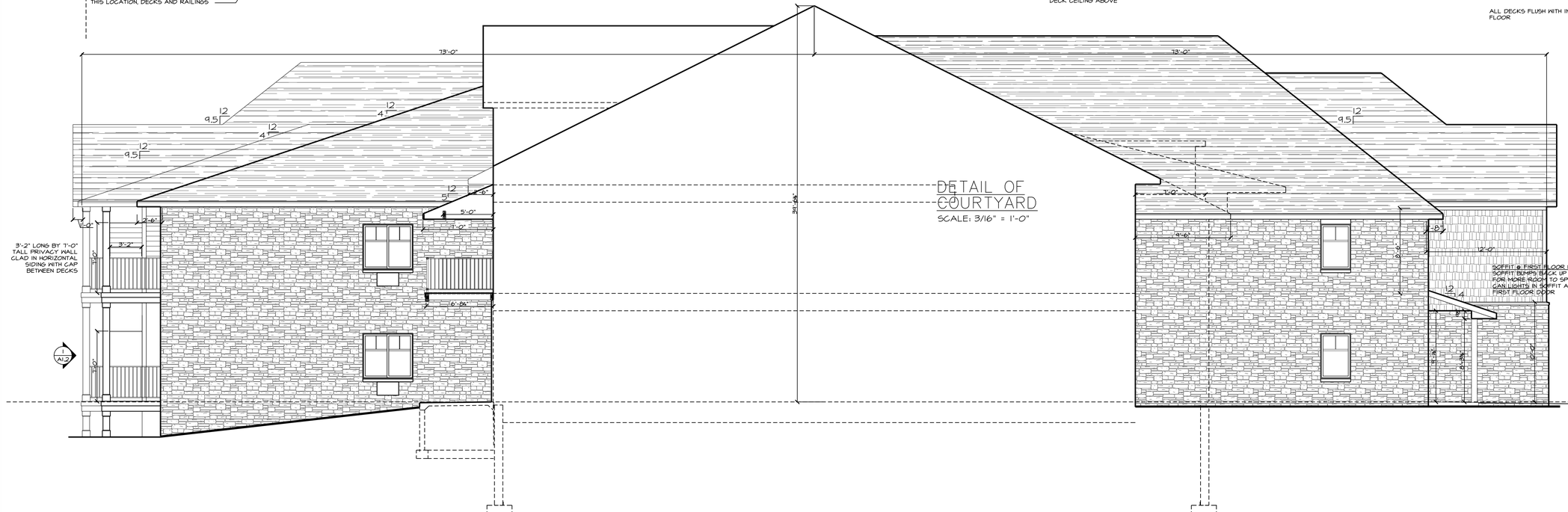
A 1.1

BACK ELEVATION

SCALE: 3/32" = 1'-0"

DETAIL OF BACK ELEVATION

SCALE: 3/16" = 1'-0"



DETAIL OF COURTYARD

SCALE: 3/16" = 1'-0"

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SHEET **A 1.2**

GARAGE ENTRANCE ELEVATION

SCALE: 3/16" = 1'-0"

STREET ELEVATION

SCALE: 3/16" = 1'-0"

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SHEET
A 1.3

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE ⅜ UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE ⅜ UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"x18"	1	GLULAM	COLUMN BRACKET		

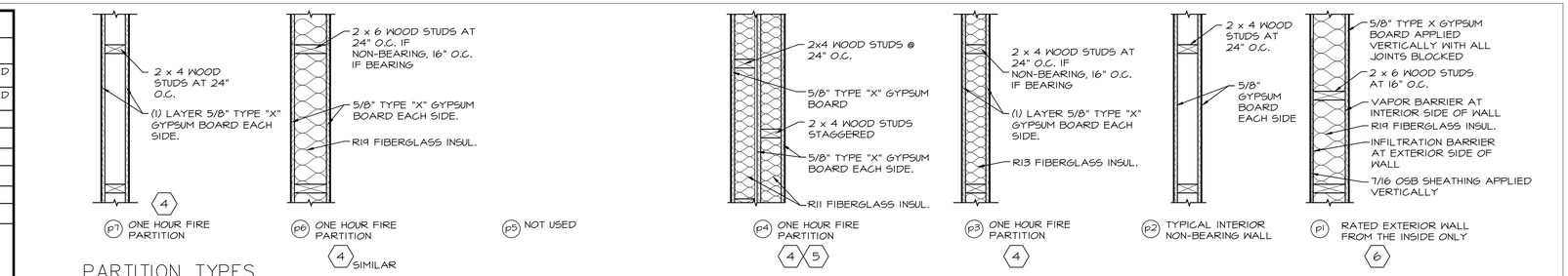
ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

TYPICAL FIRE RATED STRUCTURES NOTES

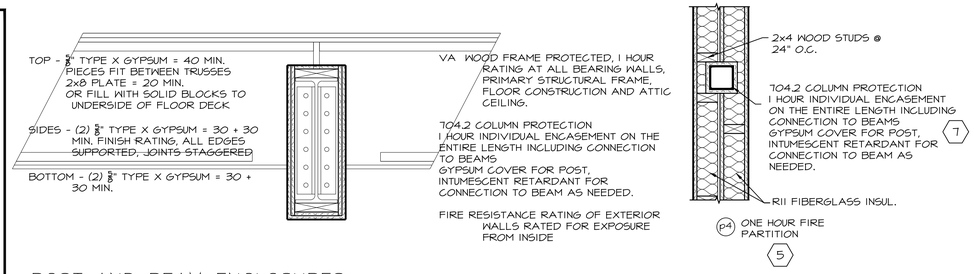
1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

LOWER LEVEL OPENINGS;
- ARE NOT IN THE THERMAL ENVELOPE
- 5/0x2/0 FIXED WINDOWS TO MATCH BUILDING ABOVE, SEE ELEVATIONS
- TWO 9'-0"x7'-0" GARAGE DOORS
- TWO AIR OPENINGS, CONFIRM REQUIRED GRILLS / GRATES AND SIZES



PARTITION TYPES

SCALE: 1 1/2" = 1'-0"



POST AND BEAM ENCLOSURES

SCALE: 1 1/2" = 1'-0"

FIRST FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	14	2	2	10	2	22.5	30	675
3/0x4/6	0	0	0	0	2	13.5	2	27
5/0x2/10	0	2	2	0	0	10	4	40
2/6x2/10	0	2	2	0	0	5	4	20
6/0x4/6	2	0	0	2	0	27	4	108
6/0X4/0	2	0	0	0	0	24	2	48
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	1	0	20	1	20
TRANSOMS 3/0x1/6	0	0	0	1	0	4.5	1	4.5
5/0x1/8	0	0	0	1	0	7.5	1	7.5
6/0x1/6	2	4	4	6	0	9	16	144
								1044

DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	1	0	0	0	0	42	1	42
3/0x7/0	2	0	0	0	0	21	2	42
3/0x6/8	0	0	0	1	0	20	1	20
6/0x6/8 PATIO DOOR	6	4	4	8	0	40	22	880
NOTE; THERE ARE DOORS IN THE LOBBY AND EXIT ENCLOSURE NOT COUNTED HERE FOR THEY ARE NOT EXTERIOR OPENINGS.								984

LOFT FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	2	0	0	4	0	22.5	6	135
3/0x4/6	0	0	0	0	0	13.5	0	0
5/0x2/10	0	0	0	0	0	10	0	0
2/6x2/10	0	0	0	0	0	5	0	0
6/0x4/0	1	0	0	0	0	24	1	24
6/0x4/6	0	0	0	0	0	27	0	0
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	0	0	0	0	0	7.5	0	0
6/0x1/8	1	0	0	0	0	10	1	10
								169

SECOND FLOOR OPENING SCHEDULE

WINDOW STYLE	FRONT	GARAGE ENTRANCE SIDE	STREET SIDE	POND BACK	COURTYARD ELEVATIONS	WINDOW S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
5/0x4/6	10	2	2	8	2	22.5	24	540
3/0x4/6	2	0	0	0	2	13.5	4	54
5/0x2/10	0	2	2	0	0	10	4	40
2/6x2/10	0	2	2	2	0	5	6	30
6/0x4/0	2	0	0	2	0	24	4	96
6/0x4/6	1	0	0	0	0	27	1	27
4/0x4/6	0	0	0	0	0	18	0	0
5/0x4/0	0	0	0	0	0	20	0	0
TRANSOMS 3/0x1/6	0	0	0	0	0	4.5	0	0
5/0x1/8	2	2	2	0	0	7.5	6	45
6/0x1/6	6	4	4	6	0	9	20	180
8/0x1/6	0	0	0	2	0	12	2	24
								1,036

DOOR STYLE	FRONT	GARAGE ENTRANCE SIDE	SIDE	POND BACK	COURTYARD ELEVATIONS	DOOR S.F.	TOTAL THIS FLOOR	TOTAL S.F. THIS FLOOR
(2) 3/0x7/0	0	0	0	0	0	42	0	0
3/0x7/0	0	0	0	0	0	21	0	0
3/0x6/8	0	0	0	0	0	20	0	0
6/0x6/8 PATIO DOOR	8	4	4	8	0	40	24	960
8/0x6/8 PATIO DOOR	0	0	0	2	0	53.4	2	107
								1,067

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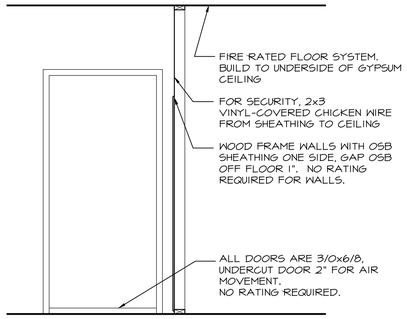
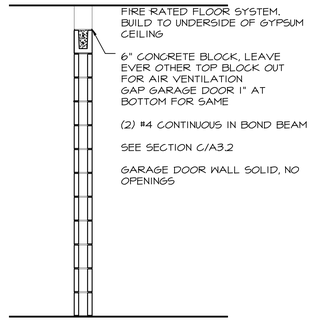
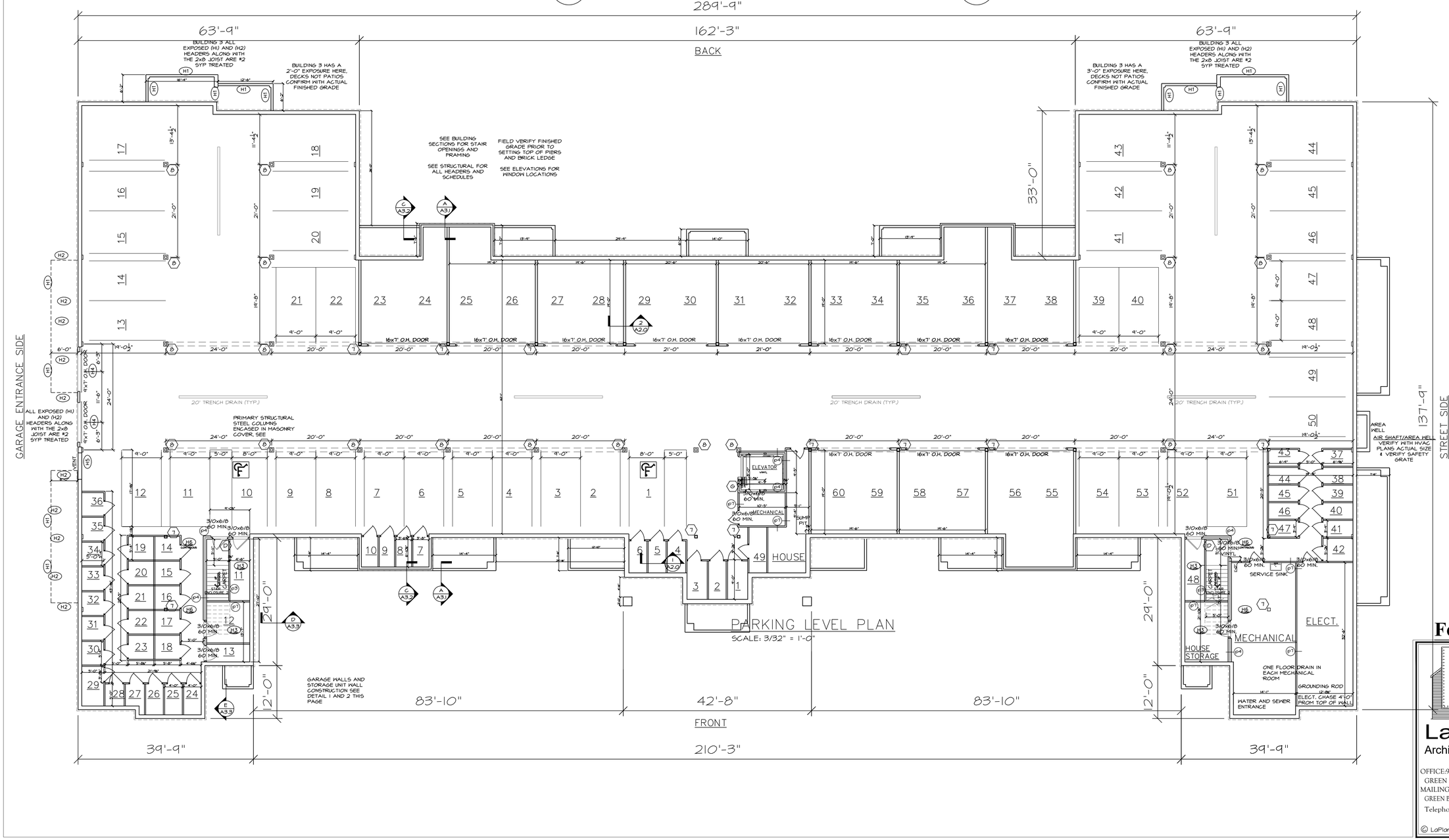
SHEET A 2



1 A2.0 STORAGE UNITS
SCALE: 1/2" = 1'-0"



2 A2.0 GARAGE WALLS
SCALE: 1/2" = 1'-0"



PARKING LEVEL PLAN
SCALE: 3/32" = 1'-0"

Fountain Ridge 49 3

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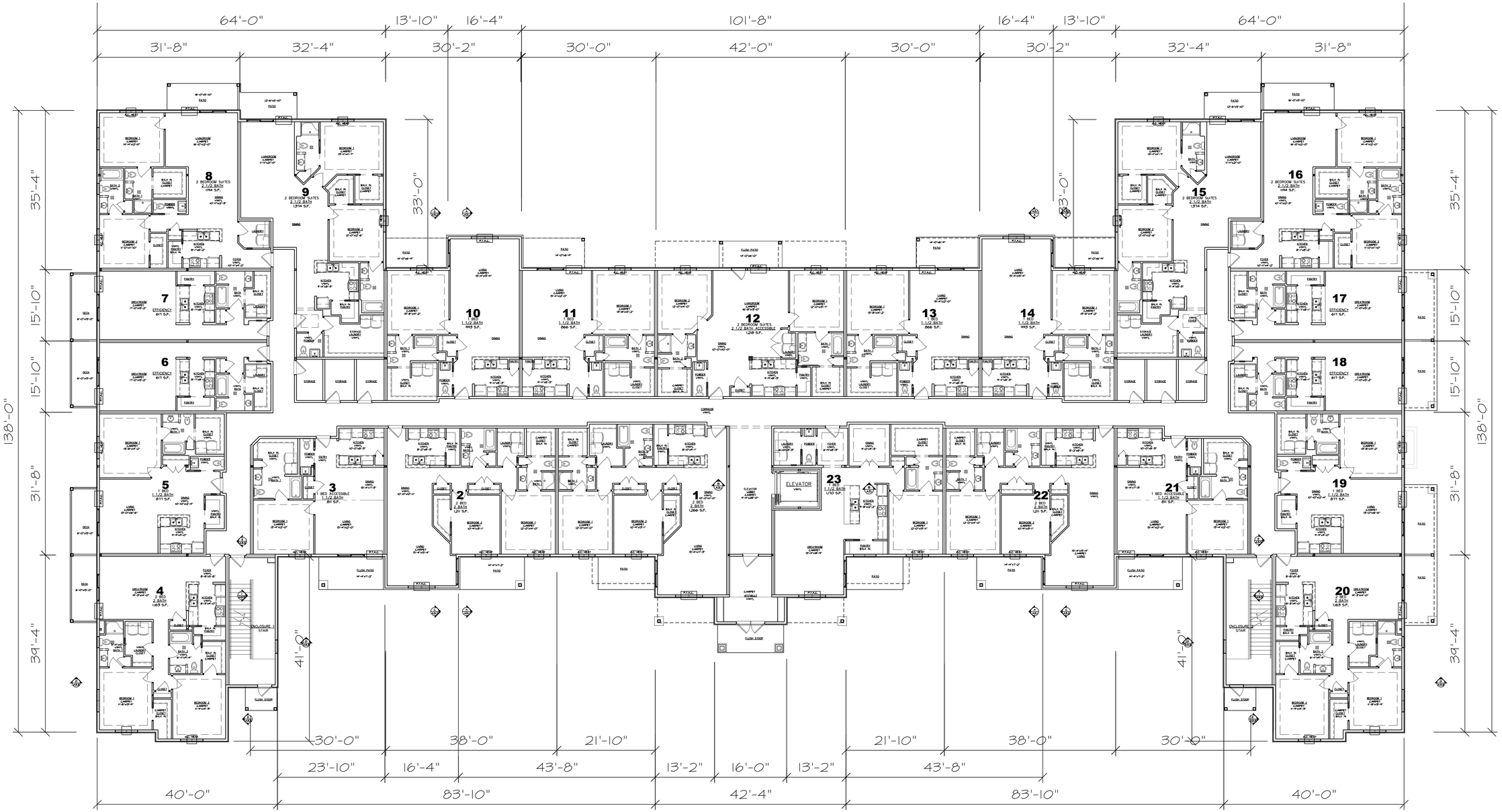

TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT

UNIT STYLE	NUMBER OF UNITS PER FLOOR
2 BEDROOM 2 ½ BATH	5
2 BEDROOM 2 BATH	5
LUXURY 1 BEDROOM 1 1/2 BATH	1
1 BEDROOM 1 1/2 BATH	8
EFFICIENCY 1 BATH	4

FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

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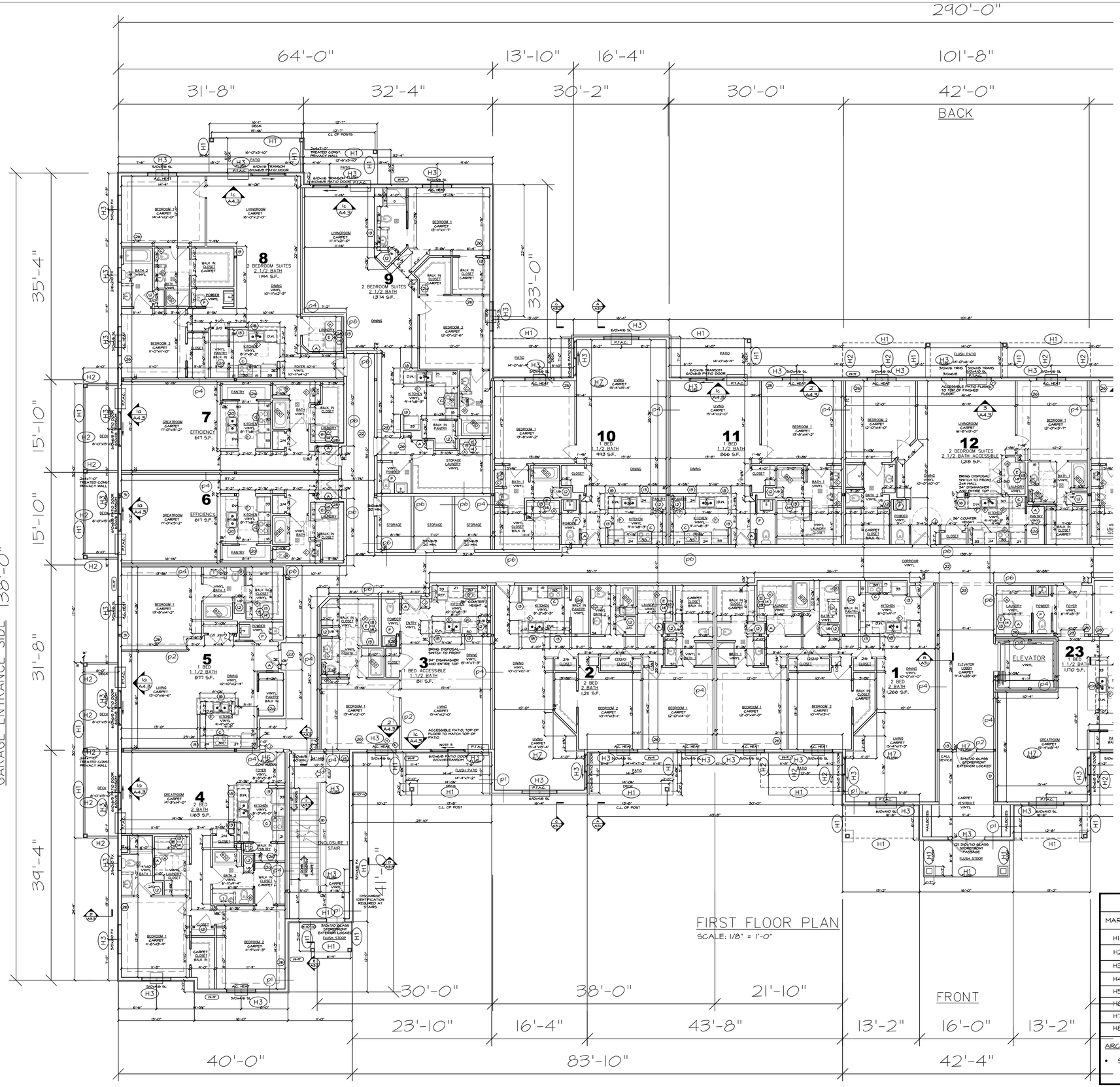

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20a. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3/0 UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 2/8 UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 7/8	2	LVL	2	2	
H6	5 1/2"X11 7/8	1	GLULAM	2	2	
H7	5 1/2"X14"	1	GLULAM	2	2	
H8	6 3/4"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

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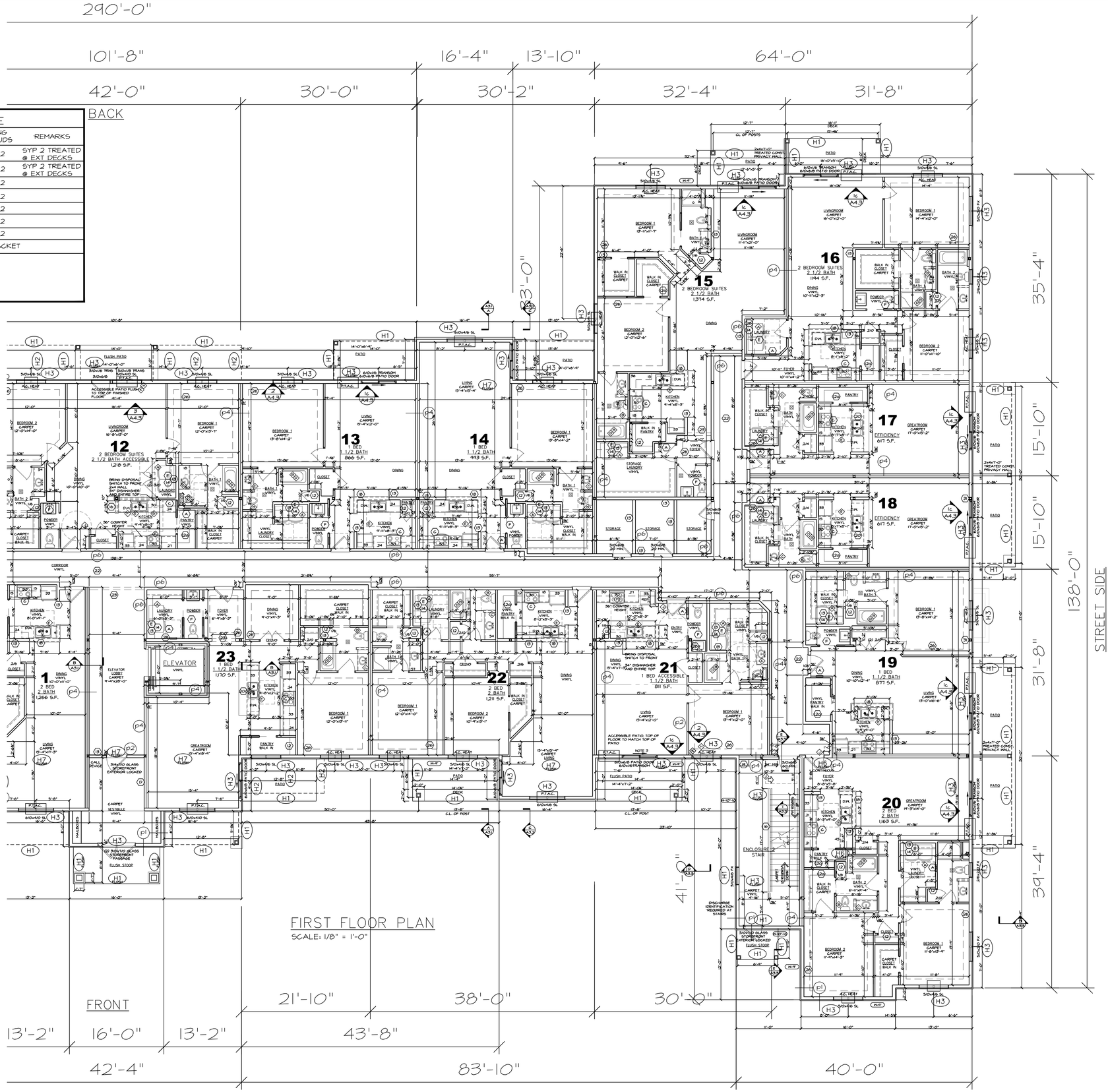
WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3



DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
22. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"X30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
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19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20a. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL. FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- G. 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3' UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 3' UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
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10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

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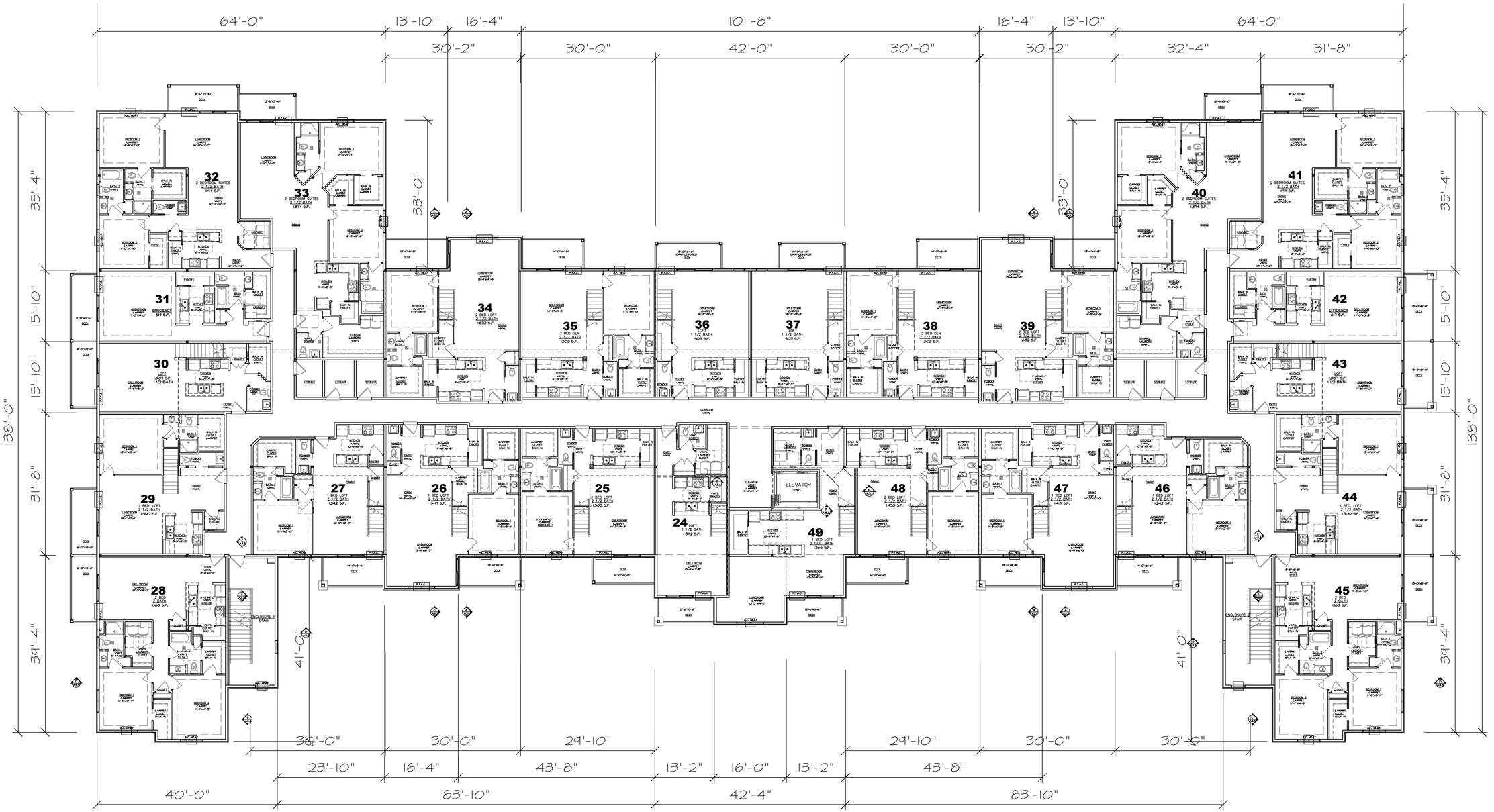
SHEET **A 2.1.3**



TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

UNIT COUNT

UNIT STYLE	NUMBER OF UNITS PER FLOOR
2 BEDROOM 2 ½ BATH	4
2 BEDROOM, LOFT 2 ½ BATH	6
1 BEDROOM, LOFT 2 ½ BATH	6
2 BEDROOM 2 BATH	2
LUXURY 1 BEDROOM, LOFT 2 1/2 BATH	1
LOFT 1 1/2 BATH	5
EFFICIENCY 1 BATH	2

SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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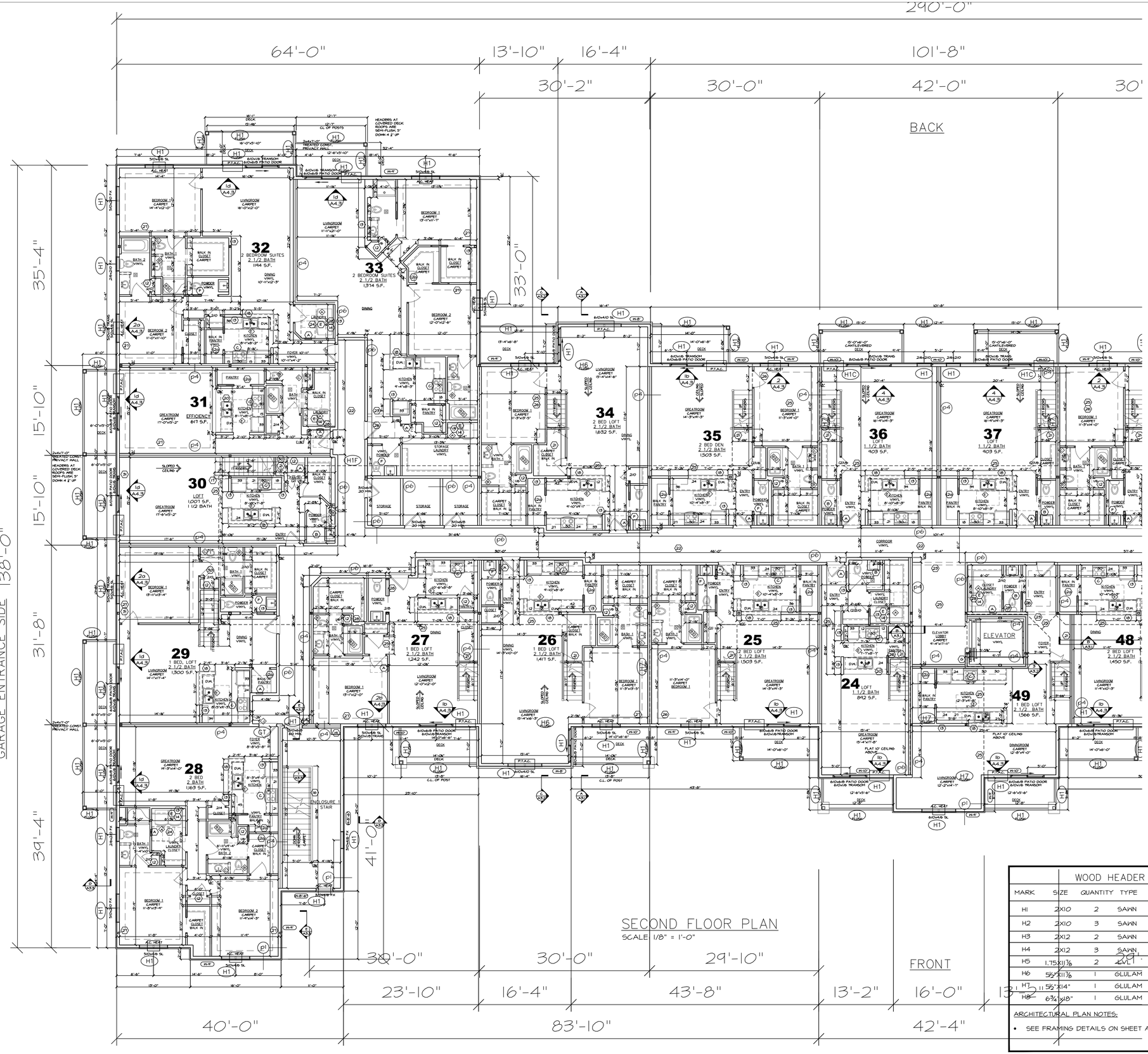

SECOND FLOOR PLAN

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

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
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12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14" O.C.
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16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x9'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
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23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
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3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE ⅝ UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE ⅝ UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING, NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3

Fountain Ridge 49

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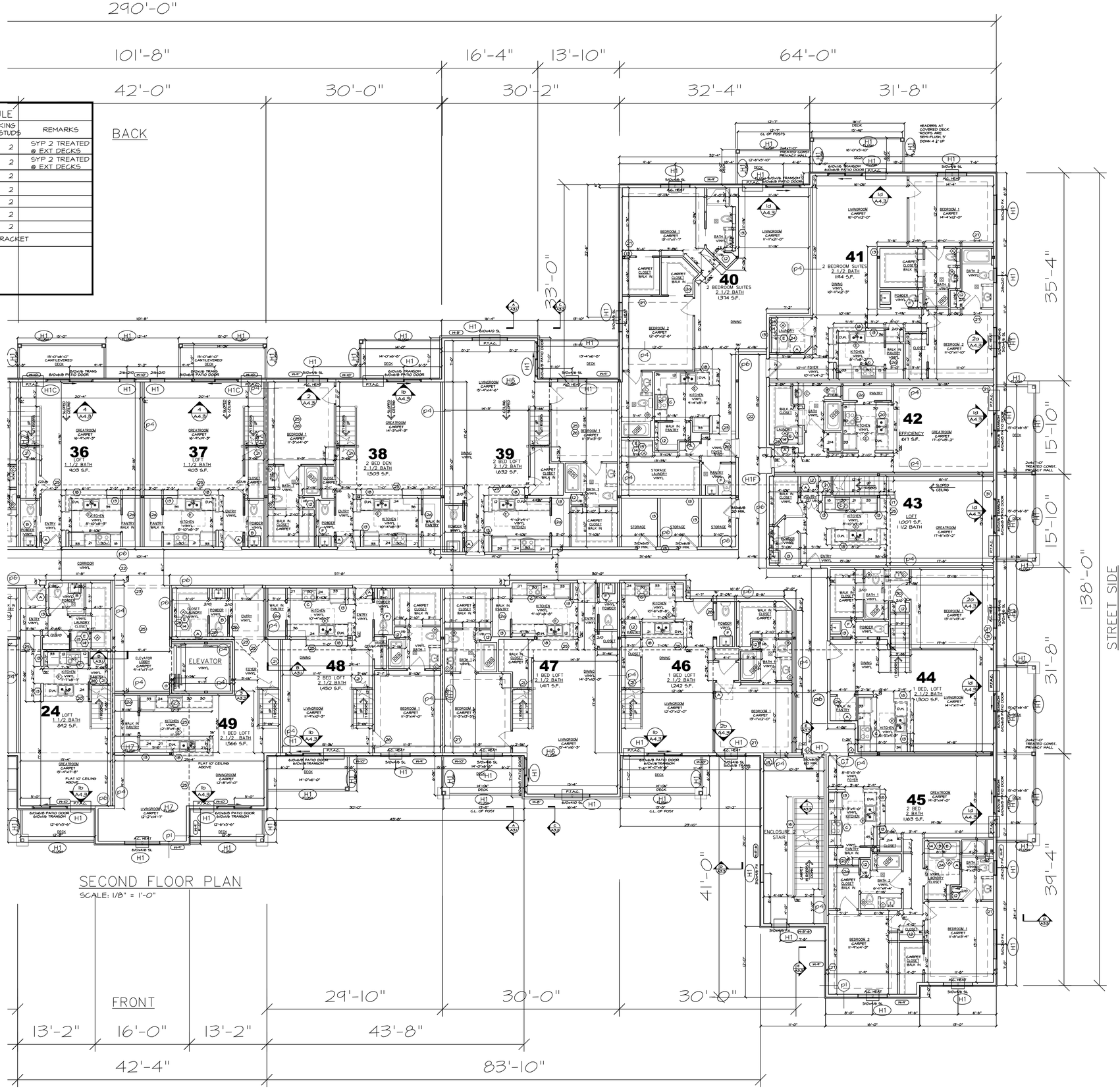
SHEET A 2.2.2

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11⅞	2	LVL	2	2	
H6	5½"X11⅞	1	GLULAM	2	2	
H7	5½"X14"	1	GLULAM	2	2	
H8	6¾"X18"	1	GLULAM	COLUMN BRACKET		

ARCHITECTURAL PLAN NOTES:

- SEE FRAMING DETAILS ON SHEET A/4.3



SECOND FLOOR PLAN

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

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND FURRING CHANNELS AT 24" O.C.
2. 1 HOUR RATED HORIZONTAL ASSEMBLY WITH GYPCRETE TOPPING, BIB INSULATION AND RESILIENT CHANNELS AT 16" O.C.
3. 1 HOUR FINISH RATED CEILING.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL ASSEMBLY.
6. 1 HOUR RATED EXTERIOR WALL RATED FROM THE INSIDE ONLY.
7. 1 HOUR RATED COLUMN COVERS.
8. 1 HOUR PROTECTION FOR PRIMARY LOAD BEARING STEEL POSTS
9. NOT USED
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. 2X6 INTERIOR WALL
14. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.
15. FLOOR COVERING TRANSITION LINE.
16. 2x4x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
17. 2x6x3'-6" HEIGHT FROM TOP OF OSB DECK TO TOP PLATE. BRACED GUARD WALL WITH WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP.
18. 2x6x3'-10" HEIGHT FROM TOP OF OSB DECK TO SINGLE TOP PLATE. BRACED WALL WITH LAMINATE TOP.
19. 1'-8"x10" ENCLOSED STANDPIPE, 12"x24" CABINET FRONT AT VALVES IBC 905.3.1, CONFIRM WITH FIRE DEPARTMENT.
20. 3'-0" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
20.1. 3'-6" DEEP COUNTER TOP - SNACK BAR, OPEN CABINET BACK.
21. SLOPED CEILING UNDER STAIR. DOOR MAY HAVE STRINGER BEHIND.
22. ACOUSTIC CEILING DROPPED TO 8' A.F.F.
23. 6" WIDE GYPSUM SOFFIT DROPPED TO 8' A.F.F.
24. ATTIC SCUTTLE PANEL IN CEILING, SEE 5/A4.2
25. 9' FLAT CEILING, FLOOR ABOVE
26. TREY DROPPED 8" AND FRAMED INTO ROOM 12", 9' CEILING MINIMUM, CEILING FOR ALL BEDROOMS WITH 11' MINIMUM WIDTH.
27. TREY BUILT UP ABOVE EXTERIOR WALL HEIGHT, 12" OUT AND 8" UP.
28. FURRED WALL
29. SOUND INSULATED WALL
30. 2x8 @ 16" O.C. FLOOR JOIST FOR DROPPED STAIR LANDING.
31. STEEL COLUMN AND BEAM ABOVE, INSULATE ALL SPACE BETWEEN STEEL AND EXTERIOR SHEATHING.
32. EXTERIOR WALL - EITHER IN ATTIC OR ABOVE THE ROOF LINE, EXTERIOR SURFACE SHEATHED WITH OSB

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- (B) PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- (C) MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- (D) SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- (E) LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (F) PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.
- (G) 2 WAY COMMUNICATION, 1007.8

TYPICAL DWELLING MATERIAL NOTES

1. ALL WINDOWS AND DOORS IN KITCHEN, LIVING AND DINING ROOMS (COMMON AREAS) HAVE JAMBS AND CASED OPENINGS. ALL WINDOWS AND DOORS IN PRIVATE ROOMS LIKE BEDROOMS HAVE GYPSUM JAMB RETURNS. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)
2. ALL 3/0 UNIT ENTRY DOORS HAVE LOW PROFILE THRESHOLDS, 20 MIN. RATING
3. ALL FLOORS SERVED BY THE ELEVATOR HAVE INTERIOR UNIT DOORS THAT ARE 3' UNLESS OTHERWISE NOTED.
4. ALL LOFT FLOOR DOORS ARE 3' UNLESS OTHERWISE NOTED.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N. SEE SHEET A/4.1 FOR TYPICAL TOILET PLAN DIMENSIONS AND BLOCKING.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".
8. PERIMETER OF BUILDING DIMENSIONS ARE TO THE SHEATHING. NOTE EXTERIOR WALL IS LABELED AS 6". INTERIOR DIMENSIONS ARE STUD TO STUD.
9. SPS 362.1200 CARBON MONOXIDE DETECTION AT COMBUSTION APPLIANCES.
10. SMOKE DETECTION REQUIRED IN ALL BEDROOMS AND ONE IN THE PUBLIC SPACE OF THE DWELLING. AT LEAST ONE PER FLOOR.

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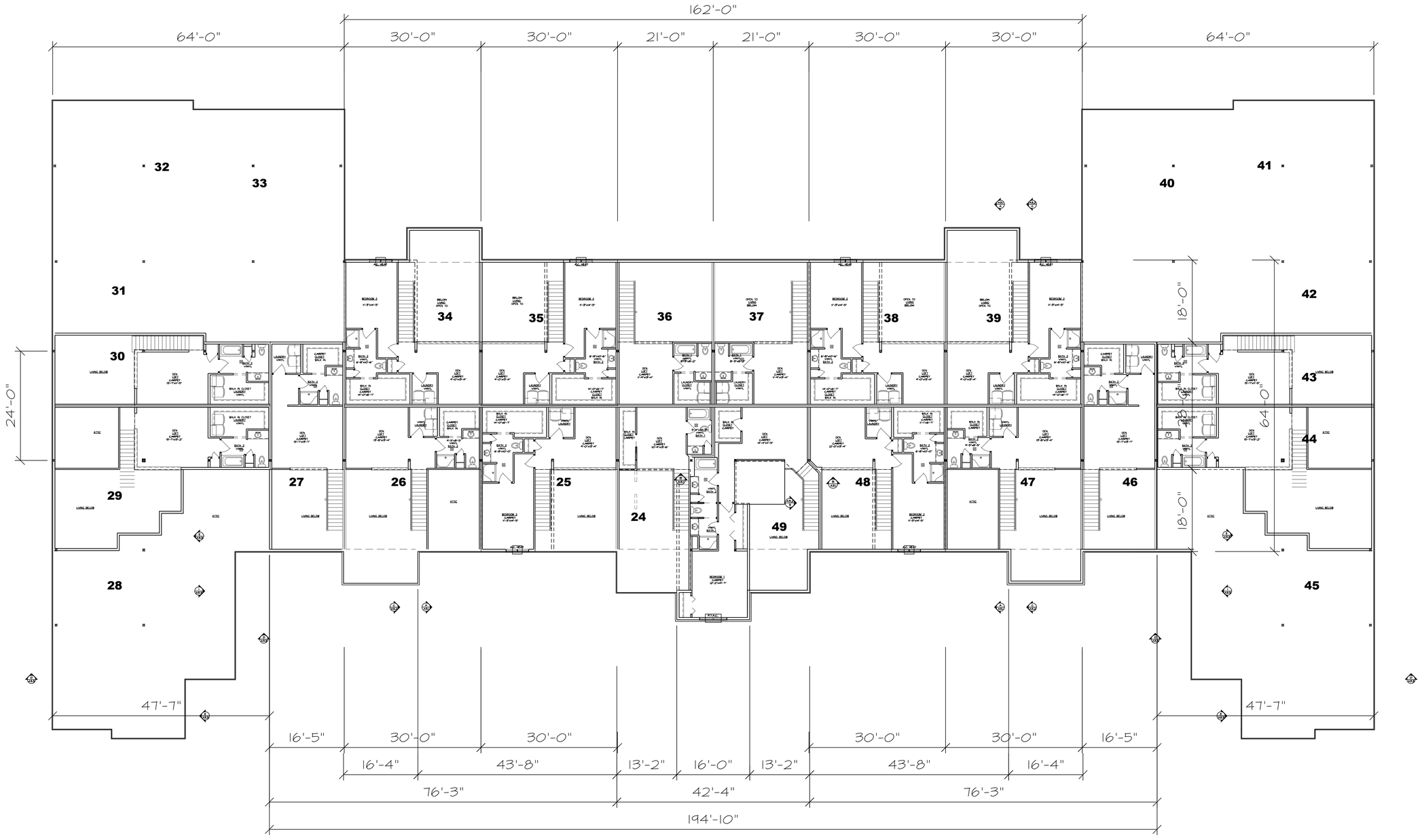

TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED. U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 703.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

THIRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

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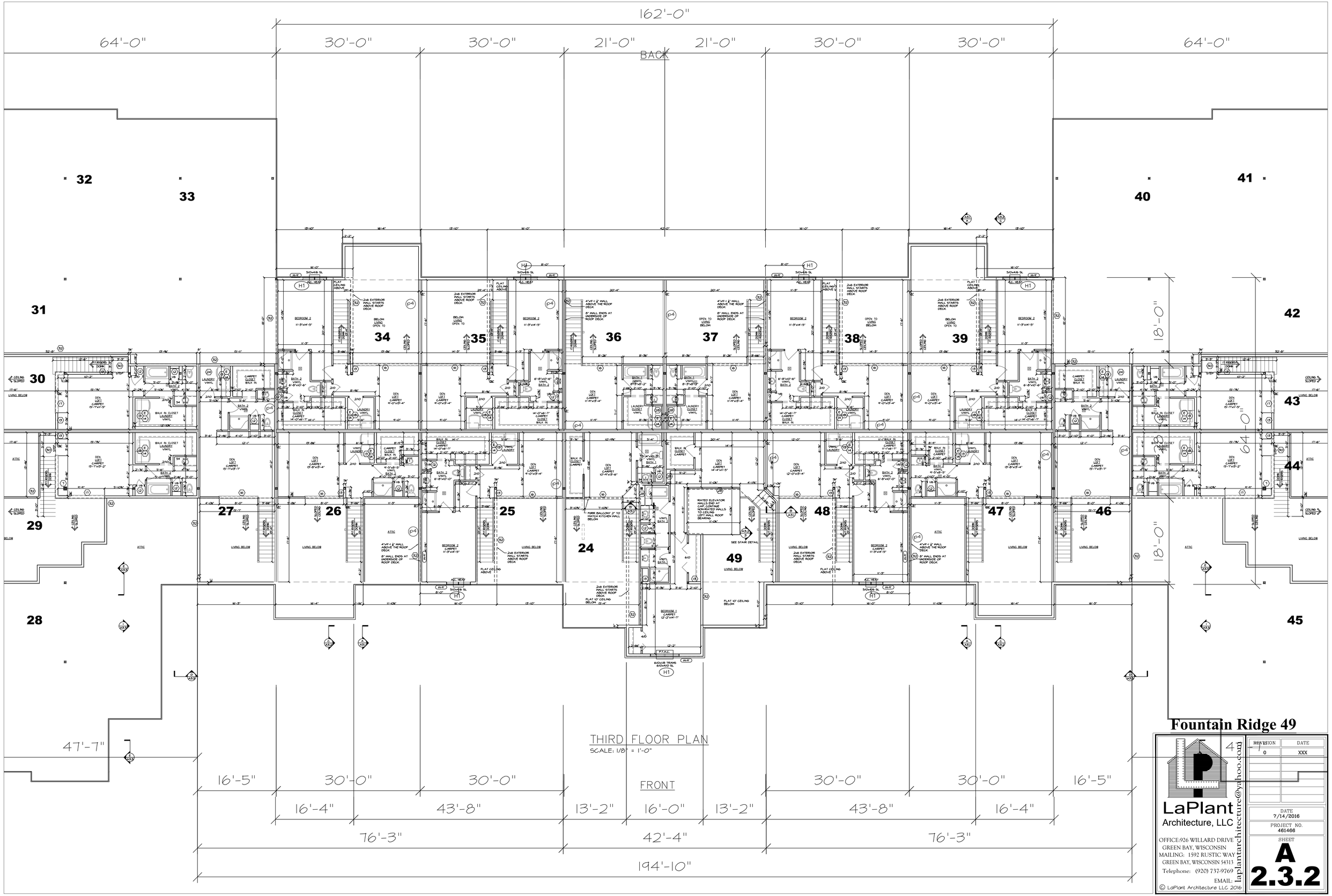

THIRD FLOOR PLAN

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

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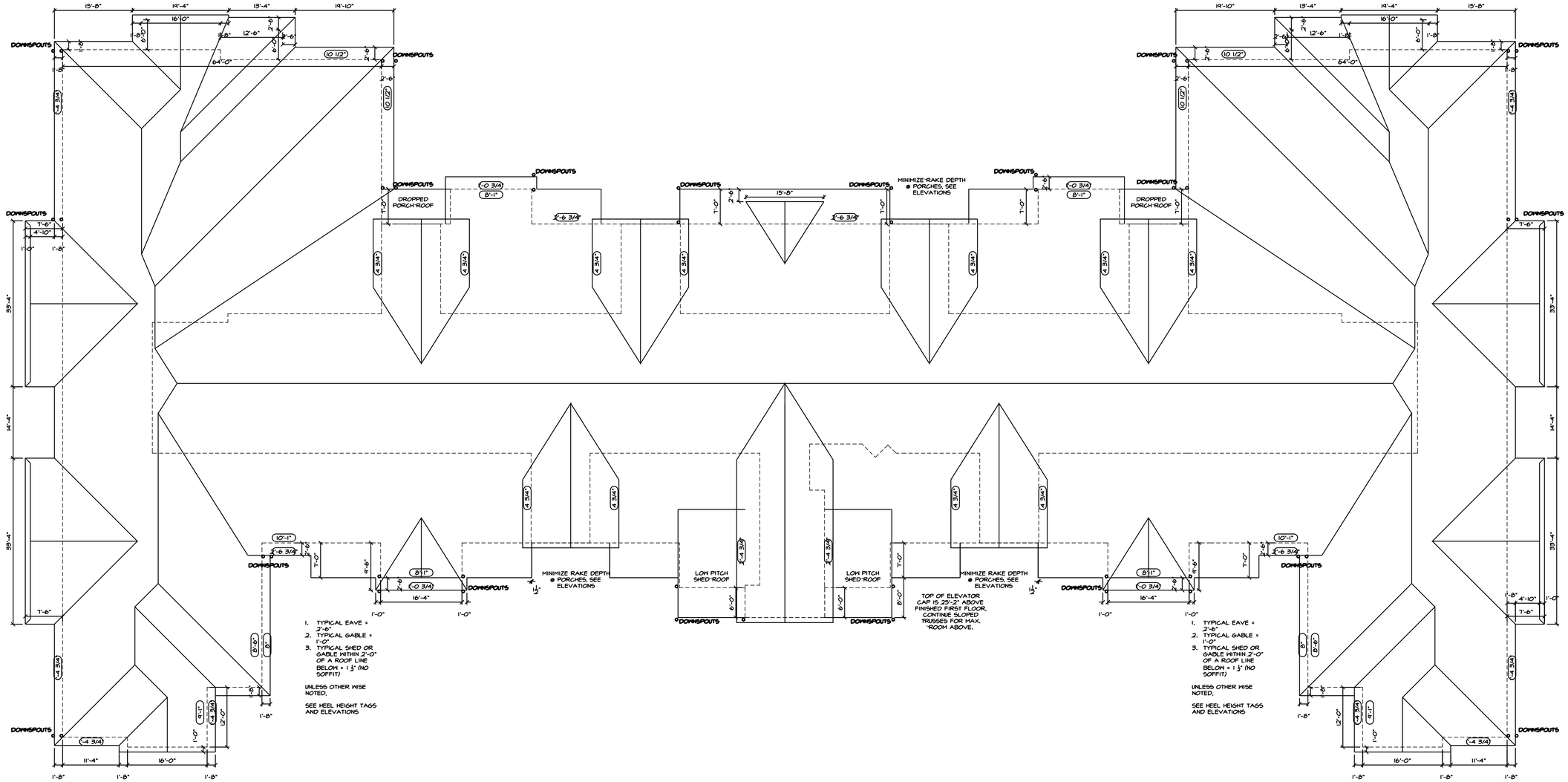
SHEET **A 2.3.2**



ROOF PLAN

SCALE: 3/32" = 1'-0"

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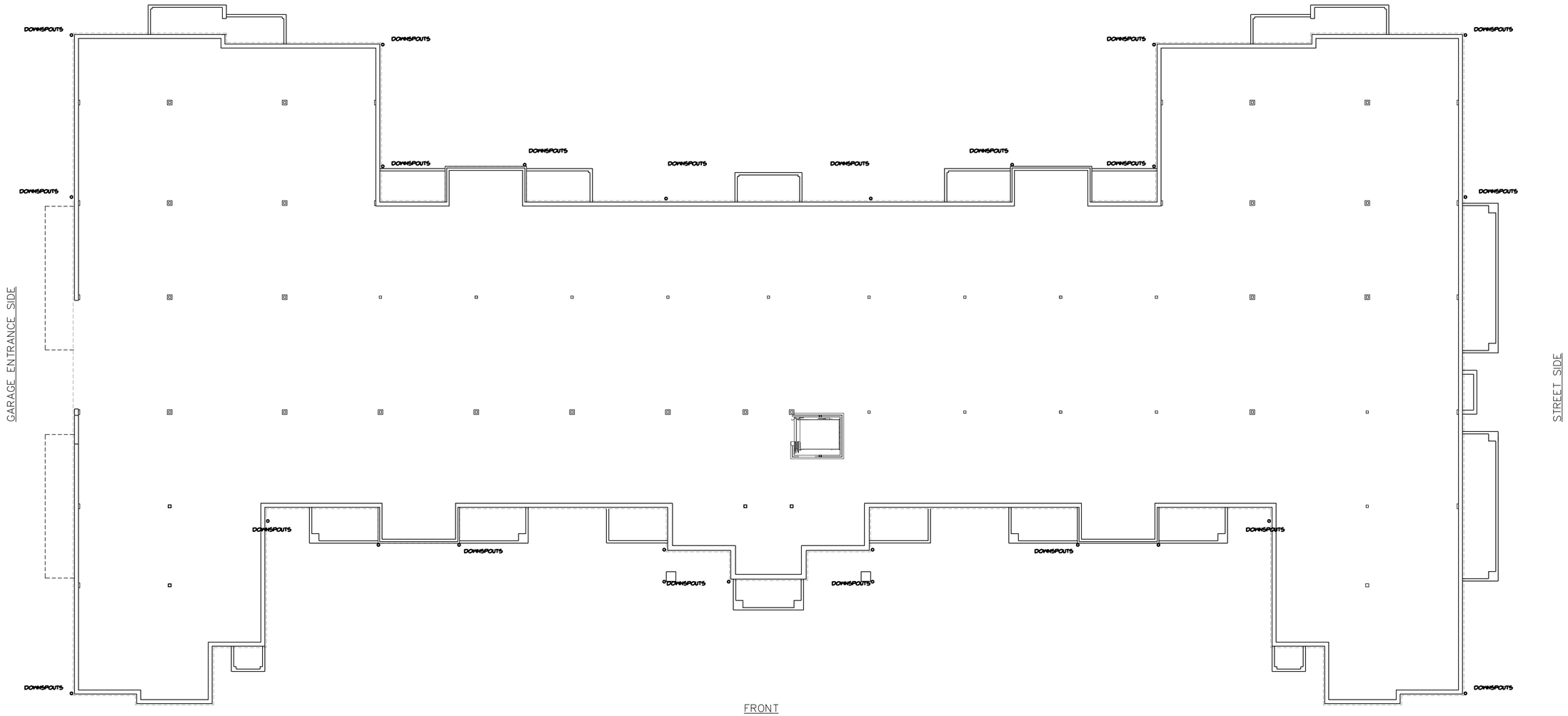
SHEET A 2.5.1

BACK



FRONT

DOWNSPOUT PLAN

SCALE: 3/32" = 1'-0"

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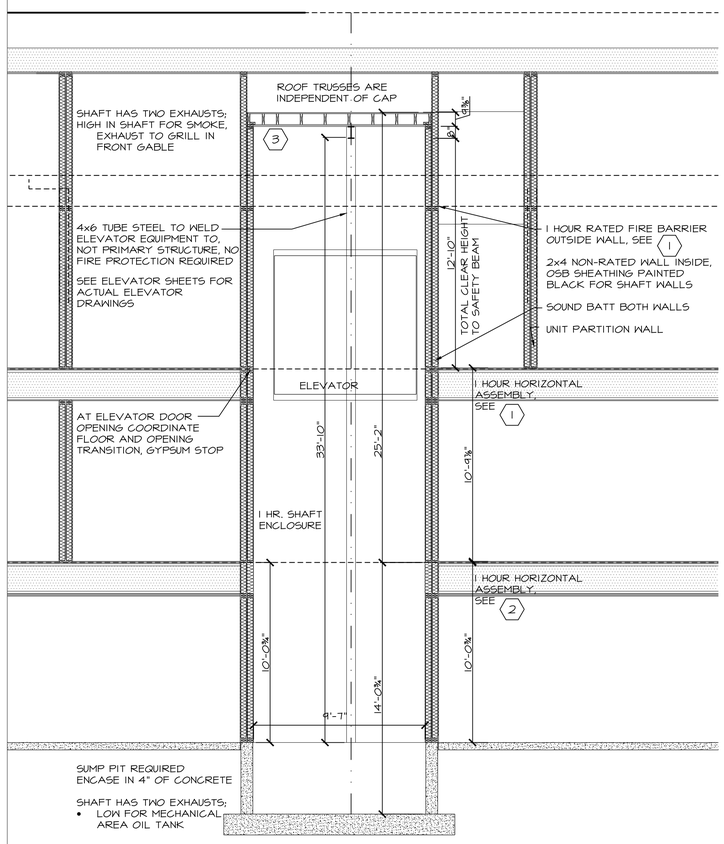
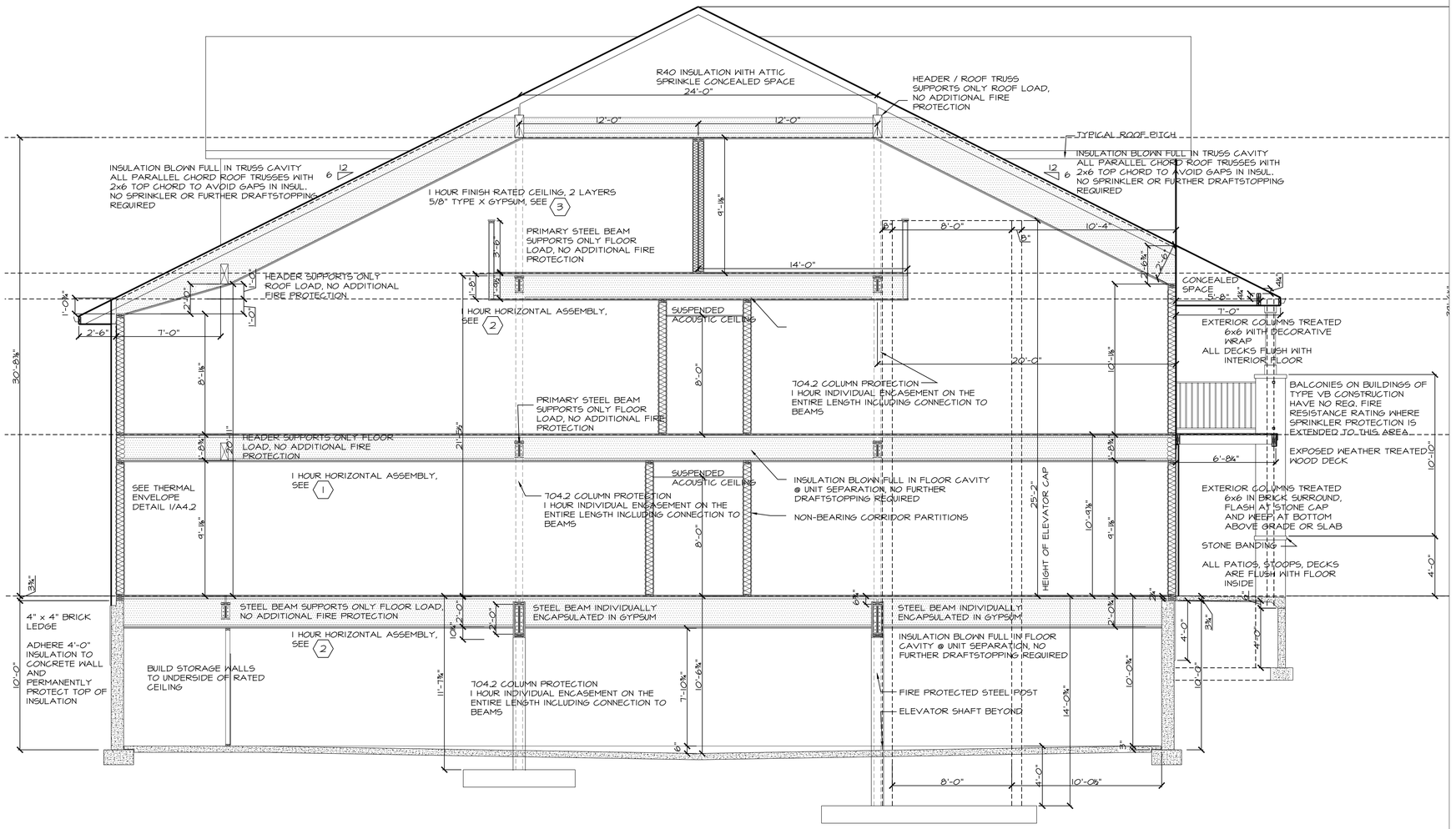
SHEET A 2.5.3

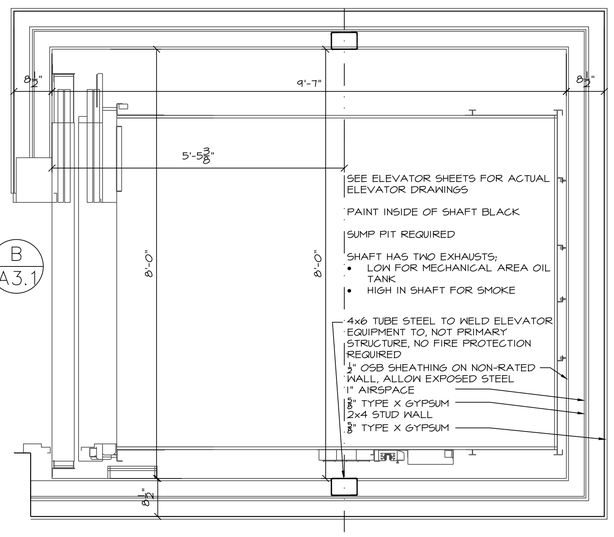
BUILDING SECTION B
SCALE: 1/4" = 1'-0" — A3.1





BUILDING SECTION A
SCALE: 1/4" = 1'-0" — A3.1

ELEVATOR PLAN B
SCALE: 3/4" = 1'-0" — A3.1



TYPICAL FIRE RATED STRUCTURES NOTES

1. ALL EXTERIOR WALLS ARE FIRE RATED FROM THE INSIDE, STUDS 2x6x16" O.C. UNLESS OTHERWISE NOTED.
2. ALL INTERIOR PARTITIONS ARE NON-BEARING AND STUDS ARE 2x @ 24" O.C.. UNIT SEPARATIONS ARE 1 HOUR RATED AND CORRIDORS ARE ½ HOUR RATED, U.O.N.
3. NO DRAFTSTOPPING REQUIRED IN FLOOR OR ATTIC SPACES.
4. FIRST FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY ENCAPSULATED. RESILIENT CHANNEL FOR PARKING AREA CEILING U.O.N.
5. SECOND FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS INDIVIDUALLY SPRAY FIRE PROTECTED. IB-1 CHANNEL ON CEILINGS WHERE SEPARATING A DWELLING ABOVE. U.O.N.
6. LOFT FLOOR (HORIZONTAL ASSEMBLY) 1 HOUR RATED, STEEL IS SPRAY FIRE PROTECTED. RESILIENT CHANNEL FOR CEILING. U.O.N.
7. STAIR AND ELEVATOR SHAFTS ARE ONE HOUR RATED GYPSUM SHAFT WALL SYSTEM ENDING AT ONE HOUR CAP.
8. ALL CEILING TO ATTIC LIDS RATED WITH 2 LAYERS TYPE X GYPSUM.
9. IBC 103.6 SHAFT WALLS AND FIRE PARTITIONS REQUIRED TO HAVE PROTECTED OPENINGS PERMANENTLY IDENTIFIED IN DROPPED CEILING SPACE WITH SIGNS OR STENCILING.

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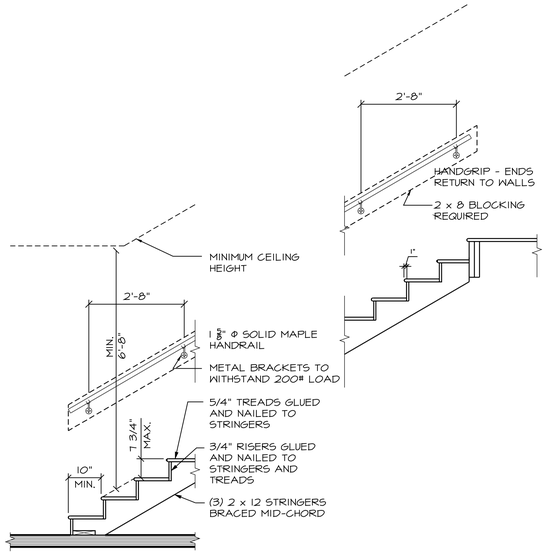
SHEET A 3.1

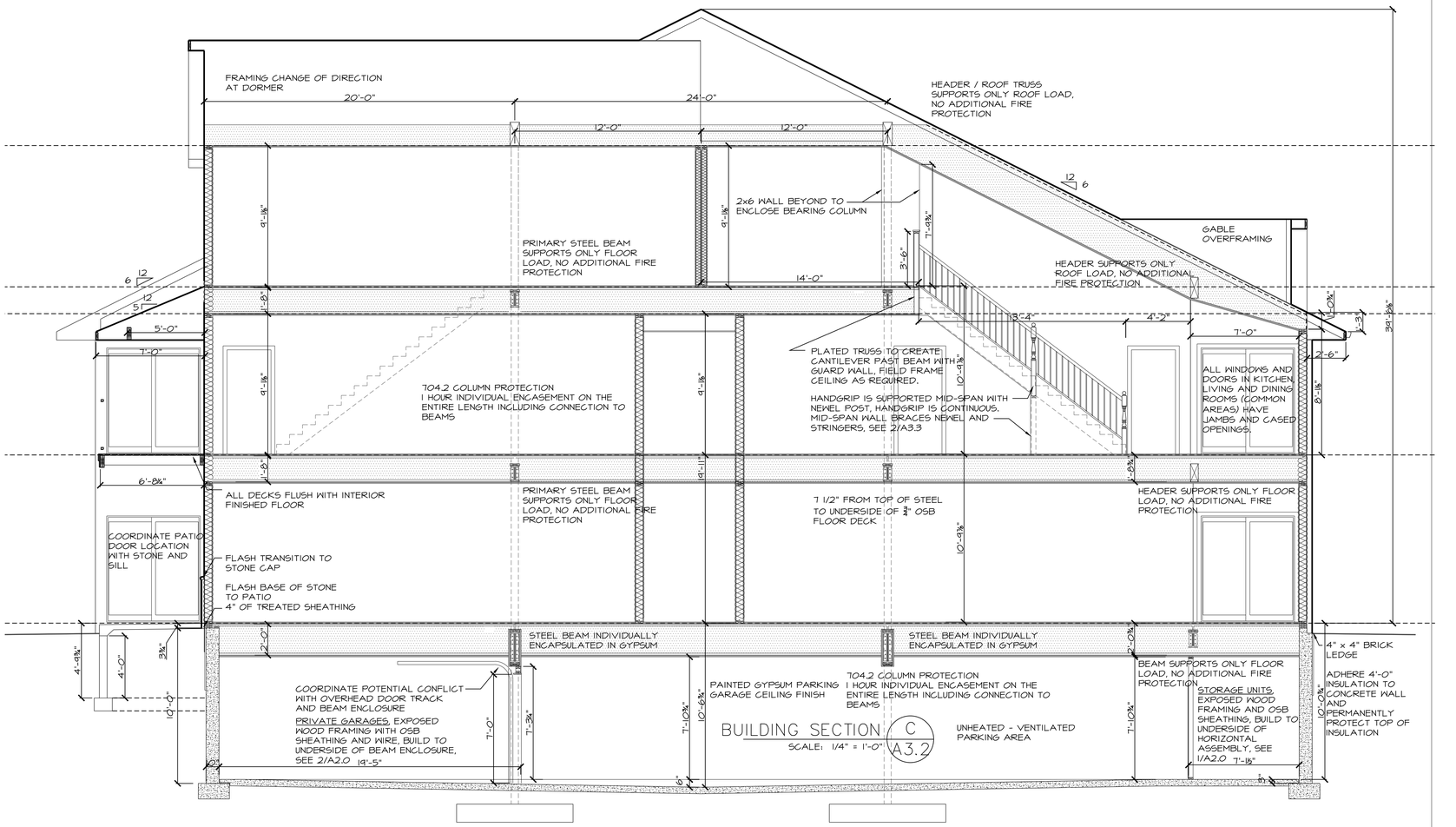


DWELLING UNIT STAIR TYPICAL DETAIL

SCALE: 1/2" = 1'-0" — 2 / A3.2

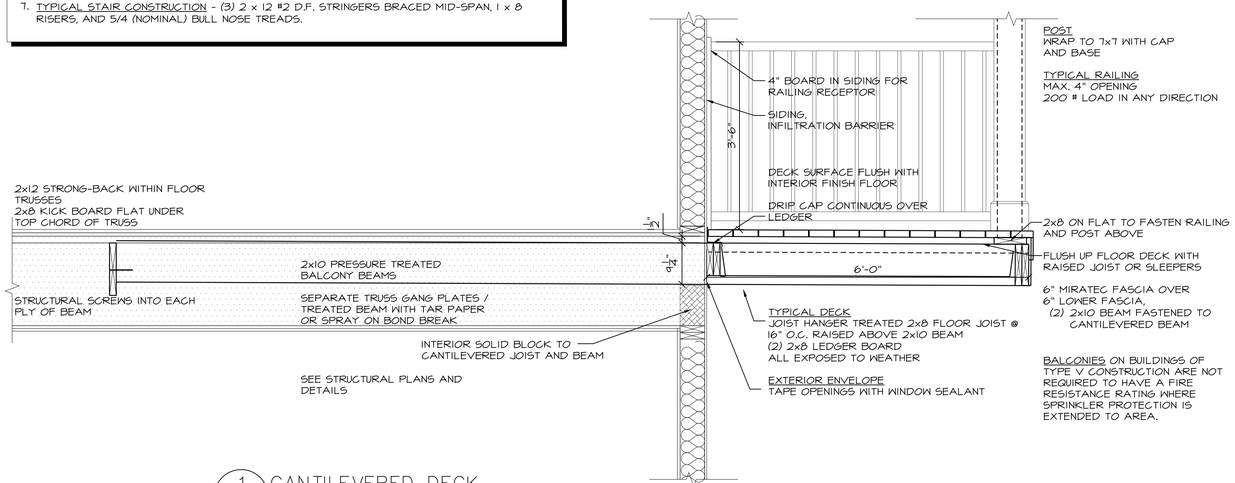
GENERAL NOTES–STAIRS WITHIN DWELLING UNITS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
3. HANDRAILS AND HALF WALLS - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
4. HAND GRIP DIMENSIONS - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
7. TYPICAL STAIR CONSTRUCTION - (3) 2 x 12 #2 D.F. STRINGERS BRACED MID-SPAN, 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.



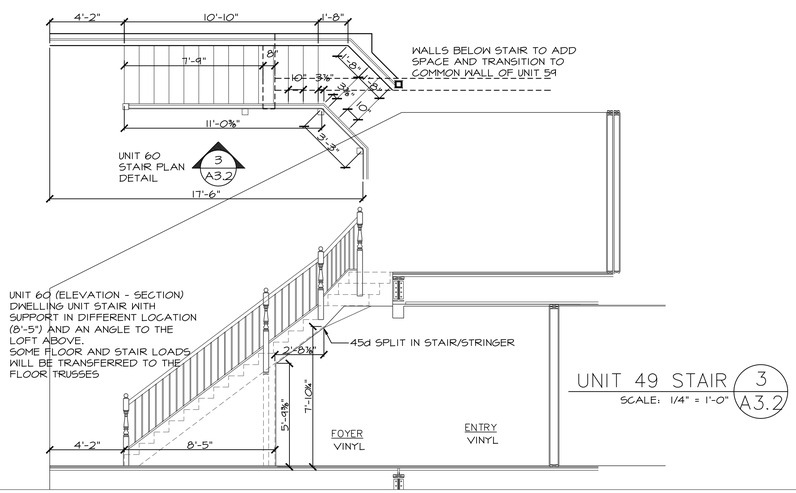
BUILDING SECTION C

SCALE: 1/4" = 1'-0" — A3.2



1 / A3.2 CANTILEVERED DECK

SCALE: 3/4" = 1'-0"



UNIT 49 STAIR 3 / A3.2

SCALE: 1/4" = 1'-0"

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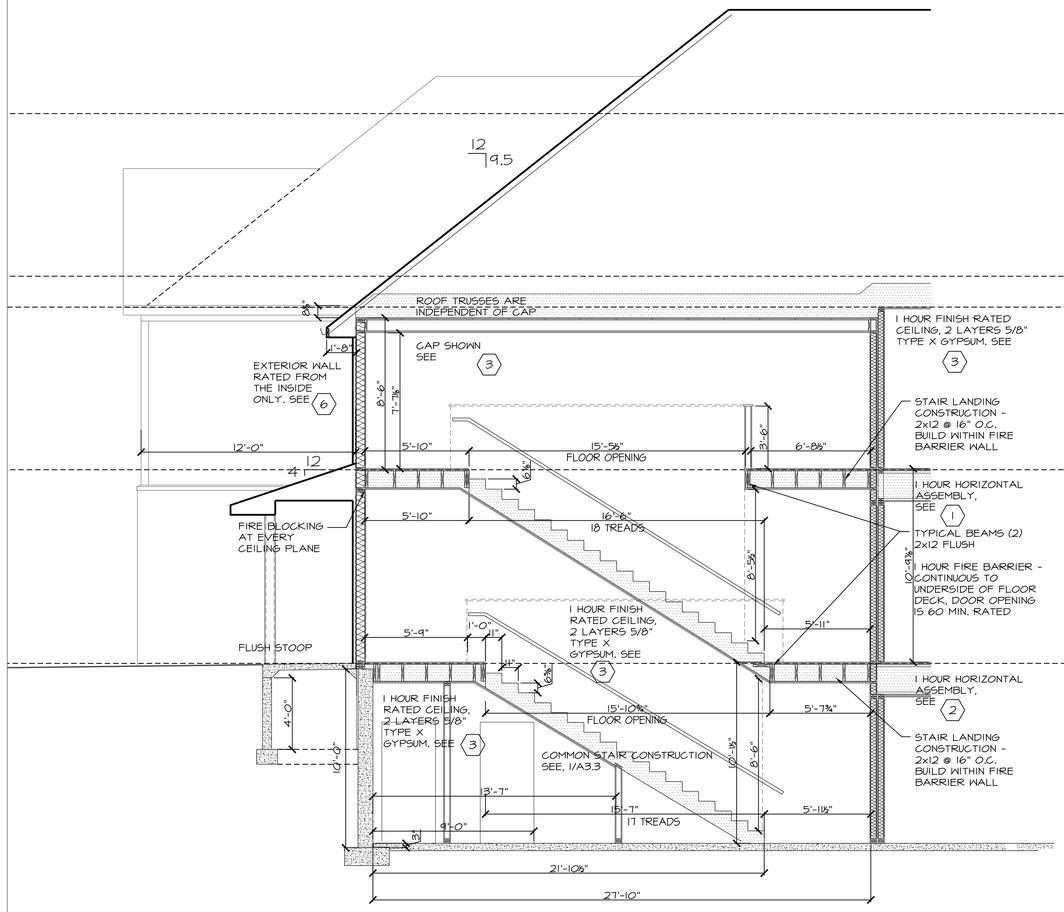
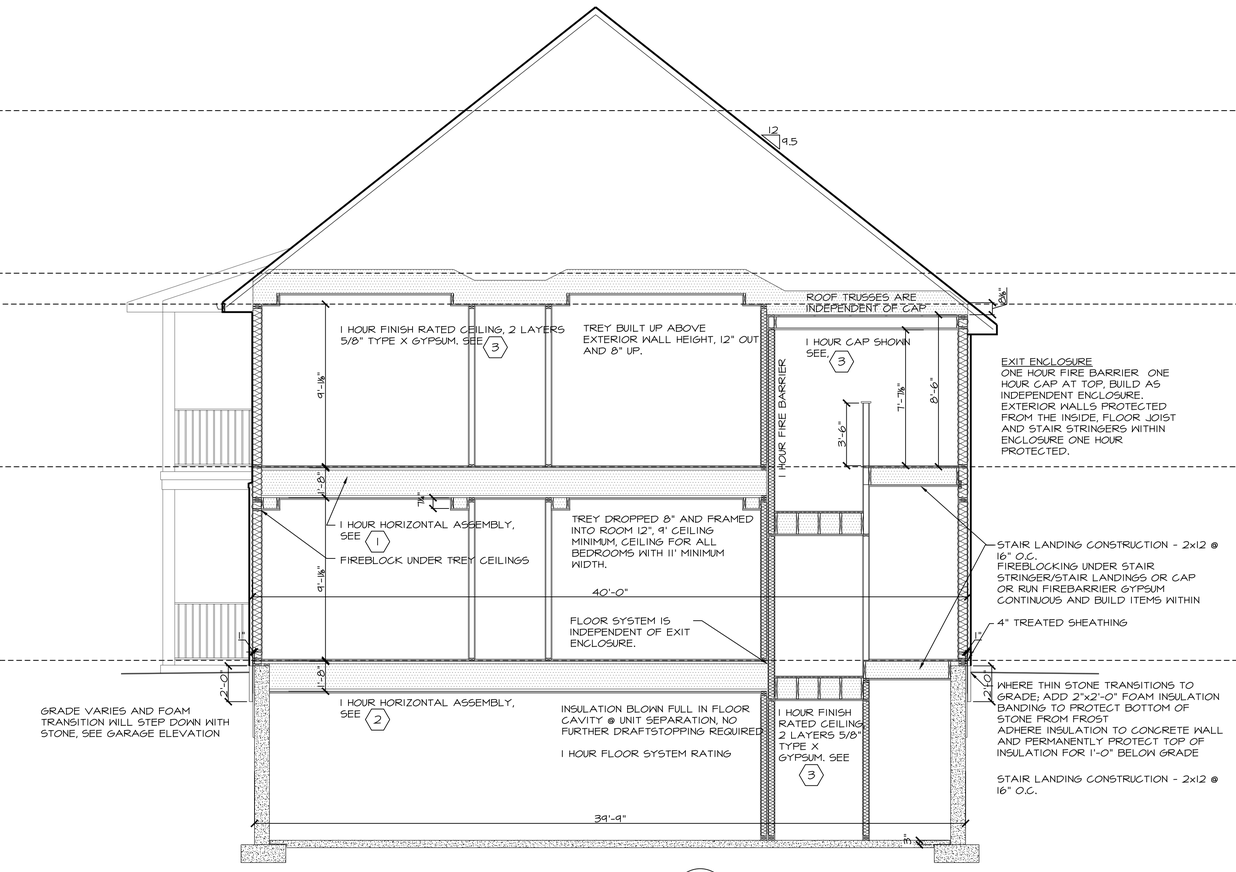
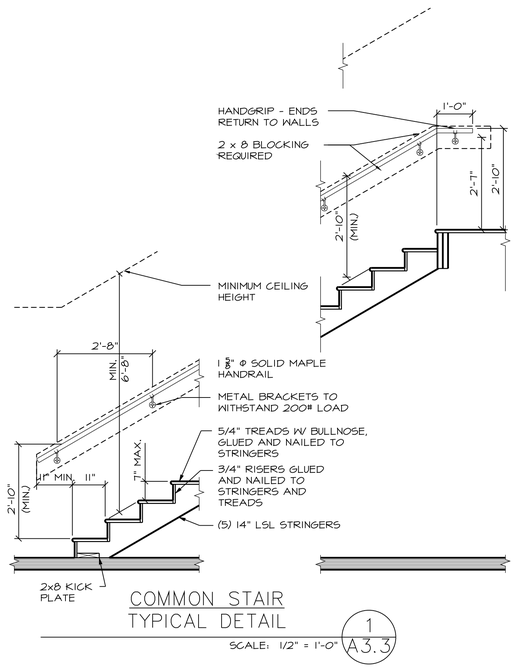


BUILDING SECTION E
SCALE: 1/4" = 1'-0" A3.3



BUILDING SECTION D
SCALE: 1/4" = 1'-0" A3.3



COMMON STAIR TYPICAL DETAIL 1
SCALE: 1/2" = 1'-0" A3.3

GENERAL NOTES – COMMON STAIRS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" DIFFERENCE BETWEEN THE SMALLEST AND LARGEST RISE OR BETWEEN THE SMALLEST AND LARGEST TREAD. STEPS SHALL HAVE A RISE OF NOT MORE THAN 7 INCHES. STEPS SHALL NOT HAVE A TREAD LESS THAN 11 INCHES.
3. HANDRAIL DETAILS - THE TOP OF A HANDRAIL GRIPPING SURFACE SHALL BE MOUNTED BETWEEN 34 AND 38 INCHES ABOVE THE NOSING OF THE TREADS ON STAIRWAYS. HALF-WALLS IN NONDWELLING UNIT PORTIONS OF BUILDING SHALL EXTEND AT LEAST 42 INCHES ABOVE THE FINISHED FLOOR.
4. HAND GRIP DIMENSIONS - HANDRAILS ARE TO HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES MINIMUM TO 2 INCHES. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR TO RESIST 50 POUNDS PER LINEAR FOOT APPLIED TO THE TOP.
7. TYPICAL STAIR CONSTRUCTION - (5) 14" LSL STRINGERS, 1 x 8 RISERS, AND 5/4 BULL NOSE TREADS.
8. EXTENSIONS - HANDRAILS SHALL RETURN BACK TO THE WALL. RAILS ARE TO EXTEND HORIZONTALLY AT LEAST 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.

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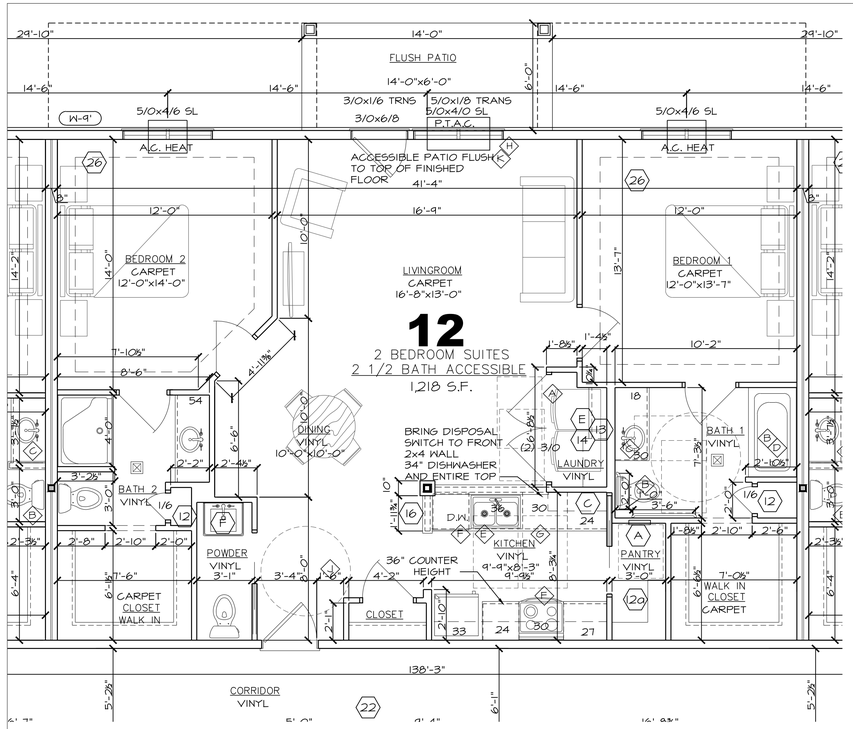
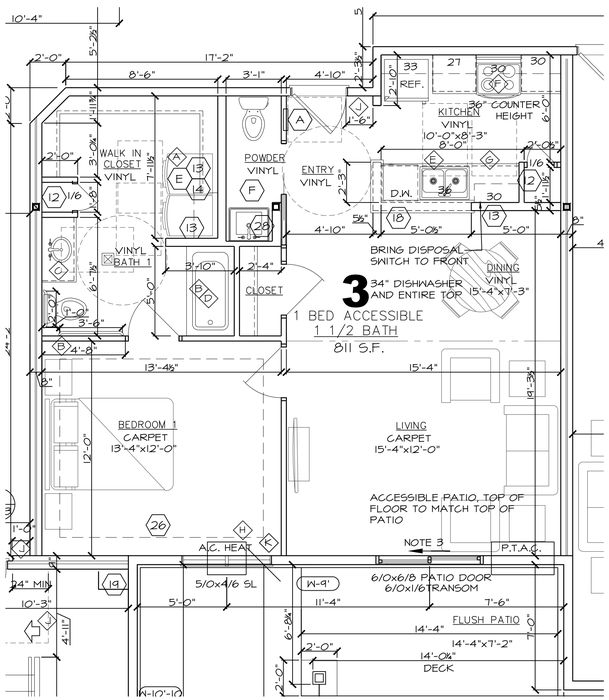
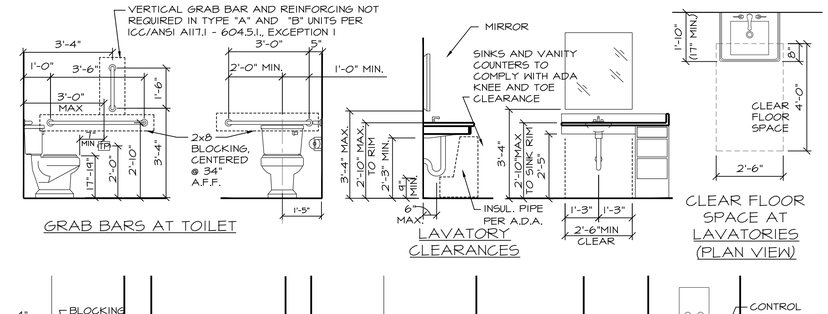
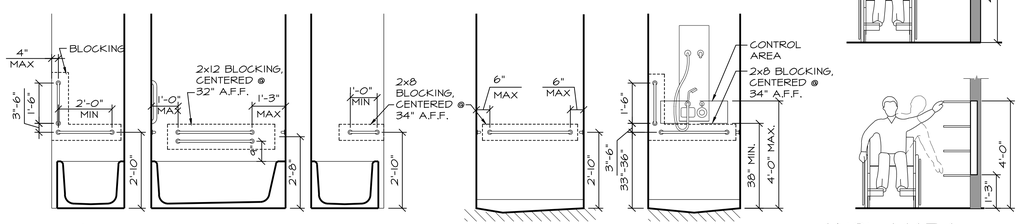
SHEET A 3.3

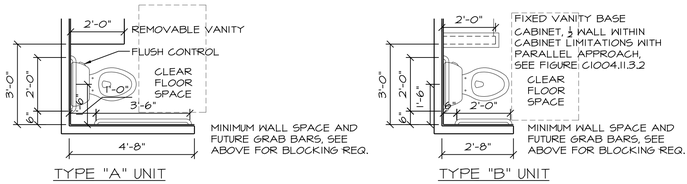




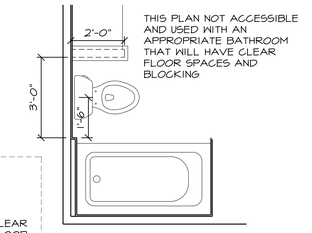




MOUNTING HEIGHTS



TYPICAL TOILET AREA FLOOR PLANS



R-2, TYPE "A" AND "B" UNIT NOTES:

GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1004

1. ICC/IBC-2009; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.

2. ICC/IBC-2009; Sec 1107.7.1.1- TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.

3. ICC/ANSI A117.1-2003; Sec. 1003.5.1- PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B"- MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE.
   EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

   ICC/ANSI A117.1-2003; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

   62.1101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.

4. ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9- OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.

5. ICC/ANSI A117.1-2003; Sec 1003.11 AND 1004.11- WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F. - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE A UNIT.

6. ICC/ANSI A117.1-2003; Sec 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS, . EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.

7. ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

PLAN NOTES

(A) ICC/ANCI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH Sec. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF W/D IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

(B) ICC/ANSI A117.1-2003; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED)

(C) ICC/ANSI A117.1-2003; SEC 1003.11.5 & 1004.11.3.1.1- LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED:
   (A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

   ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

(D) ICC/ANSI A117.1-2003; Sec 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE- 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.

(E) ICC/ANSI A117.1-2003; Sec 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS.
   EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED:
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

   ICC/ANSI A117.1-2003; Sec 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.

(F) ICC/ANSI A117.1-2003; Sec 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH Sec. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AL LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.

(G) ICC/ANSI A117.1-2003; Sec 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

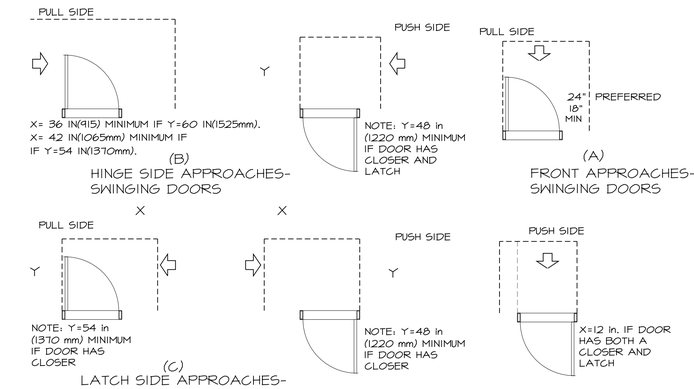
   1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE -FORWARD APPROACH
   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

(H) ICC/ANSI 117.1-2003; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.

(J) CRITICAL ACCESSIBLE DIMENSION

(K) AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

ANY AND ALL BATHROOMS WITH A CLEAR FLOOR SPACE SHOWN IS A TYPE "A" OR TYPE "B" ACCESSIBLE ROOM, IN THESE ROOMS BLOCKING FOR FUTURE GRAB BARS REQUIRED



MANEUVERING CLEARANCES AT DOORS

NOT TO SCALE

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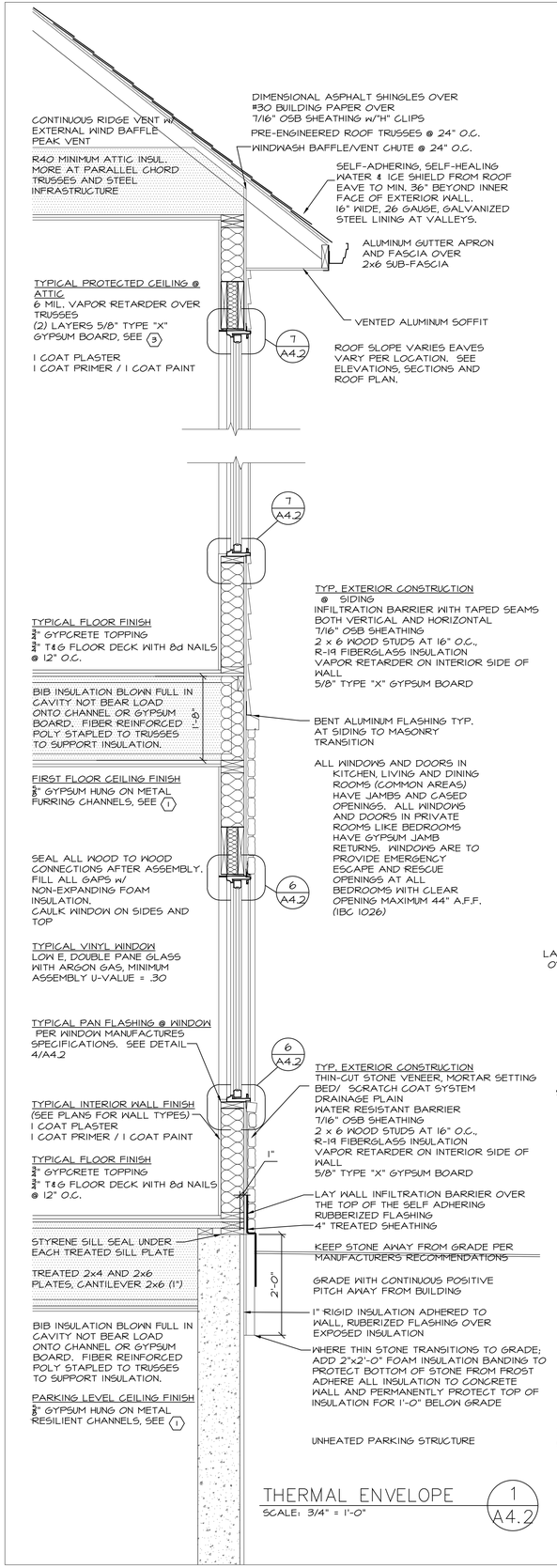
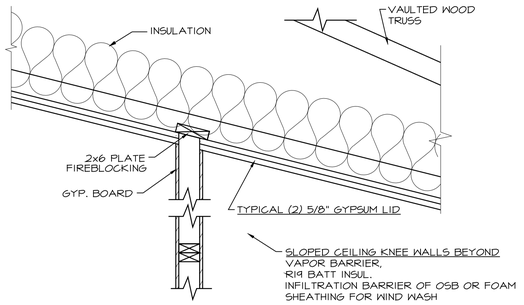
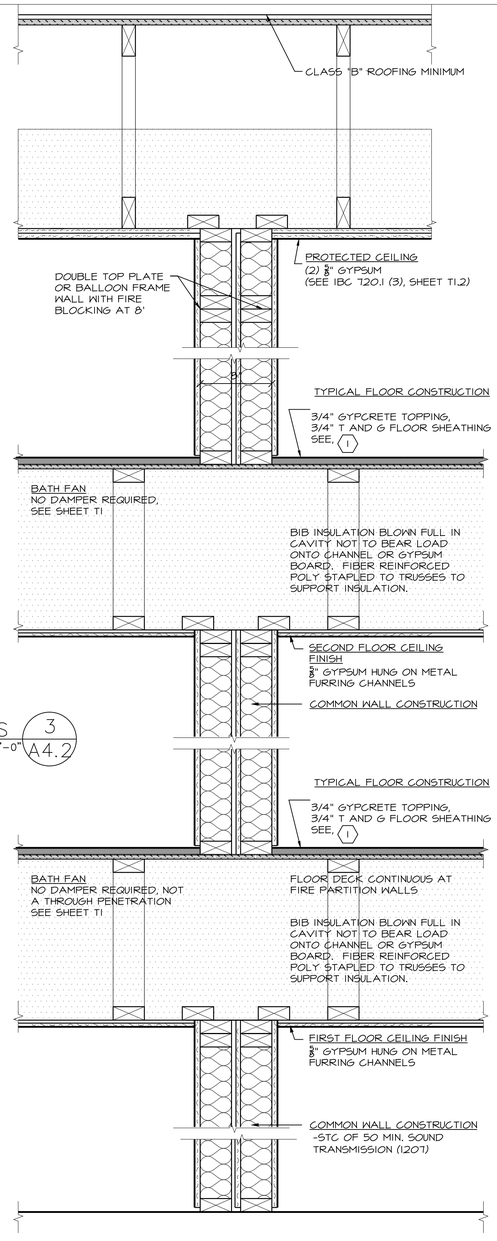
SHEET A 4.1



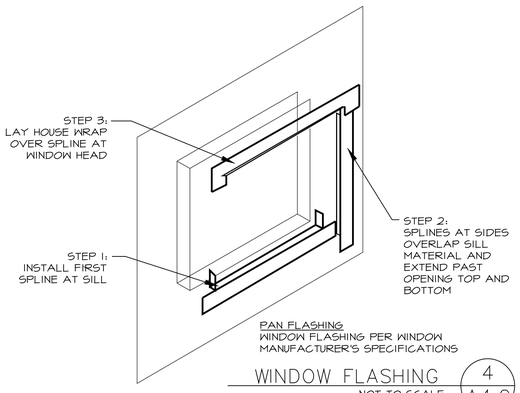
THERMAL ENVELOPE 1 A4.2
SCALE: 3/4" = 1'-0"



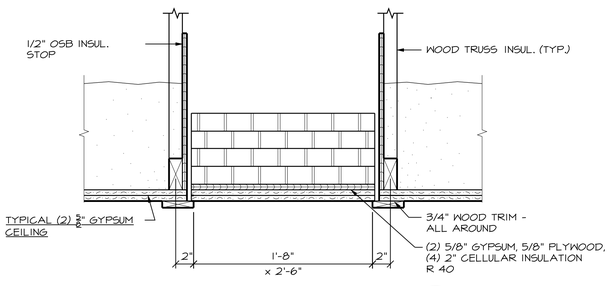
TYPICAL BLOCKING AT SLOPED CEILING 2 A4.2
TYPICAL DETAIL AT WALLS INTERSECTING SLOPED CEILING
SCALE: 1 1/2"=1'-0"



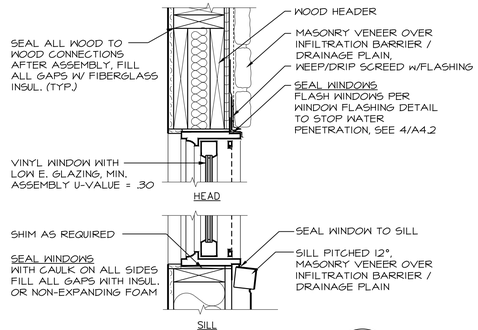
DWELLING PARTY WALLS 3 A4.2
1 HOUR FIRE PARTITION
SCALE: 1 1/2"=1'-0"



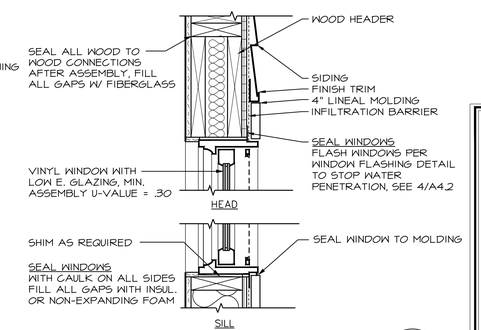
WINDOW FLASHING 4 A4.2
NOT TO SCALE



ATTIC SCUTTLE PANEL 5 A4.2
SCALE: 1 1/2"=1'-0"



SLIDE-BY WINDOW 6 A4.2
SCALE: 1 1/2"=1'-0"



SLIDE-BY WINDOW 7 A4.2
SCALE: 1 1/2"=1'-0"

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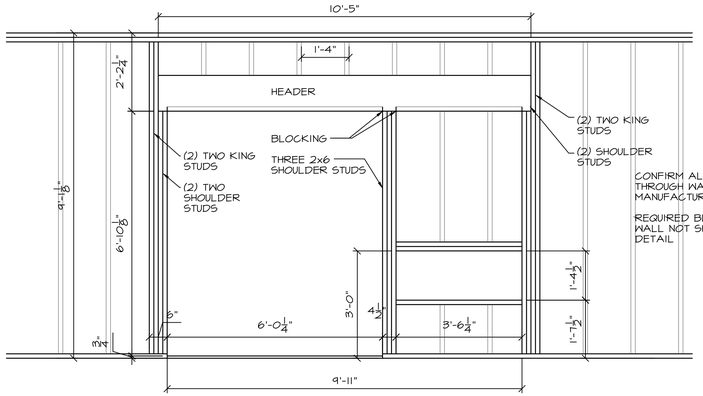
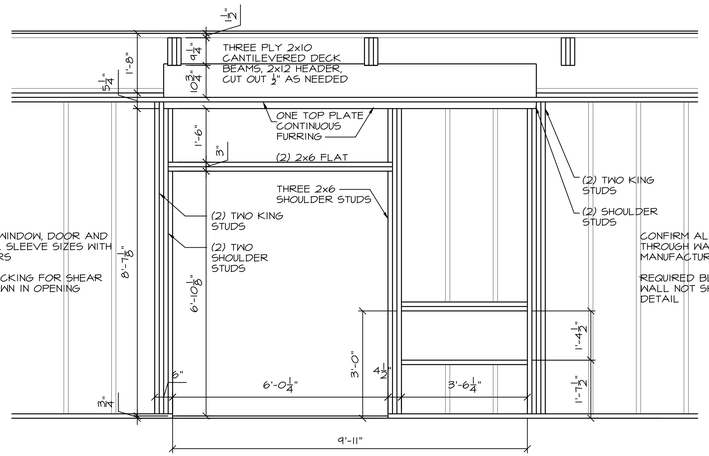


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

1 / A4.3 CONTINUOUS HEADER– PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"

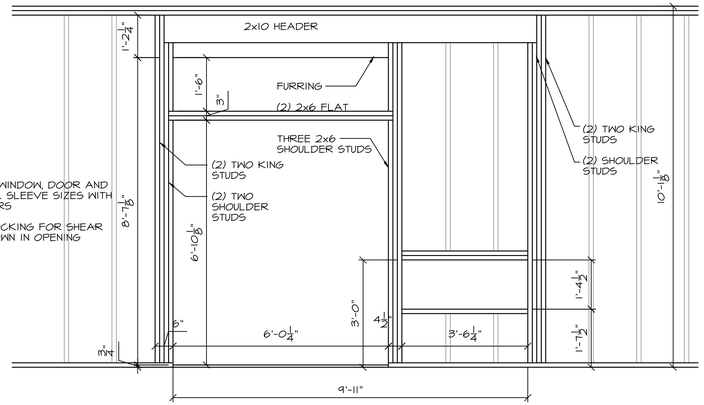


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

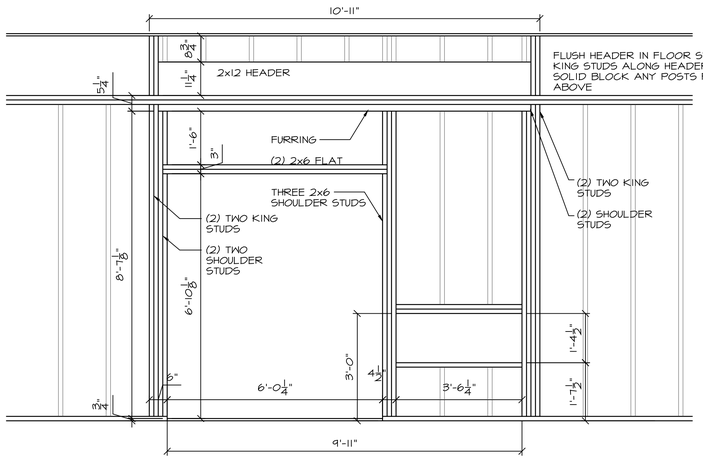
1a / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



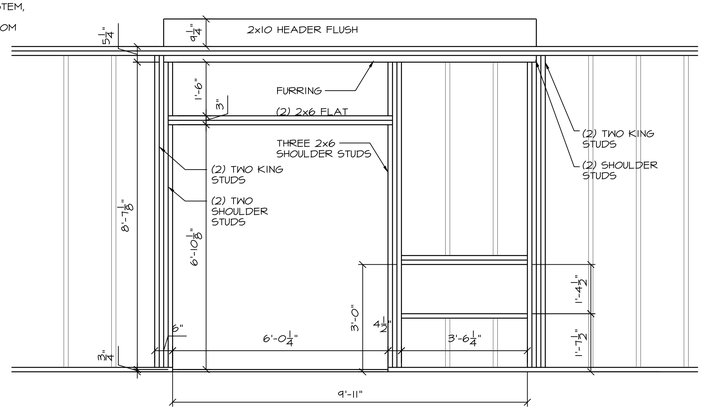
1b / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



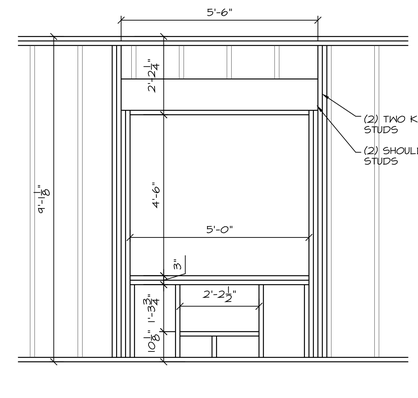
1c / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



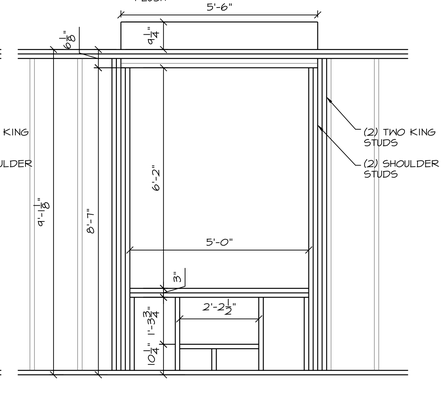
1d / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"



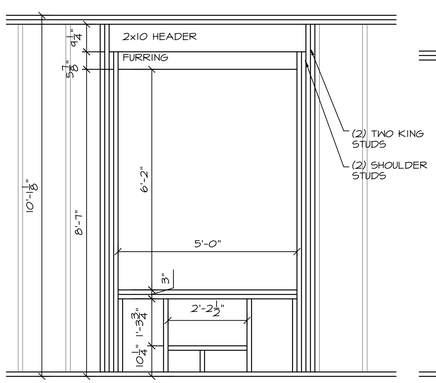
2 / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"



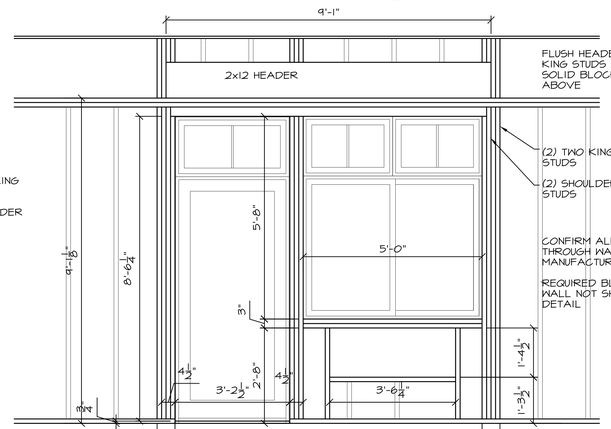
2a / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"



2b / A4.3 HEADER– WINDOW AND AIR CONDITIONER

SCALE: 1/2" = 1'-0"

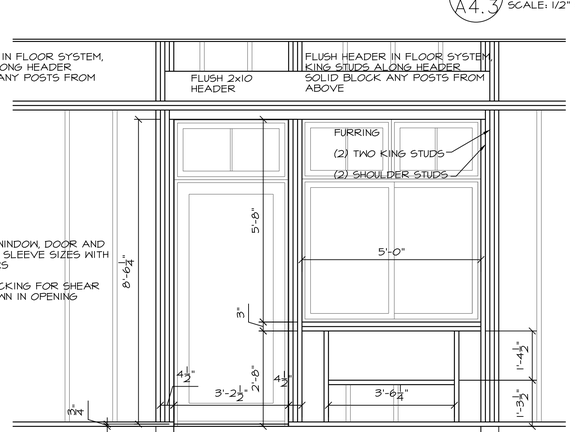


CONFIRM ALL WINDOW, DOOR AND THROUGH WALL SLEEVE SIZES WITH MANUFACTURERS

REQUIRED BLOCKING FOR SHEAR WALL NOT SHOWN IN OPENING DETAIL

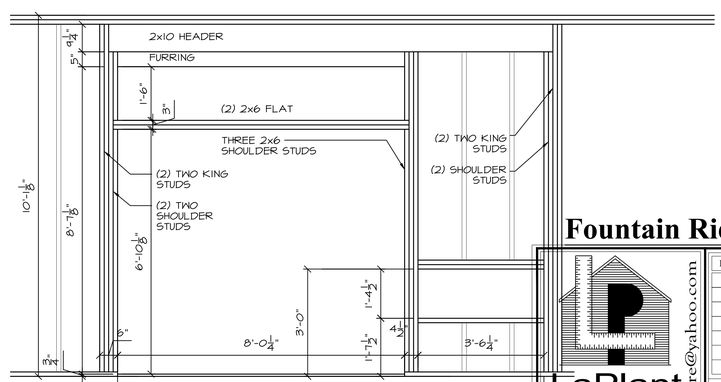
3 / A4.3 CONTINUOUS HEADER– SWING DOOR, P.T.A.C. UNIT, TRANSOM

SCALE: 1/2" = 1'-0"



3a / A4.3 CONTINUOUS HEADER– SWING DOOR, P.T.A.C. UNIT, TRANSOM

SCALE: 1/2" = 1'-0"



4 / A4.3 CONTINUOUS HEADER– FLUSH PATIO DOOR AND P.T.A.C. UNIT

SCALE: 1/2" = 1'-0"

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SHEET A 4.3

DESIGN LOADS
FLOOR LIVE LOADS (MIN)
STAIRS AND CORRIDORS 100 PSF
APARTMENTS 40 PSF

ALLOWABLE SOIL LOAD:
2000 PSF (ASSUMED MINIMUM)

ROOF/SNOW LOADS:

GROUND SNOW LOAD	Pg	30 PSF
IMPORTANCE FACTOR	I	1.0
EXPOSURE FACTOR	Ce	1.0
TEMPERATURE FACTOR	Ct	1.1
FLAT ROOF SNOW LOAD	Pf	23.1 PSF

SNOW DRIFT LOAD PER IBC, AS REQUIRED SEE PLANS AND/OR CALCULATIONS

WIND LOADS PER ASCE 7-05
BASIC WIND SPEED 90 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
MAIN WIND FORCE RESISTING SYSTEM
WALLS
12.3 PSF WINDWARD
-3.5 PSF LEEWARD
ROOF
1.4 PSF WINDWARD
-4.5 PSF LEEWARD

COMPONENTS AND CLADDING
COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE FOLLOWING WIND PRESSURES:
WALLS
MAIN AREA
17.7 PSF POSITIVE
-19.4 PSF NEGATIVE
CORNERS
17.7 PSF POSITIVE
-22.4 PSF NEGATIVE
ROOF
MAIN AREA
10.0 PSF POSITIVE
-16.7 PSF NEGATIVE
EDGES
-24.2 PSF NEGATIVE
CORNERS
-37.9 PSF NEGATIVE

SEISMIC LOADS:
Ss: 0.104 Sds: 0.111
S1: 0.035 Sd1: 0.084
Ie: 1
OCCUPANCY CATEGORY: II
SITE CLASS: D
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=2)
SEISMIC DESIGN CATEGORY: A
Cs: 0.017
ANALYSIS PROCEDURE: SIMPLIFIED
BASE SHEAR = (140)(29)(60)(0.017)= 41412 LB
EQUIV WIND = 41412/(140)(29) = 10.20 PSF (WIND GOVERNS @15.3 PSF)

CODE REFERENCES
ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2009

CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"

CONCRETE REINFORCEMENT:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
MSP2 - "CRSI MANUAL OF STANDARD PRACTICE"
AWS D1.4 - "STRUCTURAL WELDING CODE - REINFORCING STEEL"
WRI - "WELDED WIRE FABRIC MANUAL OF STANDARD PRCTICE"

STEEL REINFORCING MATERIAL SPECIFICATIONS:
ASTM A615 (GRADE 60) DEFORMED.
WELDED WIRE FABRIC: ASTM A185.

GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORK POINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF SPREAD FOOTINGS, CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF.
3. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS ENCOUNTERED. DATA ON DRAWINGS, SPECIFICATIONS, TEST BORINGS, AND GEOTECHNICAL REPORTS ARE AVAILABLE TO ASSIST THE CONTRACTOR DURING BIDDING AND CONSTRUCTION. BORING DATA REPRESENTS THE CONDITIONS IN SPECIFIC LOCATIONS AT THE TIME OF THE OBSERVATIONS, AND ARE NOT NECESSARILY CORRECT FOR THE SITE AS A WHOLE.
3. IF SOIL ENHANCEMENT TECHNIQUES (GEOPIERS, INJECTIONS) ARE USED TO IMPROVE THE BEARING CAPACITY OF THE SOIL, OR IF GEOTECHNICAL TESTING AT THE FOOTING ELEVATION DETERMINES A HIGHER BEARING CAPACITY THAN 2000 PSF, YOU MAY CONTACT THE STRUCTURAL ENGINEER TO REVISE THE FOUNDATIONS BASED ON THE IMPROVED BEARING CAPACITY OF THE SOIL.
4. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
5. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
6. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
7. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
8. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL AND PLACE CONCRETE PRIOR TO NEXT FROST PENETRATION.
9. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION UNTIL THE PROJECT IS COMPLETE.
10. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED.
11. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:

SLABS-ON-GRADE	3,000 PSI
FOOTINGS AND FROST WALLS	3,000 PSI
EXTERIOR EXPOSED CONCRETE	3,000 PSI (AIR ENTRAINED)
BASEMENT AND RETAINING WALLS	3,000 PSI

2. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.40 FOR EXPOSED CONCRETE
3. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
4. CONCRETE STRENGTH SHALL BE EVALUATED ACCORDING TO METHOD 1 OR METHOD 2 AS DESCRIBED IN ACI 301. THE RESULTS OF THESE ANALYSES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO ANY WORK.
5. AT OWNERS OPTION, CONTRACTOR SHALL MAKE PROVISIONS TO ALLOW AN INDEPENDENT TESTING AGENCY, HIRED BY THE CONTRACTOR, TO CAST 4 TEST CYLINDERS FOR EACH 50 CUBIC YARDS OF CONCRETE PLACED OR FOR ANY ONE DAY'S OPERATION. TESTING AGENCY SHALL BE RESPONSIBLE FOR CASTING AND CURING SPECIMENS IN CONFORMANCE TO ASTM C31 AND TESTING SPECIMENS IN CONFORMANCE TO ASTM C39.
6. CONSTRUCTION JOINTS SHOWN ON THE CONTRACT DRAWINGS SHALL NOT BE ALTERED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
7. GROUT USED TO SET PLATES SHALL BE NON-SHRINK AND NON-METALLIC.
8. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
9. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
10. WHEN RELEASE AGENTS ARE USED ON FORM WORK, SPRAY FORM WORK PRIOR TO PLACEMENT, AND/OR AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT
1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.

STRUCTURAL STEEL
1. PROVIDE 2 MIL. THICK RED OR GREY OXIDE PRIMER ON ALL STEEL SURFACES UNLESS NOTED OTHERWISE.
2. ANCHOR BOLTS SHALL BE PRESET WITH TEMPLATES AT REQUIRED LOCATIONS.
3. LEVELING PLATES AND BEARING PLATES SHALL BE SET IN FULL BED OF NON-SHRINK GROUT.
4. CONNECTIONS MAY BE EITHER BOLTED OR WELDED AT THE FABRICATOR'S OPTION.
5. BOLTED CONNECTIONS SHALL BE AS FOLLOWS:
MINIMUM BOLT DIAMETER: 3/4"
SHEAR CONNECTIONS: BEARING TYPE HIGH STRENGTH BOLTS IN SINGLE OR DOUBLE SHEAR.
SHEAR CONNECTIONS SHALL BE CAPABLE OF END ROTATION PER AISC "UNRESTRAINED MEMBERS".
6. ALL BEAM CONNECTIONS NOT DETAILED, SHALL SUPPORT 1/2 OF THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN BEAM AND SPAN OR THE INDICATED REACTION, WHICHEVER IS GREATER. CONNECTIONS SHALL GENERALLY FOLLOW THE TYPES SHOWN IN THE "AISC MANUAL OF STEEL CONSTRUCTION", TABLE II, III, OR X.
7. WELDS SHALL FULLY DEVELOP STRENGTH OF THE MATERIALS BEING WELDED, UNLESS NOTED OTHERWISE, EXCEPT THAT FILLET WELDS SHALL BE A MINIMUM 3/16".
8. WELDED CONNECTIONS SHALL BE MADE BY APPROVED CERTIFIED WELDERS USING FILLER METAL CONFORMING TO E70XX.
9. CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SUPPORTS TO HOLD STRUCTURAL STEEL FRAMING SECURELY IN POSITION. TEMPORARY BRACING SHALL REMAIN UNTIL THE PERMANENT LATERAL BRACING HAS BEEN INSTALLED AND THE CONCRETE FOR FLOOR SLABS HAS ATTAINED 75% OF ITS REQUIRED STRENGTH.
10. STRUCTURAL STEEL FRAMING SHALL BE TRUE AND PLUMB BEFORE FINAL BOLTING OR WELDING OF CONNECTIONS.
11. CONTRACTOR SHALL NOT MODIFY OR CUT ANY STRUCTURAL STEEL WITHOUT WRITTEN APPROVAL FROM THE ENGINEER.
12. CONTRACTOR SHALL FIELD TOUCH UP ALL ABRASIONS, BURNS, AND SIMILAR DEFECTS IN PAINT OF THE STRUCTURAL STEEL.

STRUCTURAL WOOD CONSTRUCTION
1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1990-00E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
3. NEW WOOD SHALL HAVE ALLOWABLE UNIT STRESSES EQUAL OR GREATER THAN ALLOWABLE STRESSES OF SPF #2
4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED PRESERVATIVE.
6. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
8. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
9. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
10. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL BOLTS AND LAG SCREWS SHALL CONFORM TO ASTM A307. USE STEEL WASHER BETWEEN HEAD OF BOLT, NUT, OR LAG SCREW AND WOOD.
12. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL. STAINLESS STEEL IS PREFERRED.
13. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
14. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO WIS-LAM 2.0E LVL SPECIFICATIONS, OR EQUAL.

PRE-FABRICATED WOOD TRUSSES
WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
1. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
2. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.
5. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES
DEFLECTION: TL < L/240
LOADS:
TOP CHORD LIVE LOAD 30 PSF
DEAD LOAD 10 PSF
BTM CHORD DEAD LOAD 10 PSF

FLOOR TRUSSES
DEFLECTION: TL < L/360
LL < L/480
LOADS:
TOP CHORD LIVE LOAD 40 PSF / 100 psf CORRIDOR
DEAD LOAD 20 PSF
BTM CHORD DEAD LOAD 10 PSF

ISOLATED FOOTING SCHEDULE

MARK	FOOTINGS WIDTH "A"	FOOTINGS LENGTH "B"	FOOTINGS THICK "C"	REINFORCING LONG.	REINFORCING TRAN.	REMARKS
F1	7'-6"	7'-6"	14"	(5) #6	(5) #6	
F2	5'-0"	5'-0"	12"	(6) #5	(6) #5	
F3	3'-0"	3'-0"	12"	(4) #5	(4) #5	

WALL FOUNDATION SCHEDULE

MARK	FOOTING WID	FOOTING THK	REINFORCING LONG	REINFORCING TRAN	REMARKS
W1	1'-6"	10"	(2) # 5	-	
W2	2'-0"	12"	(2) # 5	-	

STEEL COLUMN SCHEDULE

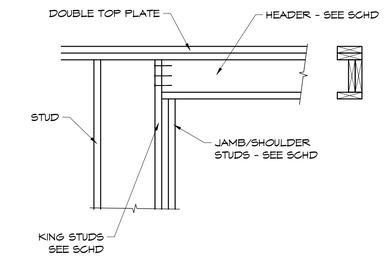
MARK	SIZE	BASEPLATE SIZE (txBxN)	BOLTS	B/BPL	T/COL	DETAIL	
C1	HSS6x6x5/16	3/4"x12"x12"	(4) 3/4"A307	88'-5 1/4"	99'-5 1/4"	2/S1.1	10/S4.2
C2	HSS4x4x5/16	3/4"x8"x13"	(4) 3/4"A325	99'-5 1/4"	132'-3"	3/S1.1	8/S1.1
C3	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	119'-11"	6/S1.1	
C4	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	110'-3 1/8"	6/S1.1	
C5	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	99'-1 1/4"	110'-3 1/8"	4/S1.1	
C6	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	99'-1 1/4"	121'-4"	4/S1.1	
C7	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	93'-5 1/4"	110'-3 1/8"	4/S1.1	
C8	HSS4x4x5/16	3/4"x8"x10"	(4) 3/4"A307	88'-8 1/4"	110'-3 1/8"	4/S1.1	
C9	HSS6x4x5/16	3/4"x8"x12"	(4) 3/4"A307	90'-0 1/4"	124'-4 1/2"	5/S1.1	(ELEVTR.)
C10	HSS4x4x5/16	3/4"x10"x10"	(4) 3/4"A307	88'-5 1/4"	99'-8 1/4"	6/S1.1	

COLS C2: BOT/BPL = T/STEEL
ALL OTHERS: BOT/BPL = T/CONC + 1" GROUT
T/COL = T/STEEL @ COL OR BOT/BEAM AT 8/S1.1

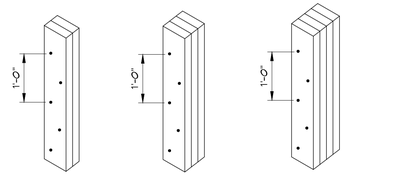
WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS	REMARKS
H1	2X10	2	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H2	2X10	3	SAWN	2	2	SYP 2 TREATED @ EXT DECKS
H3	2X12	2	SAWN	2	2	
H4	2X12	3	SAWN	2	2	
H5	1.75X11 7/8	2	LVL	2	2	
H6	5 1/2"X11 7/8	1	GLULAM	2	2	
H7	5 1/2"X14"	1	GLULAM	3	2	
H8	6 3/4"X18"	1	GLULAM	COLUMN BRACKET		

- SAWN HEADERS SHALL BE SPF 1 / 2 OR BETTER
- LVL SHALL BE WIS-LAM 1.75X2.0E LVL
- GLULAM SHALL BE: ROSBORO X-BEAM 2400Fb-1.9E OR: ANTHONY POWER BEAM 3000Fb-2.1E
- JAMB AND KING STUDS SHALL BE SPF 1 / 2 OR BETTER



9 / S1.1 DETAIL
HEADER FRAMING

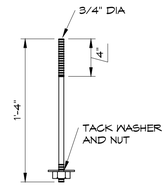


2 PLY
2 ROWS STAGGERED 1 SIDE

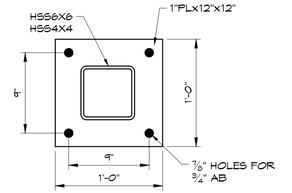
3 PLY
2 ROWS STAGGERED FRONT 1 ROW CENTERED BACK

4 PLY
2 ROWS STAGGERED EACH PLY

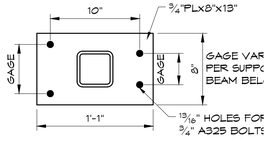
10 / S1.1 DETAIL
STUD COLUMNS
NAILS: 16d PNEU NAILS .131X3 1/4"



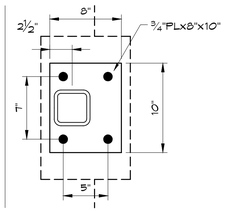
1 / S1.1 ANCHOR BOLT



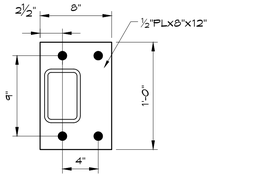
2 / S1.1 BASEPLATE
C1 BASEPLATE



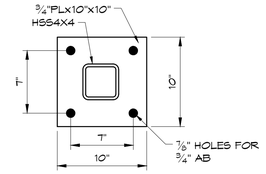
3 / S1.1 BASEPLATE
C2 BASEPLATE



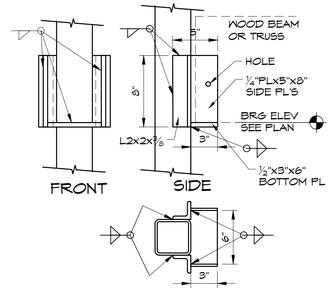
4 / S1.1 BASEPLATE
C5,C7,C8 BASEPLATE



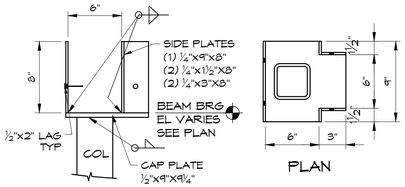
5 / S1.1 BASEPLATE
C9 BASEPLATE



6 / S1.1 BASEPLATE
C3,C4,C6,C10 BASEPLATE

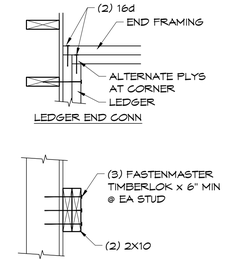


7 / S1.1 COLUMN BRACKET
4x4 COLUMN

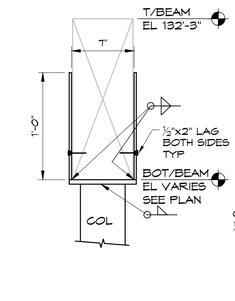


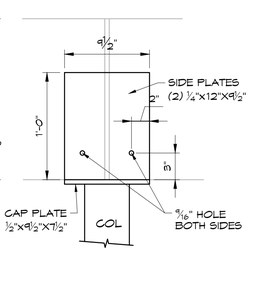
8 / S1.1 COLUMN SADDLE
5X5 COLUMN

9 / S1.1 COLUMN SADDLE
4X4 COLUMN



11 / S1.1 DETAIL
TYPICAL LEDGER CONN UNLESS NOTED OTHERWISE





NO STAPLES SHALL BE USED OR SUBSTITUTED FOR ANY REASON

TYPICAL NAILING SCHEDULE, U.N.O.

CONNECTION TYPE	COMMON NAILS	STRIP NAILS
DBL TOP PLATE, FACE NAIL DBL TOP PLATE, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTRSECT, FACE NAIL	16d COMMON (3 1/2"x0.162") @ 16" OC 8-16d COMMON (3 1/2"x0.162") 2-16d COMMON (3 1/2"x0.162")	3"x0.131" @ 12" O.C. 12-3"x0.161" 3-3"x0.161"
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d COMMON (3 1/2"x0.162") 4-8d COMMON (2 1/2"x0.131") 4-8d COMMON (2 1/2"x0.131"),TOENAIL OR 2-16d COMMON (3 1/2"x0.162"),END NAIL	3"x0.131" ---------- 4- 3"x0.131" TOENAIL OR 3- 3"x0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"x0.148") @ 16" O.C. STAGGERED 16d COMMON (3 1/2"x0.162 ") @ 24" O.C. STAGGERED	3"x0.131"@12" O.C. STGRD 3"x0.131"@16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	16d COM (3 1/2"x0.162") @ 12" O.C. ALONG EACH EDGE	----------
1/2" PLYWOOD OR OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2 1/2"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2 1/2"x0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS	3"x0.131" @ 6" O.C. AT SUPPORTED PANEL EDGES 3"x0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	SEE SHEARWALL SCHEDULE	SEE SHEARWALL SCHEDULE

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SHEET S 1.1

NOTE: SITE GRADING MUST MAINTAIN 4'-0" COVER OVER FOUNDATIONS

NOTE: COLS NOT ON LINE 1 5¾" OFFSET

5" SLAB ON GRADE
6x6 W1.4xW1.4 WWF
ON 10MIL LAPPED AND TAPED VAPOR BARRIER
ON 6" COMPACTED STONE FILL
CONST/CONTROL JTS @ 12' MAX EW

VERIFY ELEVATION OF WING WALLS WITH GRADING PLAN

FOUNDATION PLAN

SCALE: ⅛"=1'-0" NORTH END
T/CONC EL 90'-0¼"
T/SLAB EL 89'-11¼"

NORTH ELEVATION

SCALE: ⅛"=1'-0"

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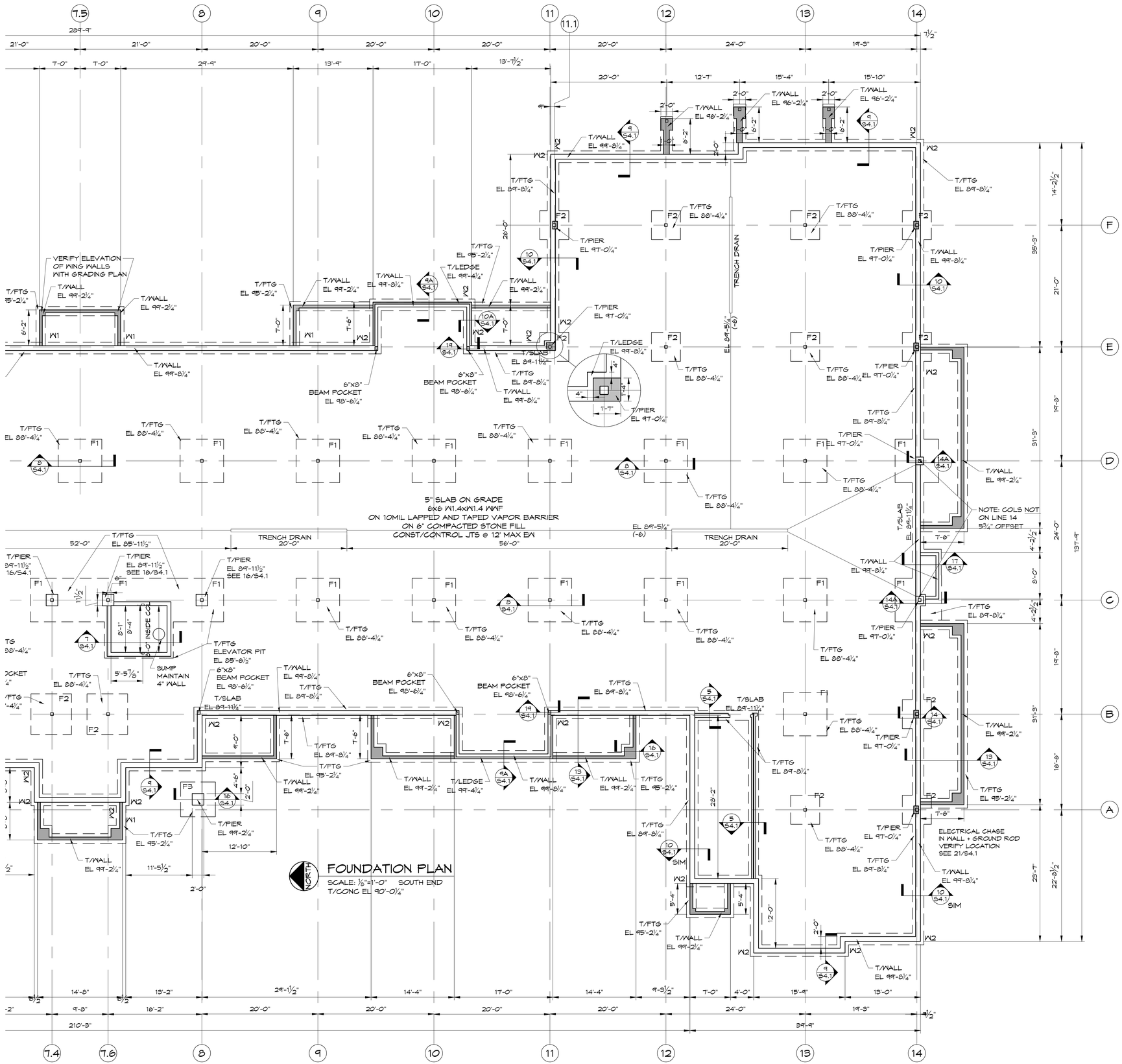
SHEET **S 2.1**



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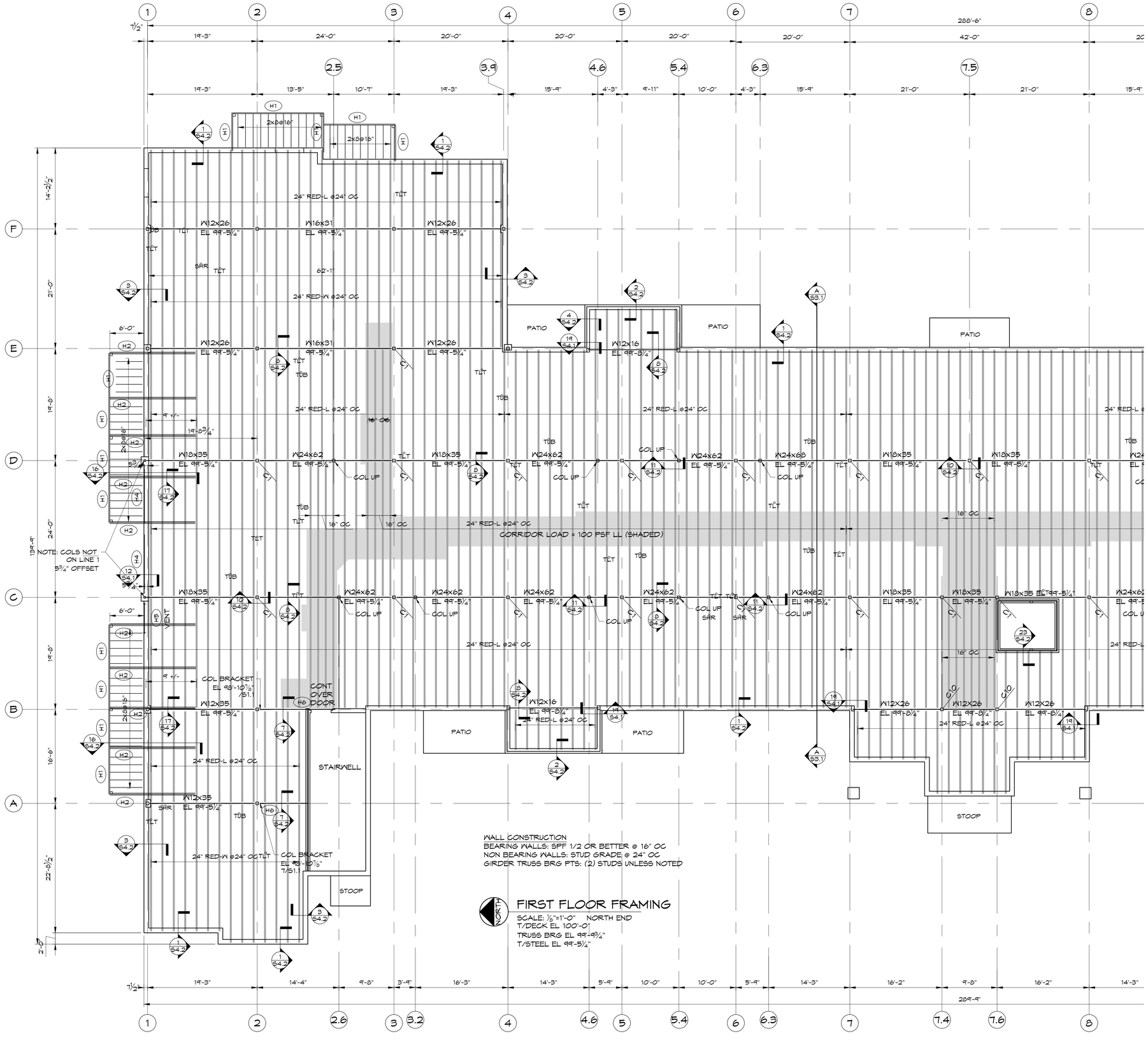
SHEET **S 2.2**



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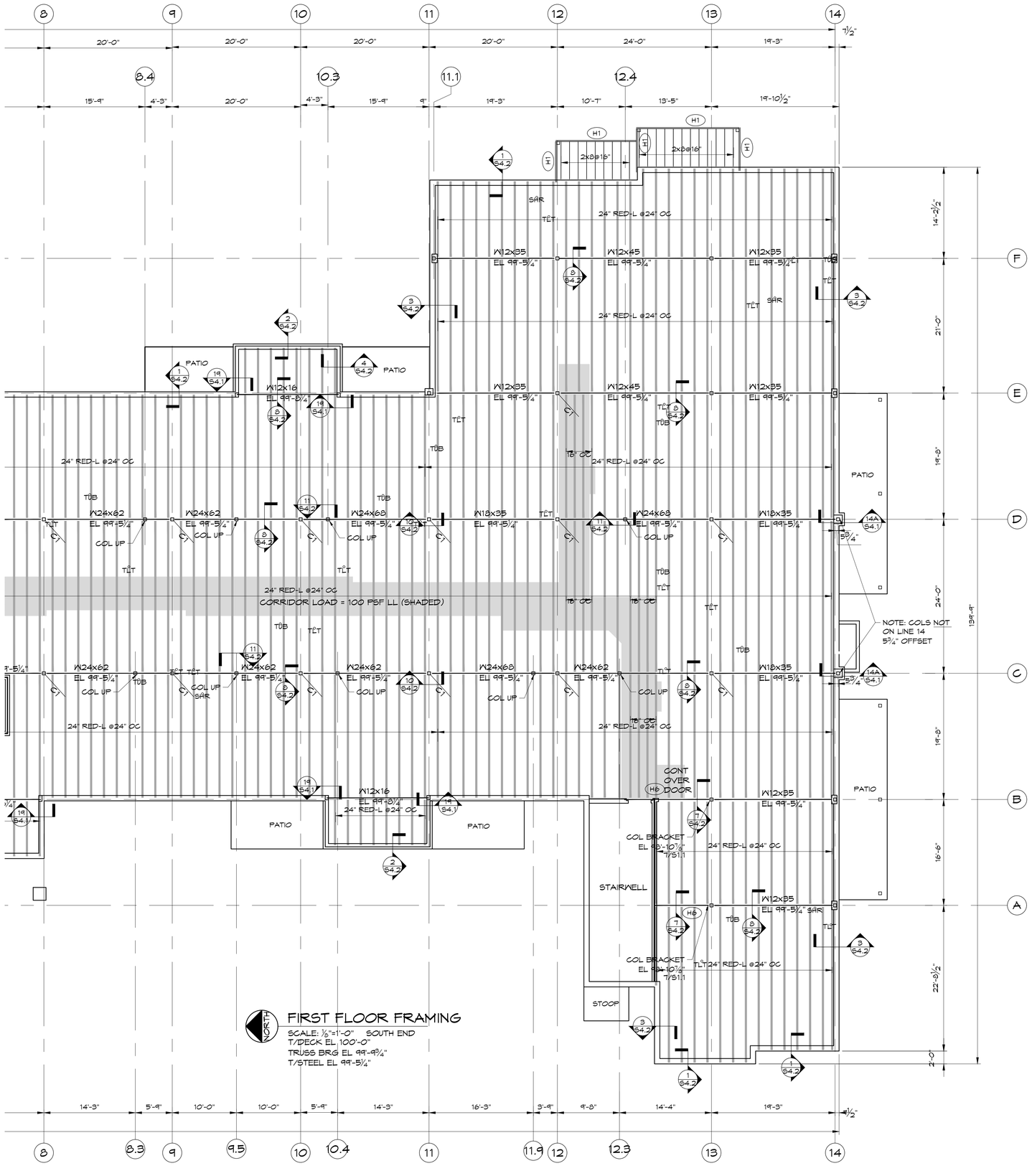
SHEET **S 2.3**



NORTH

FIRST FLOOR FRAMING

SCALE: 1/8"=1'-0" SOUTH END
T/DECK EL 100'-0"
TRUSS BRG EL 99-9 3/4"
T/STEEL EL 99-5 1/4"

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SHEET **S 2.4**

SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0" NORTH END
T/DECK EL 110'-9⅞"
TRUSS BRG EL 109'-1⅛"
T/STEEL EL 110'-3⅛"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

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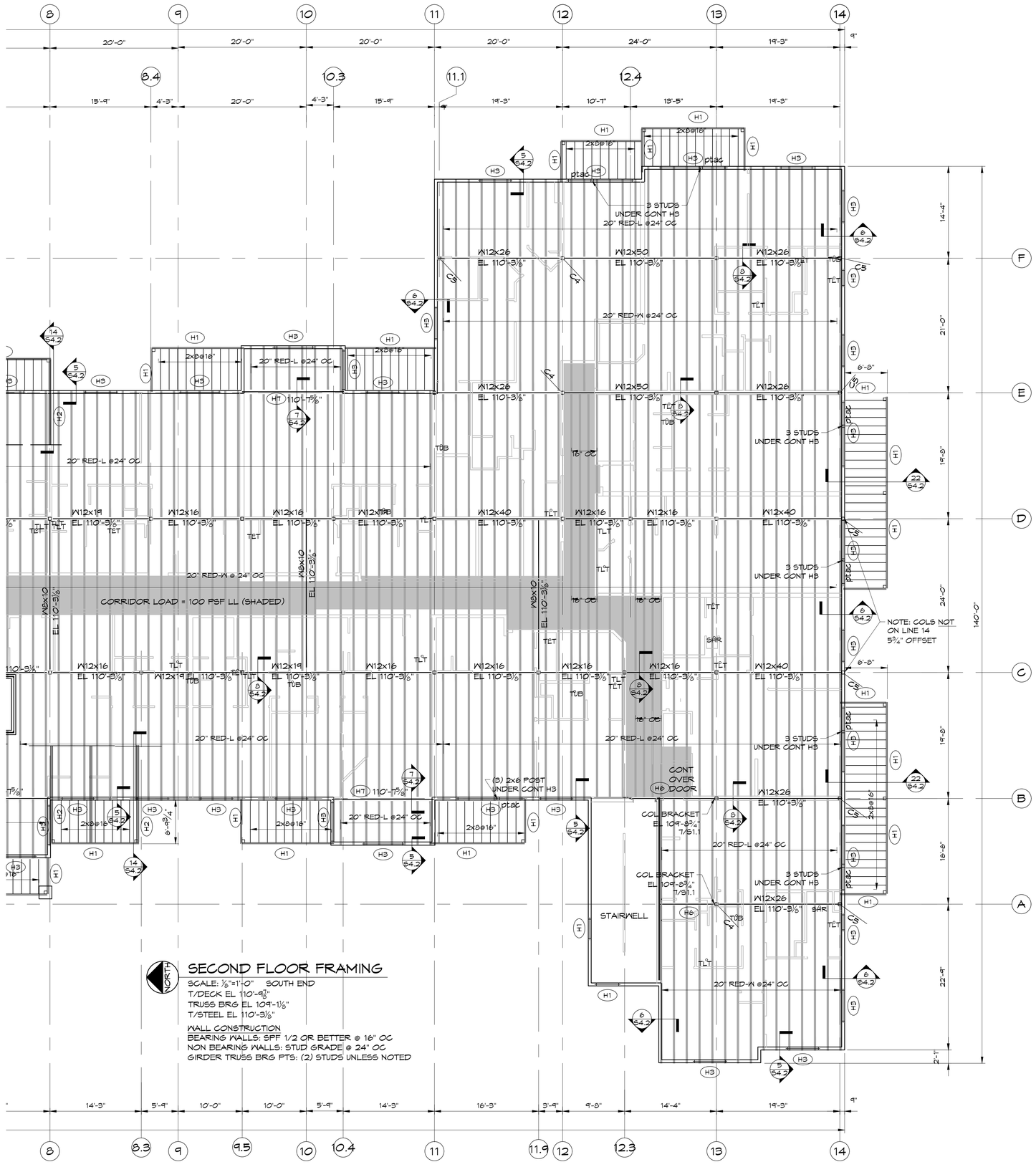
SHEET **S 2.5**



SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0" SOUTH END
T/DECK EL 110'-9⅞"
TRUSS BRG EL 109'-1⅛"
T/STEEL EL 110'-3⅛"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

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SHEET **S 2.6**

LOFT PLAN

SCALE: 1/8"=1'-0" NORTH END
T/DECK EL 121'-7¾"
TRUSS BRG EL 121-5½" (TOP CHORD BRG)
T/STEEL EL 121'-4"

WALL CONSTRUCTION
BEARING WALLS: SPF 1/2 OR BETTER @ 16" OC
NON BEARING WALLS: STUD GRADE @ 24" OC
GIRDER TRUSS BRG PTS: (2) STUDS UNLESS NOTED

SEE ROOF PLAN FOR EXTERIOR HEADERS ON THIS LEVEL

T/ELEVATOR PLAN
EL 124'-4½"

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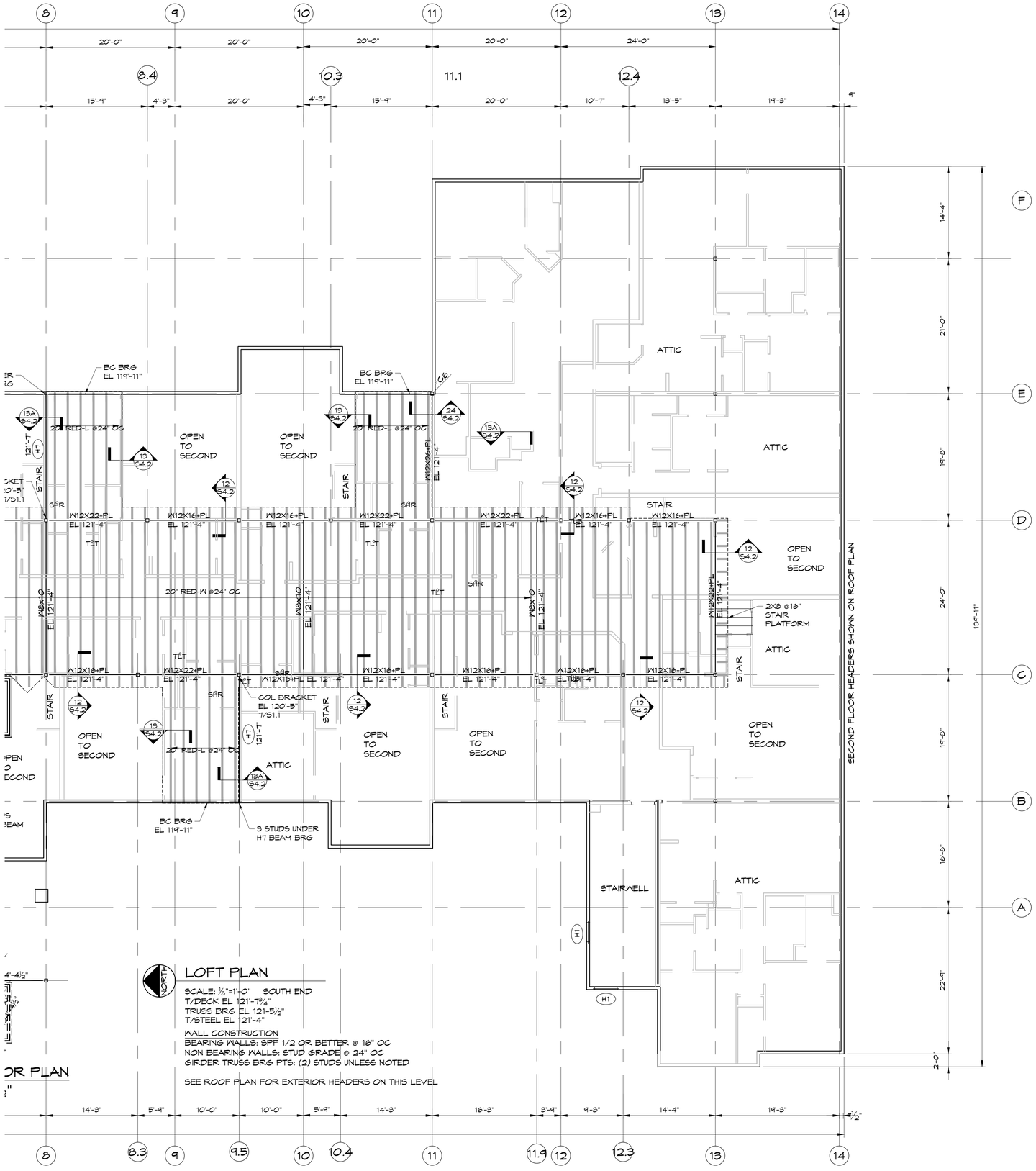
SHEET **S 2.7**



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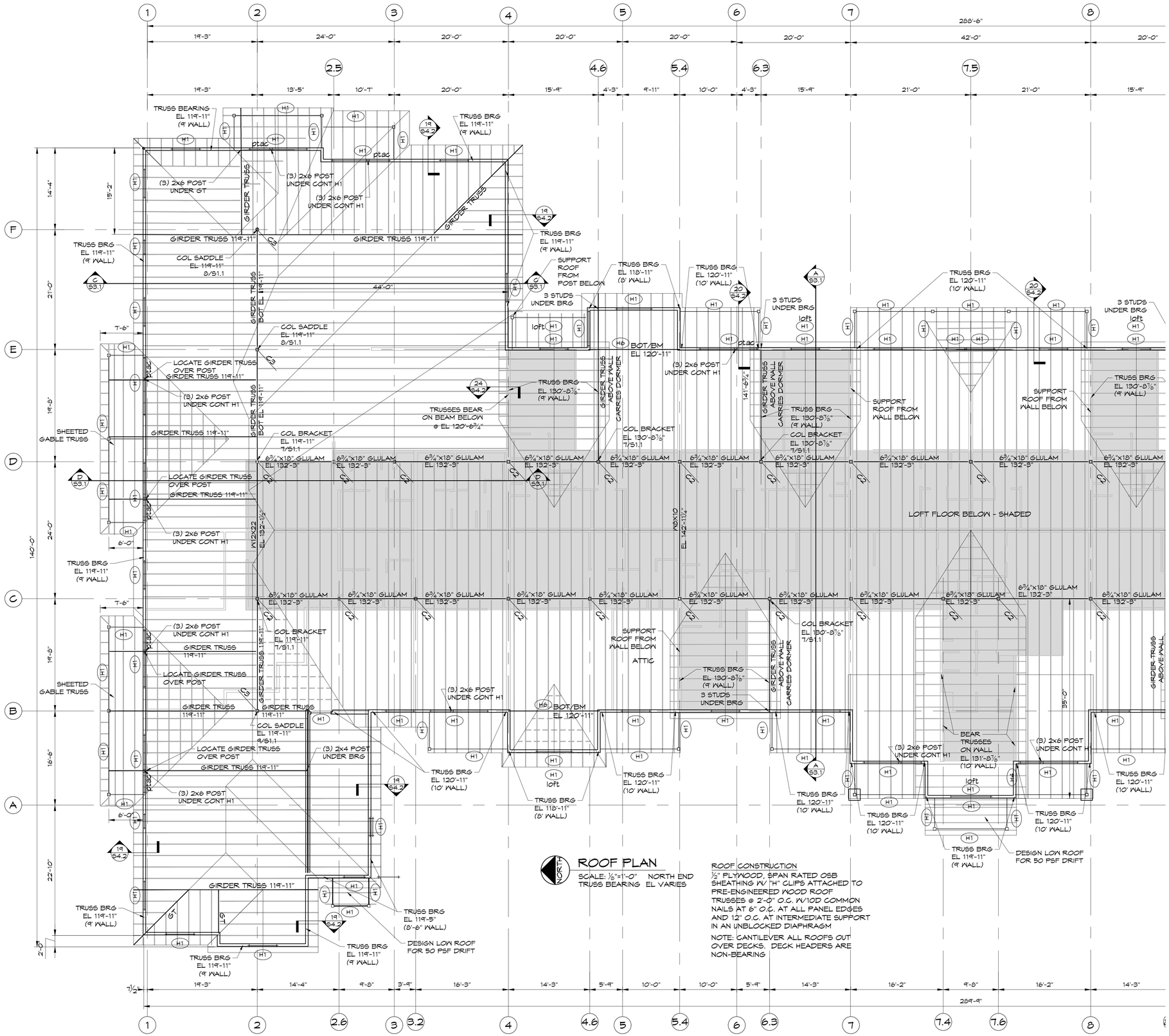
SHEET **S 2.8**



ROOF PLAN

SCALE: ⅛"=1'-0" NORTH END TRUSS BEARING EL VARIES

ROOF CONSTRUCTION

½" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

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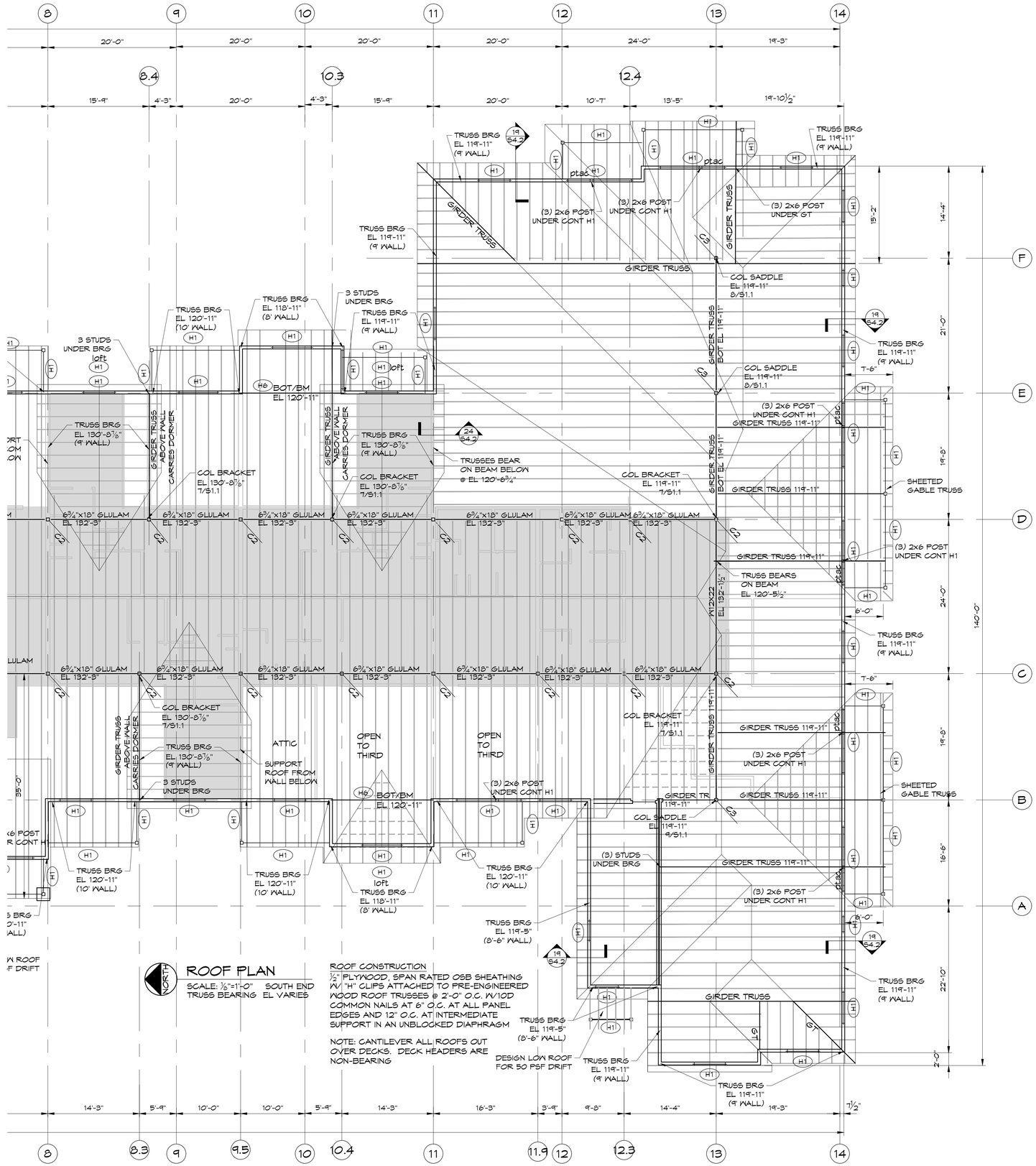
SHEET **S 2.9**



ROOF PLAN

SCALE: ⅛"=1'-0" SOUTH END TRUSS BEARING EL VARIES

ROOF CONSTRUCTION
½" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

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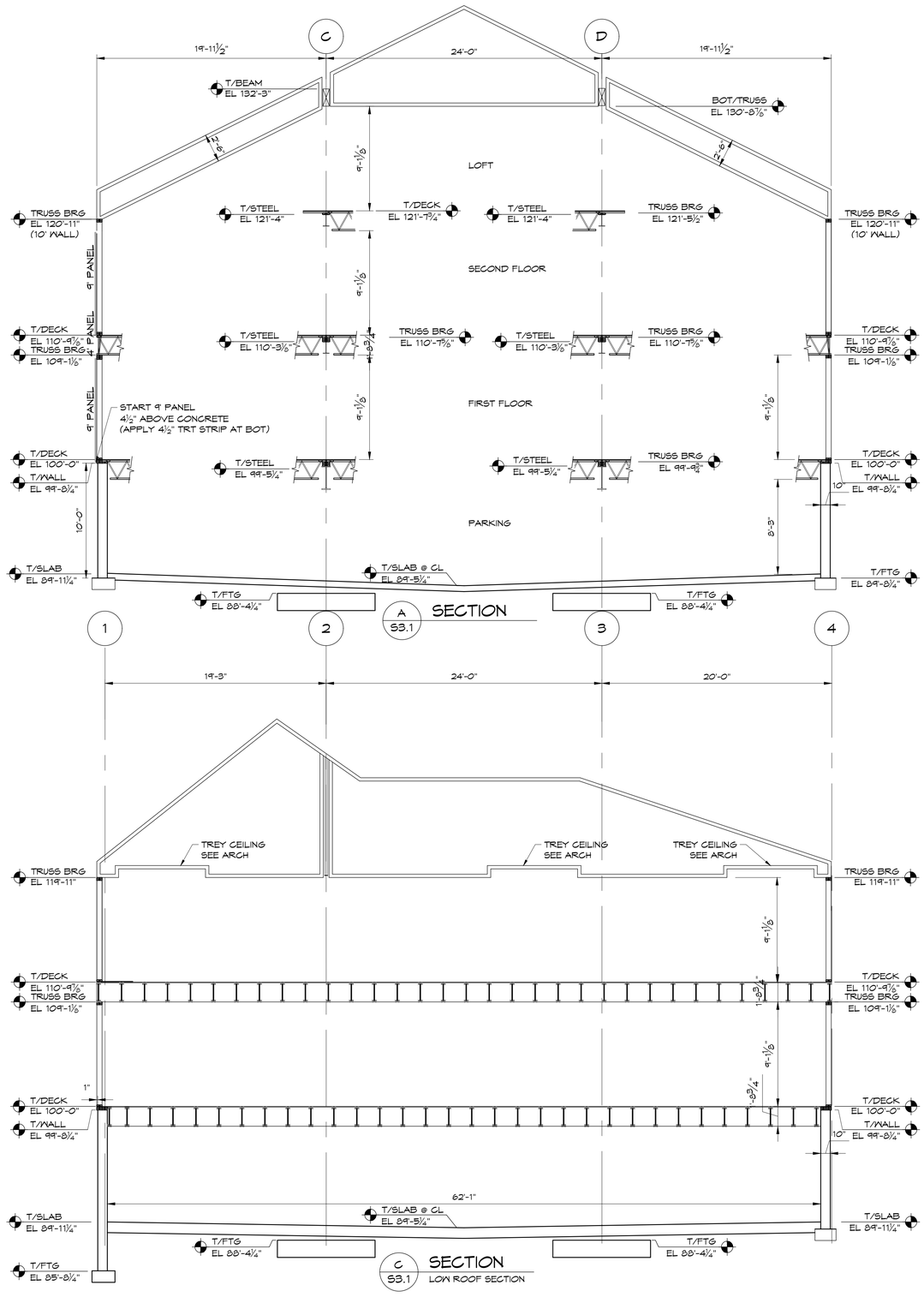
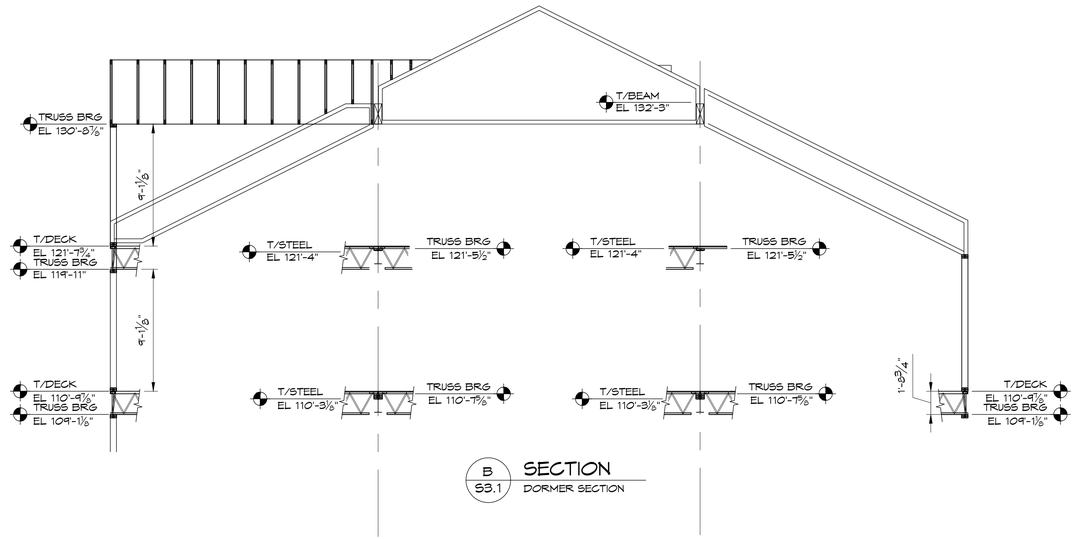
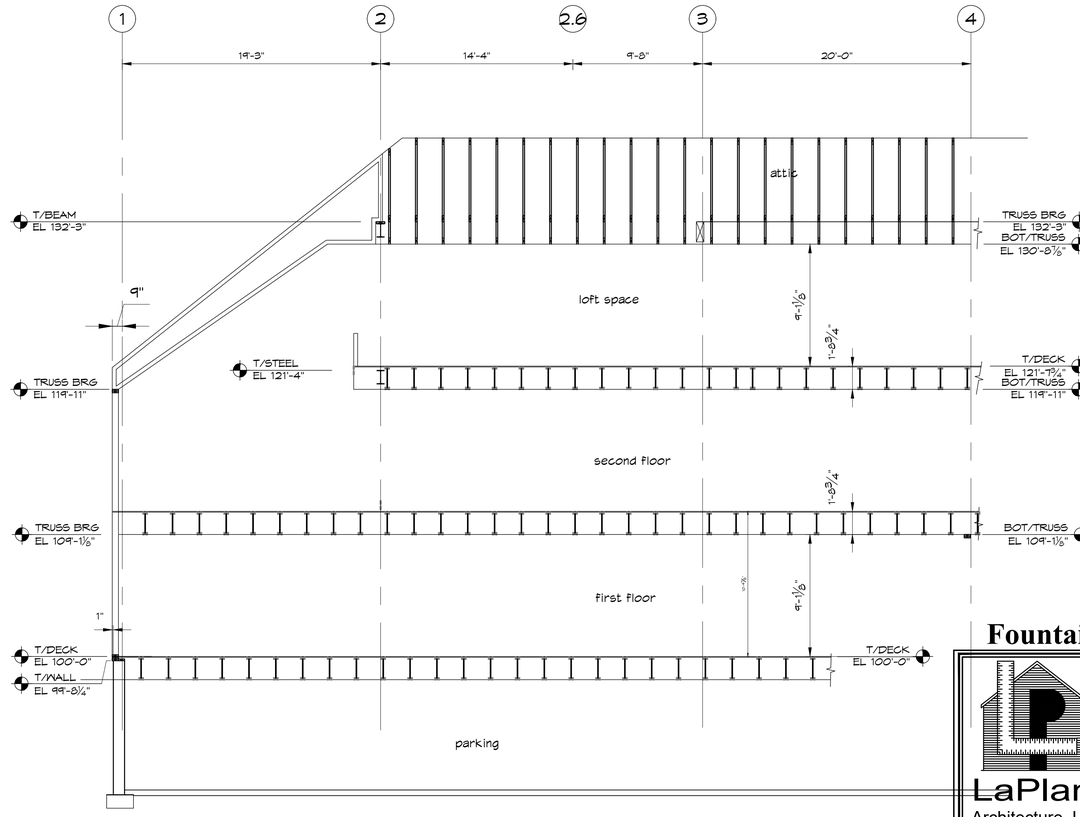
SHEET **S 2.10**





B
S3.1
SECTION
DORMER SECTION



D
S3.1
SECTION
LOFT SECTION

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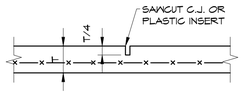
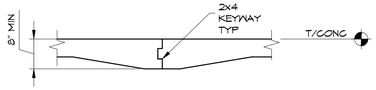
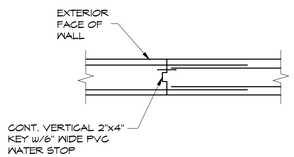
SHEET
S
3.1



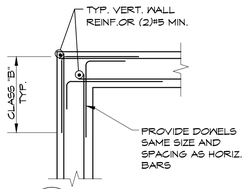
1 S4.1 CONTROL JOINT



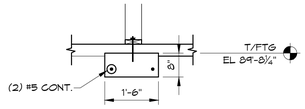
2 S4.1 CONSTRUCTION JOINT



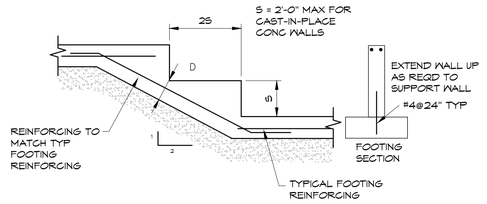
3 S4.1 WALL JOINT



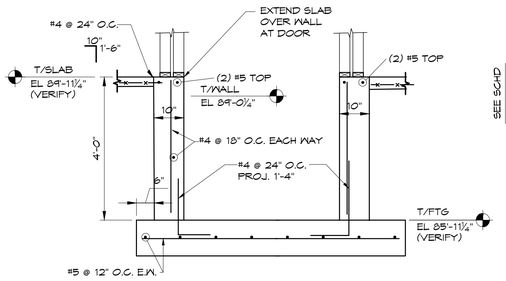
4 S4.1 WALL CORNER



5 S4.1 WALL FOOTING



6 S4.1 FOOTING STEP



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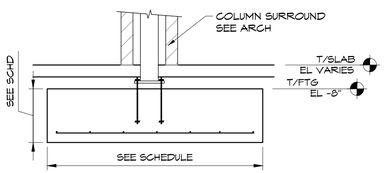

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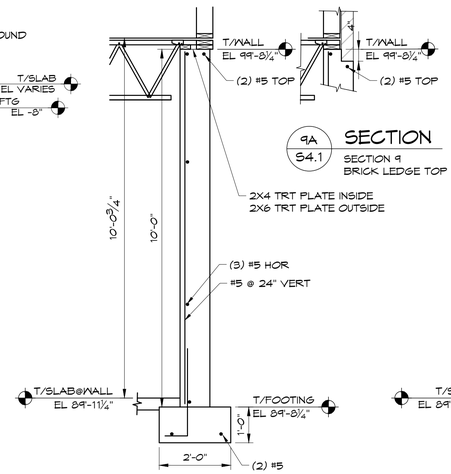
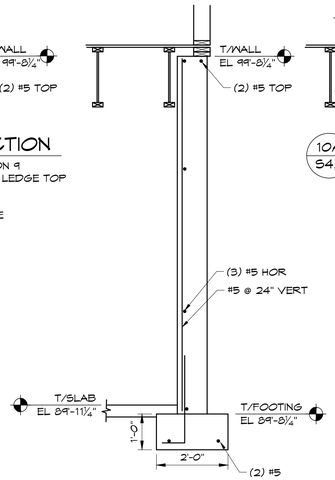


9 S4.1 SECTION
TYPICAL GARAGE WALL

9A S4.1 SECTION
SECTION 9
BRICK LEDGE TOP



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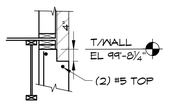
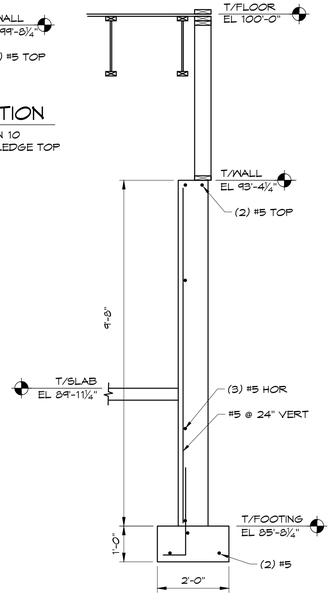


10A S4.1 SECTION
SECTION 10
BRICK LEDGE TOP



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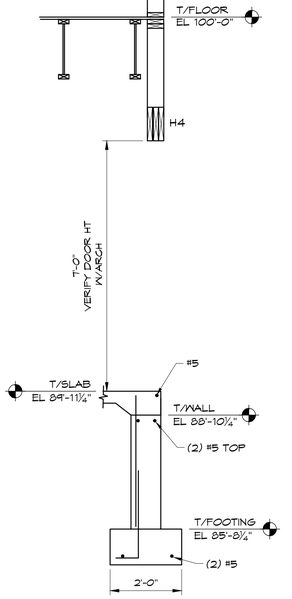

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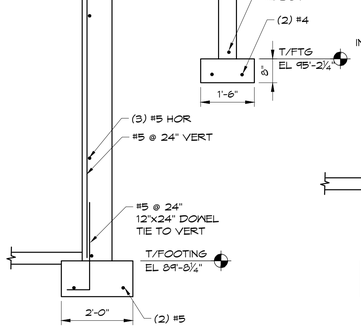

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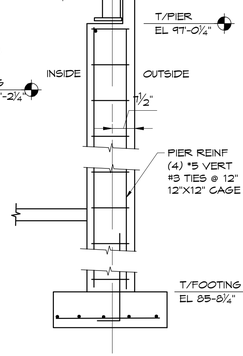
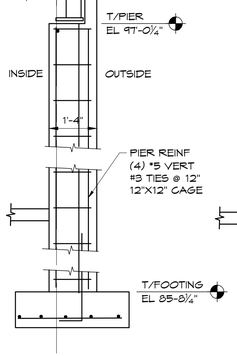
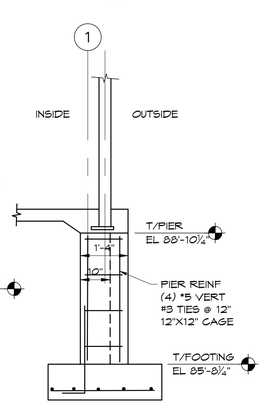


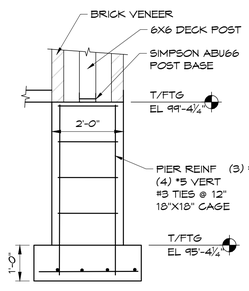
14 S4.1 SECTION
PIER INSIDE
COLUMN 5¾" INSIDE
OF STUD CL



14A S4.1 SECTION
PIER OUTSIDE
COLUMN 5¾" OUTSIDE
OF STUD CL



15 S4.1 SECTION
PIER @ C1, D1



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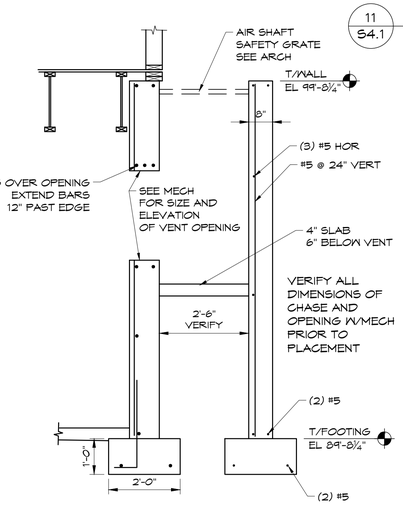

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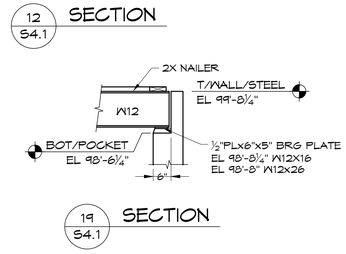

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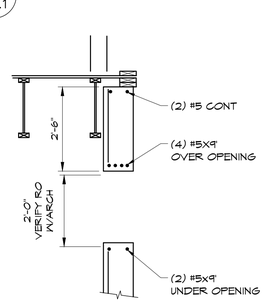

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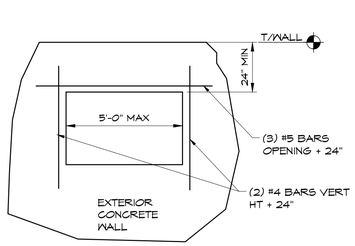
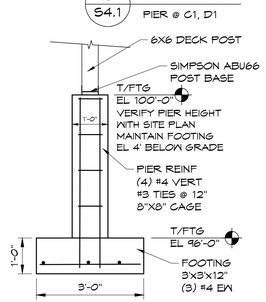


21 S4.1 DETAIL
TYPICAL CHASE
OPENING THRU WALL



22 S4.1 SECTION

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REVISION	DATE
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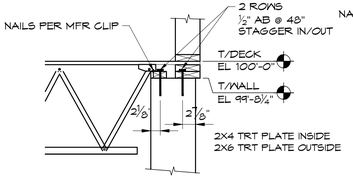
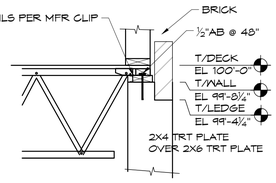
DATE
7/14/2016

PROJECT NO.
461466

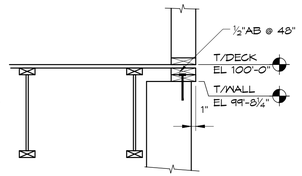
SHEET
S 4.1



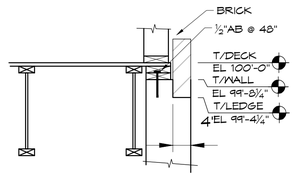
1 S4.2 **SECTION** — TRUSS BRG AT CONC WALL



2 S4.2 **SECTION** — TRUSS BRG AT CONC WALL BRICK FACING



3 S4.2 **SECTION** — TRUSS SIDE AT CONC WALL



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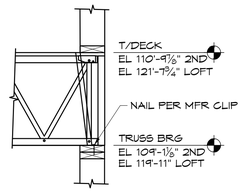
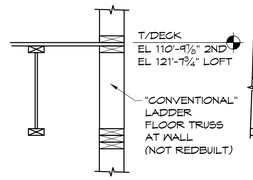
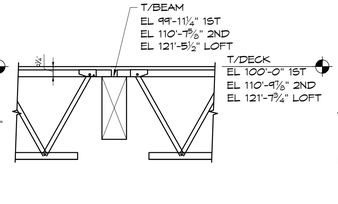


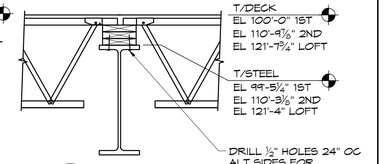
5 S4.2 **SECTION** — TRUSS BRG AT EXTERIOR



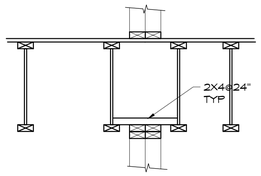
6 S4.2 **SECTION** — TRUSS SIDE BRG AT EXTERIOR



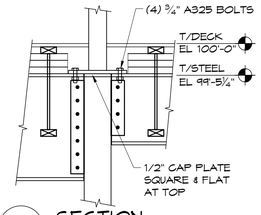
7 S4.2 **SECTION** — INTERIOR WOOD BEAM SUPPORT



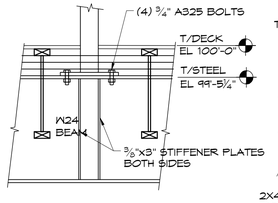
8 S4.2 **SECTION** — INTERIOR STEEL BEAM SUPPORT



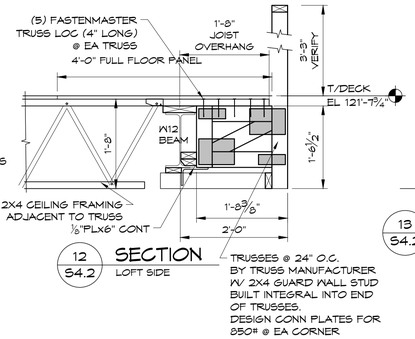
9 S4.2 **SECTION** — NON-BRG WALL



10 S4.2 **SECTION** — COLUMN THROUGH AT FIRST FLOOR

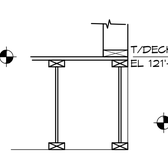


11 S4.2 **SECTION** — COLUMN UP AT FIRST FLOOR

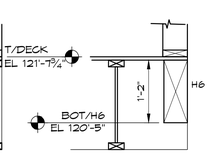


12 S4.2 **SECTION** — LOFT SIDE

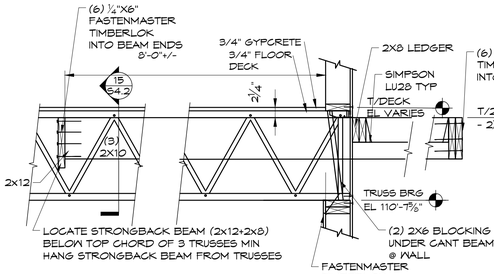
TRUSSES @ 24" O.C. BY TRUSS MANUFACTURER W/ 2X4 GUARD WALL STUD BUILT INTEGRAL INTO END OF TRUSSES. DESIGN CONN PLATES FOR 850# @ EA CORNER



13 S4.2 **SECTION** — LOFT EDGE

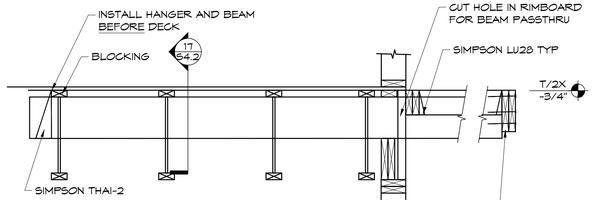


13A S4.2 **SECTION** — LOFT EDGE

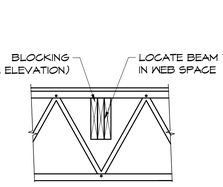


14 S4.2 **SECTION** — CANTILEVER DECK SUPPORTS PARALLEL TO JOISTS

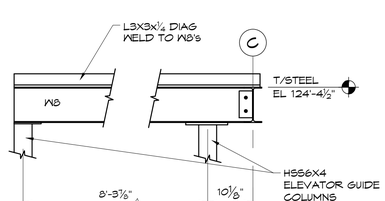
15 S4.2 **SECTION** — CANTILEVER DECK



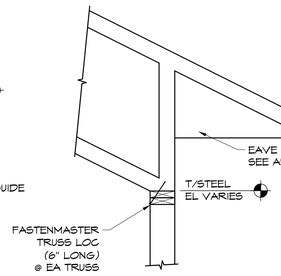
16 S4.2 **SECTION** — CANTILEVER DECK SUPPORTS PERP TO JOISTS



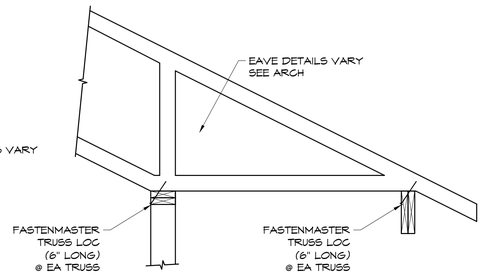
17 S4.2 **SECTION** — CANTILEVER DECK



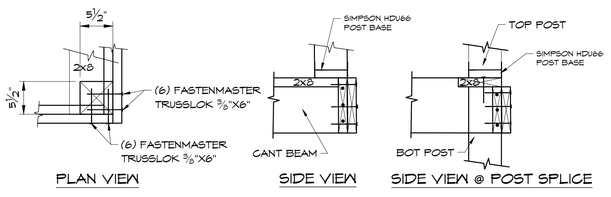
18 S4.2 **SECTION** — ELEVATOR SUPPORT BEAM



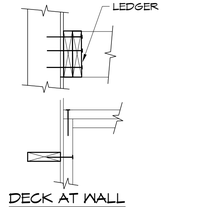
19 S4.2 **SECTION** — ROOF TRUSS AT WALL

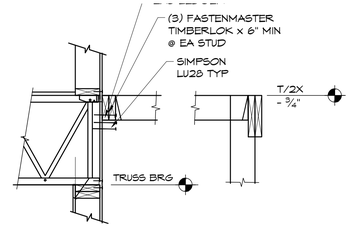


20 S4.2 **SECTION** — ROOF TRUSS AT DECK

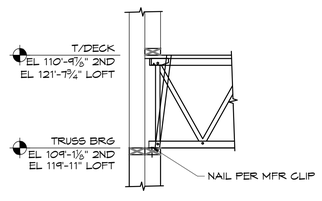


21 S4.2 **DECK/POST CORNER CONNECTIONS**

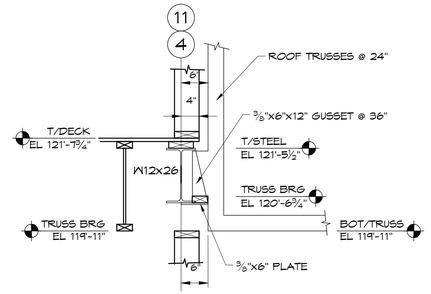




22 S4.2 **SECTION** — TYPICAL "NON-GANTILEVER" DECK



23 S4.2 **SECTION** — TRUSS BRG AT ELEVATOR



24 S4.2 **SECTION** — TRUSS BRG AT COL LINE 4 & 11

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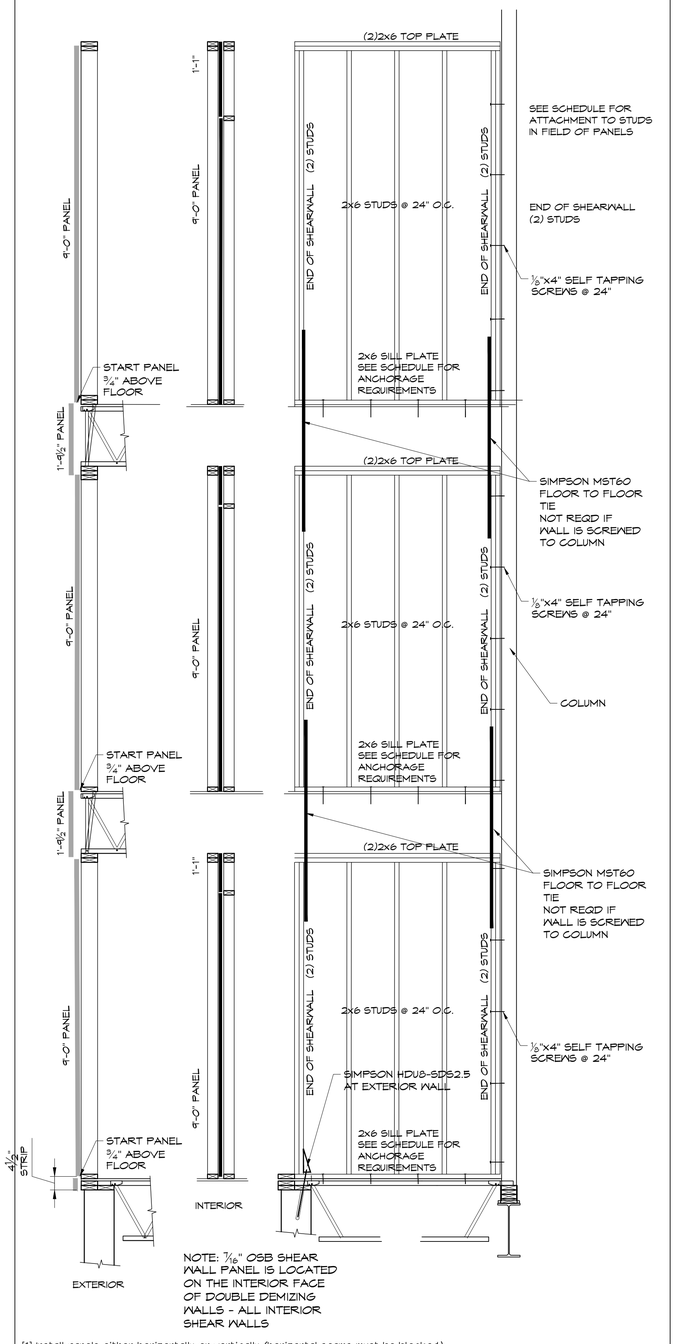
SHEET **S 4.2**

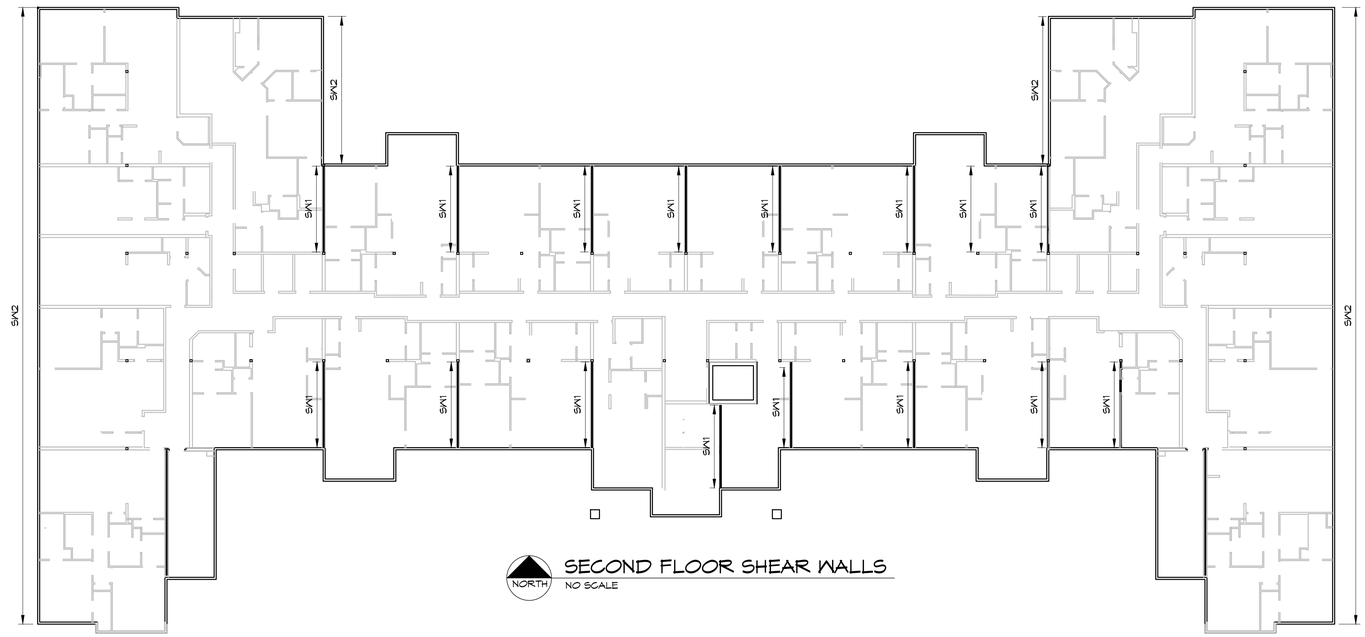
SHEARWALL SCHEDULE

MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	BOTTOM PLATE CONNECTION	TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	½" GYP BOARD 2 SIDES	5d @ 6"/6"	⅛"X3" SCREWS@16" (THRU DECK)	(2)10d @ 24"	200 PLF	LOFT INTERIOR 2ND INTERIOR
SW2	7/16" OSB 1 SIDE	8d 6"/12"	⅛"X3" SCREWS@16" (THRU DECK)	(2)10d @ 24"	300 PLF	EXTERIOR AND 2ND FLOOR INTERIOR

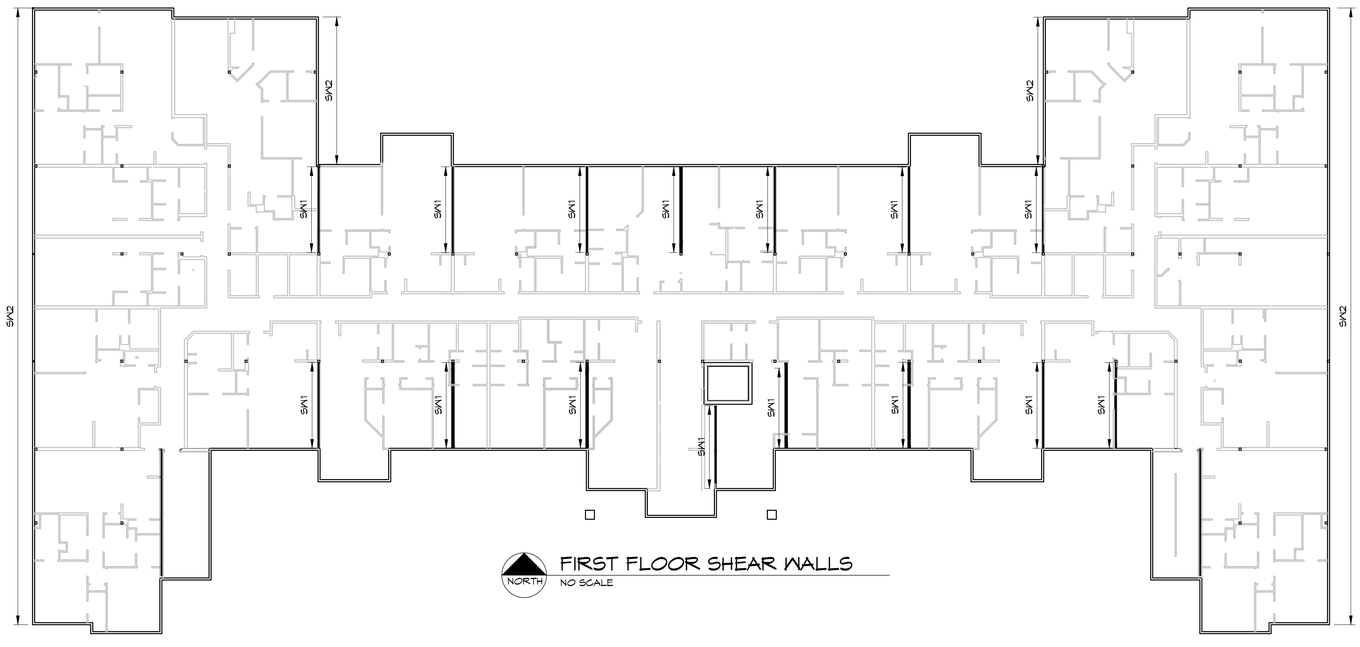


NOTE: 7/16" OSB SHEAR WALL PANEL IS LOCATED ON THE INTERIOR FACE OF DOUBLE DEMIZING WALLS - ALL INTERIOR SHEAR WALLS

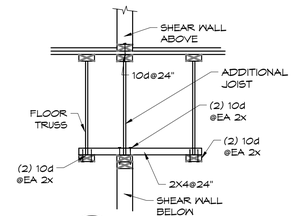
[1] Install panels either horizontally or vertically (horizontal seams must be blocked)
[2] Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
[3] Blocking is required at all panel edges
[4] Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.



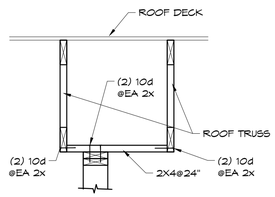
NORTH
SECOND FLOOR SHEAR WALLS
NO SCALE



NORTH
FIRST FLOOR SHEAR WALLS
NO SCALE



1 / S5.1 SECTION
SHEAR WALL AT FLOOR



2 / S5.1 SECTION
SHEAR WALL AT ROOF

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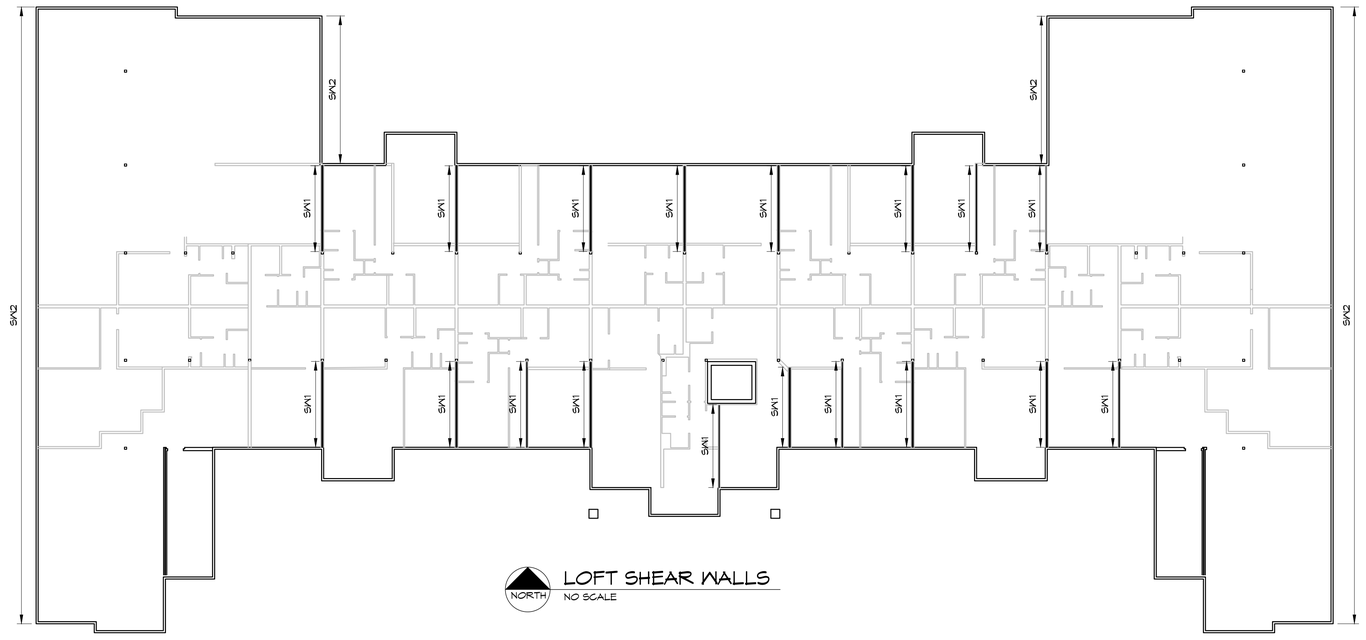

NORTH

LOFT SHEAR WALLS

NO SCALE

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SHEET
S
5.2

Proposed New 8 Unit Town & Coachomes with Attached Garages;

exhibit 3

Lexington Homes

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.1	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SPECIAL PROVISIONS	406.1.1	NO MORE THAN 3,000 S.F. OF GARAGE PERMITED WITHOUT 2 HOUR FIREWALL, SEE WISCONSIN BUILDING PRODUCT EVALUATION (201502-0) FOR ALTERNATIVE FIRE PROTECTION
5	ALLOWABLE AREA SPRINKLER INCREASE STREET FRONTAGE INCREASE SPRINKLER INCREASE INCIDENTAL USE	503 504.2 506.2 506.3 508.2.5	TYPE VB, 2 STORIES AND 7,000 S.F. PER FLOOR, 40' HEIGHT 20' HEIGHT AND 3 STORIES INCREASE. NO AREA INCREASE (20' SIDES) (20' FRONT AND BACK) = 12,250 S.F. ALLOWABLE PER FLOOR MAX. NOT APPLICABLE METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	602	VB WOOD FRAME UNPROTECTED ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION CONTINUITY FIRE DOOR RATINGS BATH FANS / EXHAUST FAN FLOOR DRAFTSTOPPING ATTIC DRAFTSTOPPING	707 709 709.4 712 715.4 716 716.6.1 717.3.2 717.4.2	NO FIRE BARRIERS 1 HOUR FIRE PARTITION AT UNIT SEPARATIONS REQUIRED. FIRE PARTITIONS CONTINUOUS TO SECOND FLOOR CEILING (EXCEPTION 5) 1 HOUR HORIZONTAL ASSEMBLY BETWEEN UNITS AT FLOOR / CEILING. FIRST FLOOR WALLS BEARING FLOOR ASSEMBLY NOT REQUIRED TO BE RATED PER EXCEPTION 712.4 EXCEPTION 2 FIRE PARTITION - DOORS IN GARAGE WALLS - 1/3 HOUR REQ. EXHAUST FAN PENETRATION DOES NOT REQUIRE A RADIATION DAMPER NOR PLACEMENT IN A WALL CAVITY, FIRE STOP ANNULAR SPACE AROUND THE FAN BOX FOR BOTH BATH FAN AND DRYER VENT. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 716.6.1 (EXCEPTION) DRAFTSTOPPING USED, SUBDIVIDE INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING USED, SUBDIVIDE ATTIC TO 3,000 S.F. MAX. OR EVERY 2 DWELLING UNITS
8	INTERIOR FINISHES	803.9	CLASS C FLAME SPREAD 75-20, CORRIDORS (SPRINKLERED) CLASS C FLAME SPREAD 75-20, ALL ROOMS (SPRINKLERED)
9	FIRE PROTECTION SMOKE DETECTION	903.3.1.2 907.2.11.3	NFPA 13R SPRINKLER SYSTEM REQ. INTERCONNECTED SMOKE DETECTORS / ALARMS REQ.
10	OCCUPANT LOAD COMMON PATH OF TRAVEL EMERGENCY ESCAPE OPENINGS	1004.1 1014.3 1029	SECOND FLOOR OCCUPANT LOAD IS PER UNIT, 36" WIDE COORIDOR MINIMUM REQ. 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR UNIT TO TWO DIRECTIONS OF TRAVEL (EXCEPTION 4, SPRINKLERED NFPA 13R) WINDOWS AS SECOND WAY OUT OF BUILDING IN EMERGENCY FIRST FLOOR WINDOW OPENINGS 5 SQUARE FEET SECOND FLOOR WINDOW OPENINGS 5.7 SQUARE FEET MINIMUM NET CLEAR OPENING OF 20" WIDE x 24" HIGH 44" FROM FLOOR
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO FRONT DOORS OF ALL TYPE B UNITS AND ALL FIRST FLOOR & UNIT DOORS AND PATIO DOORS GROUP R-2, 2% BUT NOT LESS THAN 1 ALL FIRST FLOOR UNITS ARE TYPE "B" UNITS MINIMUM OCCUPANCIES CONTAINING MORE THAN 20 DWELLINGS, AT LEAST 2% SHALL BE A TYPE "A" UNIT. ALL UNITS ON SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS. UNITS SHALL BE DISPERSED AMONG CLASSES OF UNITS
14	BALCONIES	1406.3	(EXCEPTION 3) BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION HAVE NO REQ. FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THIS AREA.

CONDITIONALLY APPROVED
DEPT OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES
SEE CORRESPONDENCE
JUL 19 2016
2716946

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
P3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
	ELEVATION REFERENCE	4	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X / A.X.Y	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	5	ACCESSIBILITY PLAN NOTE
		H-##	SCHEDULED NOTE LIKE STRUCTURAL HEADER

SYMBOL	ITEM	ITEM DESCRIPTION
S	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1 EXHAUST FANS DO NOT REQUIRE FIRE DAMPERS IF PLACED IN CEILING OR WALL - SEE IBC 716
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)

NOTES;
1. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
2. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.

INDEX TO DRAWINGS

TI	TITLE SHEET
C 3	OVERALL SITE PLAN AND KEY
C 6	SITE 3 DETAILED PLAN AND KEY
C 7	SITE 4 DETAILED PLAN AND KEY
C 8	SITE 5 DETAILED PLAN AND KEY
A1.1.1	ELEVATIONS OF BUILDINGS
A2.0	COMPOSITE FLOOR PLANS, SAFETY PLANS
A2.2	ACCESSIBILITY NOTES AND DETAILS, PLAN NOTES, SCHEDULES
A3.1.1	FIRST FLOOR PLAN, PARTITION TYPES
A3.2	SECOND FLOOR PLAN, NOTES
A3.3	ROOF PLAN
A4.1	BUILDING SECTION, STAIR DETAIL, FRAMING DETAILS
A4.2	DETAILS, THERMAL ENVELOPE
A4.3	BUILDING SECTIONS AND DETAILS
S1.1	STRUCTURAL GENERAL NOTES, HEADER SCHEDULE
S2.1	FOUNDATION PLAN
S2.2	SECOND FLOOR FRAMING PLAN AND DETAIL
S2.3	ROOF TRUSS FRAMING PLANS
S3.1	FOUNDATION DETAILS
S3.2	FRAMING DETAILS
S4.1	SHEAR WALL DETAILS AND PLANS

8 UNIT BUILDING AREA DATA

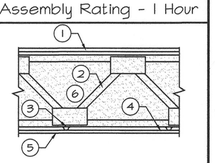
UNIT NUMBER	S.F. FIRST FLOOR	S.F. SECOND FLOOR	TOTAL UNIT SQUARE FEET	NOTES
1	30	1,174	1,204	MULTIPLE FLOOR UNIT
2	804	892	1,696	TYPE "B" ACCESSIBLE
3	937	0	937	TYPE "B" ACCESSIBLE
4	40	1,523	1,563	MULTIPLE FLOOR UNIT
5	40	1,523	1,563	MULTIPLE FLOOR UNIT
6	937	0	937	TYPE "B" ACCESSIBLE
7	804	892	1,696	TYPE "B" ACCESSIBLE
8	30	1,174	1,204	MULTIPLE FLOOR UNIT
OTHER	140	29	169	
TOTAL	3,762	7,207	10,969	

TOTAL WITHIN DWELLING UNITS FIRST FLOOR	3,622 + 120 MECHANICAL + 20 WALL SPACE
FIRST FLOOR TOTAL	6,968
SECOND FLOOR TOTAL	7,207
TOTAL OF 8 UNIT BUILDING	14,175

TYPE "A"ACCESSIBLE UNITS ARE IN BUILDINGS 1, 2, 3 9 ACCESSIBLE UNITS IN A SITE OF 227

1 U.L. Design ~~No.~~ Unrestrained Assembly Rating - 1 Hour

(1) FLOOR SYSTEM 2, MIN. 3/4" GYPSUM CONCRETE OVER, 23/32 in. THICK T&G WOOD STRUCTURAL PANELS w/ STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES w/ JOINTS STAGGERED, SECURE TO TRUSSES w/ CONSTRUCTION ADHESIVE AND 8d NAILS SPACED 12 in. O.C. ALONG EACH TRUSS.
(2) PARALLEL CHORD TRUSSES 24 in. O.C. MAX.
(3) FURRING CHANNELS - 3/4" DEEP BY 2 5/8" WIDE 25 GAUGE GALVANIZED STEEL AT 24" O.C. (NOT INSULATION BEARING)
(3B) ATTACHMENT OF FURRING CHANNELS, CLIPS SPACED 48" O.C. SECURED TO ALTERNATING TRUSSES. USE No. 8 x 2 1/2" COURSE DRYWALL SCREW. FURRING CHANNEL IS FRICTION FITTED INTO CLIPS. ADJOINING CHANNELS OVERLAPPED.
(4) PROPRIETARY TYPE "C" GYPSUM - 5/8 in. THICK, 4 ft. WIDE SHEETS INSTALLED w/ LONG DIMENSION PERPENDICULAR TO FURRING CHANNELS w/ 1 in. LONG WALLBOARD SCREWS SPACED 12 in. O.C. END JOINTS SECURED TO BOTH CHANNELS.
(5) FINISHING SYSTEM - JOINT COMPOUND APPLIED IN TWO COATS TO SCREW HEADS, SEAMS WITH PAPER TAPE EMBEDDED IN FIRST COAT OF COMPOUND.
(6) OPTIONAL INSULATION SYSTEM USED. BIB OR BATT INSULATION MUST NOT BEAR LOAD ONTO CHANNEL OR GYPSUM BOARD. FIBER REINFORCED POLY STAPLED TO TRUSSES TO SUPPORT INSULATION.



2 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1,m	2" x 4" WOOD STUDS 24" ON CENTER, MAX., WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY OR HORIZONTALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"

5/8" TYPE "X" GYP BOARD EACH SIDE
2x4 WOOD JOISTS @ 24" O.C., MAX.

3 IBC 720.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING

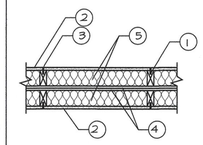
FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES) 3 HOUR	2 HOUR	1 HOUR	MINIMUM THICKNESS OF CEILING (INCHES) 3 HOUR	2 HOUR	1 HOUR
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C., MAX., WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C. FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "S" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.	---	---	VAR.	---	---	1 1/4"

3/4" T&G FLOOR SHEATHING
2x WOOD JOISTS @ 24" O.C.
5/8" TYPE "X" GYP BOARD BASE LAYER
5/8" TYPE "X" GYP BOARD FACE LAYER

4 UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

1 HOUR FIRE

MATERIAL	CONSTRUCTION
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	1 2"x4" WOOD STUDS 24" O.C. MAX. CROSS BRACED AT MID-HEIGHT AND EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2 (2) LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. w/ 6d CEMENT COATED NAILS 1-1/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3 JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED w. PAPER TAPE AND JOINT COMPOUND. NAILHEADS COVERED w/ JOINT COMPOUND. 4 SHEATHING (OPTION USED)- SEPTUM SHEATHED w/ 1/2 IN. THICK MINERAL AND FIBER BOARD AND 3/8" TYPE X GYPSUM 5 BATT INSULATION - 3-1/2" MAX THICKNESS GLASS OR MINERAL FIBER BATT INSULATION. OPTIONAL IF SHEATHING IS USED ON BOTH HALVES OF WALL.



5 IBC 720.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

1 HOUR FIRE

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES) 4 HR	3 HR	2 HR	1 HR
16. EXTERIOR WALLS RATED FOR FIRE RESISTANCE FROM THE INSIDE ONLY IN ACCORDANCE WITH SECTION 704.5	16-1.3	2" x 6" WOOD STUDS 16" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARD APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 2 1/4" TYPE S DRYWALL SCREWS 7" O.C. JOINTS TAPED AND MUDDED. EXTERIOR COVERED WITH 3/8" OSB APPLIED VERTICALLY WITH ALL JOINTS OVER FRAMING OR BLOCKING AND FASTENED WITH 6d NAILS @ 12" O.C. IN FIELD OR 6" O.C. EDGES. R14 FIBERGLASS INSULATION.	---	---	---	6 1/2"

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.

SPRINKLER FIRE SUPPRESSION NOTES;

1. TREY CEILINGS UNDER 100 CUBIC FEET AND LESS THAN 12" DEEP DO NOT REQUIRE COVERAGE.
2. GARAGE DOOR THAT IS ATTACHED TO THE INDIVIDUAL DWELLING UNIT IS NOT AN OBSTRUCTION, THE OPENER MAY BE.
3. 2'-0" EAVE ALLOWABLE WITH 13R COVERAGE.
4. FIRE ACCESS PER CHAPTER 13.
5.

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8 Unit Fountain Ridge
Attached Garage Townhomes
PLEASANT PRAIRIE, WISCONSIN

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SHEET T 1.1

Buildings 5, 7, 10

FRONT ELEVATION
SCALE: 3/16" = 1'-0"

LEFT SIDE
SCALE: 3/16" = 1'-0"

RIGHT SIDE
SCALE: 3/16" = 1'-0"

DRIVE ELEVATION
SCALE: 3/16" = 1'-0"

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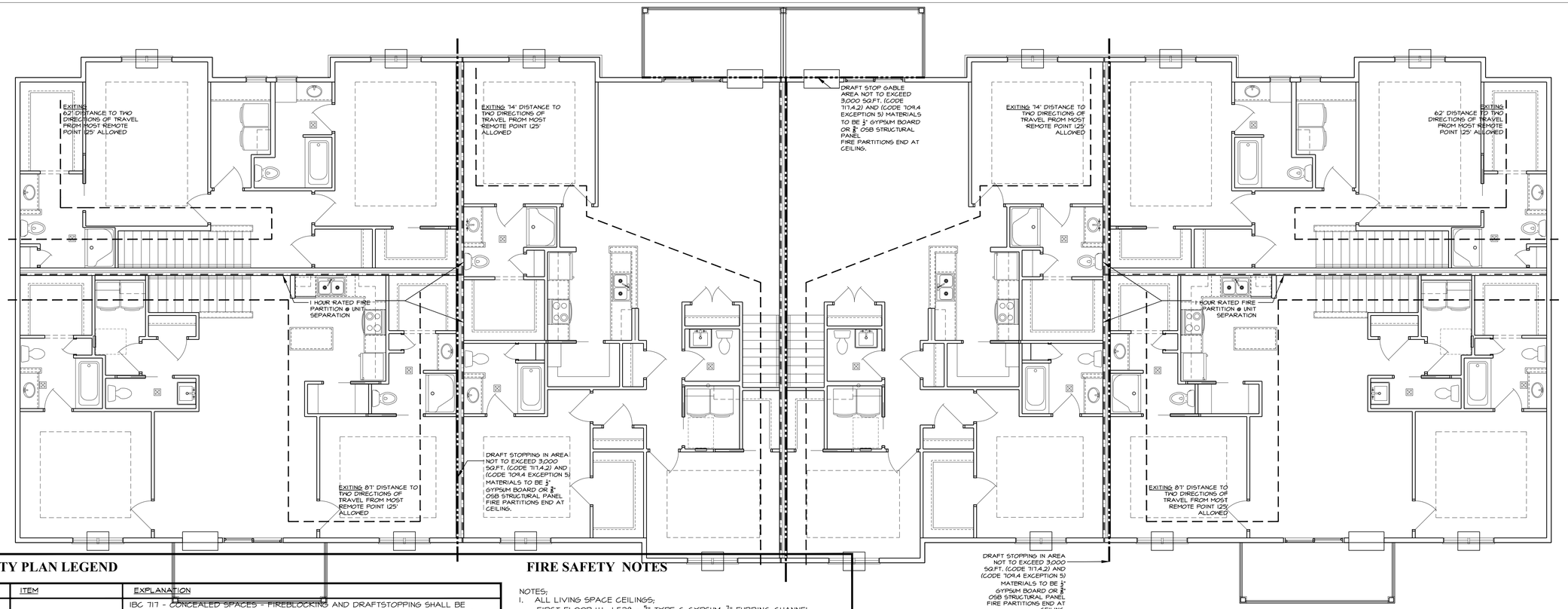
SHEET
A
1.1.2



FLOOR PLANS

SCALE: 3/16" = 1'-0"

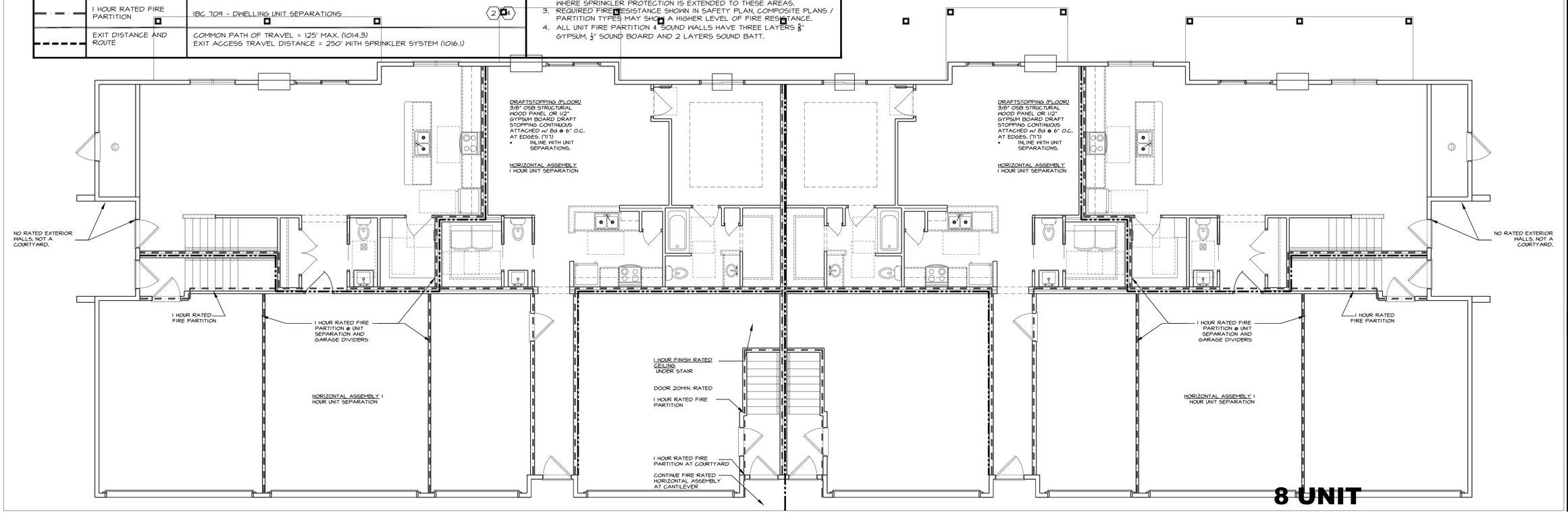
SAFETY PLAN LEGEND

SYMBOL	ITEM	EXPLANATION
	DRAFT STOPPING	IBC 717 - CONCEALED SPACES - FIREBLOCKING AND DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS. MATERIALS TO BE 3/8" OSB STRUCTURAL WOOD PANEL OR 1/2" GYPSUM BOARD DRAFT STOPPING CONTINUOUS ATTACHED w/ 8d @ 6" O.C. AT EDGES. DRAFTSTOPPING (FLOOR) • ABOVE CORRIDOR WALLS. • INLINE WITH UNIT SEPARATIONS. DRAFTSTOPPING (ATTIC) IN AREA NOT TO EXCEED 3,000 SQ.FT. (CODE 717.4.2) AND (CODE 709.4 EXCEPTION 5) FIRE PARTITIONS END AT CEILING.
	1 HOUR RATED FIRE PARTITION	IBC 709 - DWELLING UNIT SEPARATIONS
	EXIT DISTANCE AND ROUTE	COMMON PATH OF TRAVEL = 125' MAX. (1014.3) EXIT ACCESS TRAVEL DISTANCE = 250' WITH SPRINKLER SYSTEM (1016.1)

FIRE SAFETY NOTES

NOTES;

1. ALL LIVING SPACE CEILINGS;
   FIRST FLOOR U.L. L528 - ⅝" TYPE C GYPSUM, ¾" FURRING CHANNEL FRICTION FIT INTO CLIPS.
   SECOND FLOOR - 709.4 (EXCEPTION 5) ONE LAYER ⅝" TYPE X GYPSUM ALL OTHER NON-LIVING SPACE CEILING ON THE FIRST FLOOR (GARAGE AND MECHANICAL) 2 LAYERS TYPE X GYPSUM WITH NO CLIPS OR CHANNELS.
   ALL SECOND FLOOR SURFACE WITH 2" GYPCRETE TOPPING
2. IBC 1406.3 EXCEPTION 3, BALCONIES ON BUILDINGS OF TYPE V CONSTRUCTION SHALL BE PERMITTED TO BE OF TYPE V CONSTRUCTION, AND SHALL NOT BE REQUIRED TO HAVE A FIRE RESISTANCE RATING WHERE SPRINKLER PROTECTION IS EXTENDED TO THESE AREAS.
3. REQUIRED FIRE RESISTANCE SHOWN IN SAFETY PLAN, COMPOSITE PLANS / PARTITION TYPES MAY SHOW A HIGHER LEVEL OF FIRE RESISTANCE.
4. ALL UNIT FIRE PARTITION & SOUND WALLS HAVE THREE LAYERS ⅝" GYPSUM, ½" SOUND BOARD AND 2 LAYERS SOUND BATT.



8 UNIT

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SHEET **A 2.1**

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED FLOOR CEILING ASSEMBLY
2. 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.
3. 1 HOUR FINISH RATED CEILING, SEEMS OVERLAPPED EACH WAY DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL FROM THE INSIDE ONLY.
6. 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.
7. ATTIC INSULATION R44 MIN.
8. INSULATION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL. REINFORCED POLY.
9. INSULATION IN FLOOR/CEILING 3" SOUND BATT.
10. NO ATTIC INSULATION
11. 18" MICROWAVE COUNTER.
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
20. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. FURRED WALL
14. PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.
15. INTERIOR BEARING WALL, FRAME AT 16" O.C.
16. DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
17. ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.
18. 2X6 INTERIOR WALL
19. 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
20. SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.
21. RATED EXTERIOR WALLS, SHARED COURTYARD.
22. 2x6x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
23. 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
24. ATTIC SCUTTLE PANEL, SEE 1/A4.2
25. DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.
26. POCKET DOOR FRAME EXTENDS INTO WALL
27. DROPPED 9" WIDE SOFFIT, PLASTER AND PAINT.
28. 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
29. not used
30. 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.
31. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DWELLING ELECTRICAL / MECHANICAL NOTES

A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.

B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.

C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)

D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.

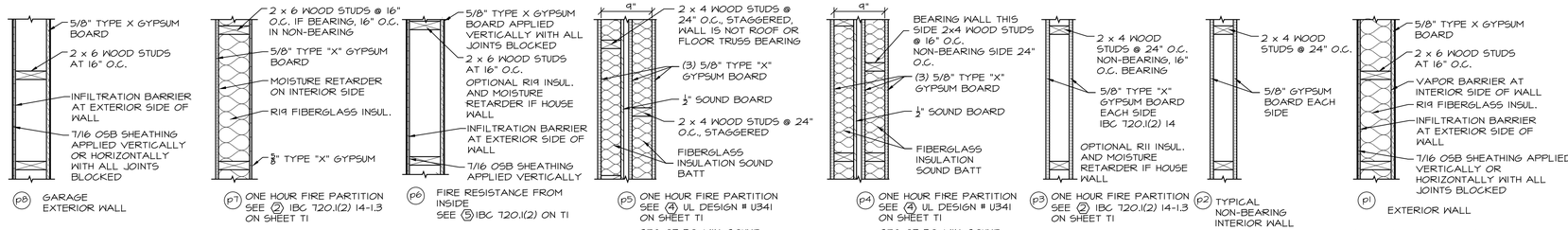
E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.

F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

DWELLING GENERAL NOTES

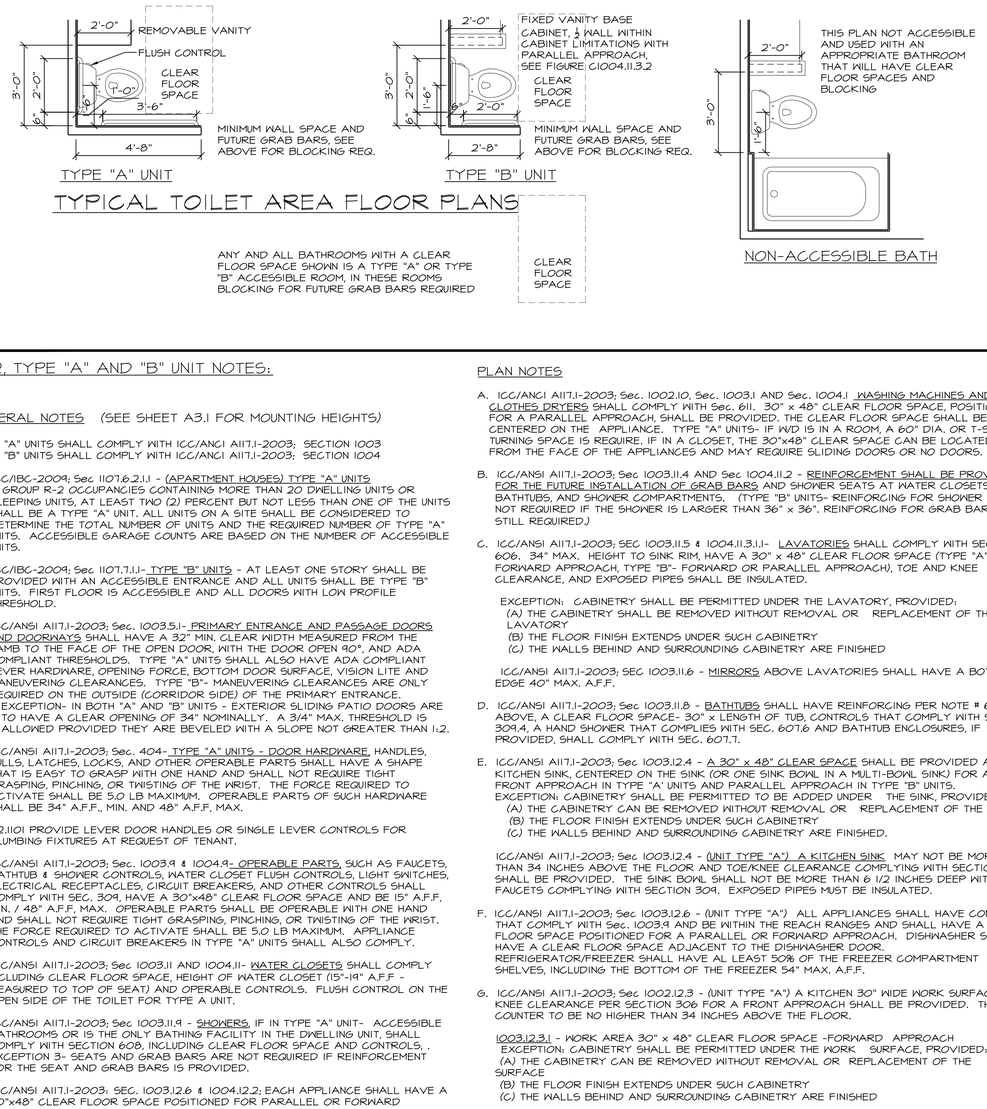
1. ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS.
2. ALL FIRST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT THRESHOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7)
3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9' HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)



PARTITION TYPES

SCALE: 1" = 1'-0"



WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1 3/4" x 11 7/8"	2	LVL	2	2
H6	5 1/2"X14"	1	GLULAM	3	2
H7	1 3/4" x 9 1/4""	1	LVL	1	2
H8	5 1/2"X24"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS	DESIGN BY TRUSS SUPPLIER	

ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYPT = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

R-2, TYPE "A" AND "B" UNIT NOTES:

GENERAL NOTES (SEE SHEET A3.1 FOR MOUNTING HEIGHTS)

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2003; SECTION 1004

1. ICC/IBC-2009; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS. ACCESSIBLE GARAGE COUNTS ARE BASED ON THE NUMBER OF ACCESSIBLE UNITS.
2. ICC/IBC-2009; Sec 1107.7.1.1- TYPE "B" UNITS - AT LEAST ONE STORY SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE AND ALL UNITS SHALL BE TYPE "B" UNITS. FIRST FLOOR IS ACCESSIBLE AND ALL DOORS WITH LOW PROFILE THRESHOLD.
3. ICC/ANSI A117.1-2003; Sec. 1003.5.1- PRIMARY ENTRANCE AND PASSAGE DOORS AND DOORWAYS SHALL HAVE A 32" MIN. CLEAR WIDTH MEASURED FROM THE JAMB TO THE FACE OF THE OPEN DOOR, WITH THE DOOR OPEN 90°, AND ADA COMPLIANT THRESHOLDS. TYPE "A" UNITS SHALL ALSO HAVE ADA COMPLIANT LEVER HARDWARE, OPENING FORCE, BOTTOM DOOR SURFACE, VISION LITE AND MANEUVERING CLEARANCES. TYPE "B"- MANEUVERING CLEARANCES ARE ONLY REQUIRED ON THE OUTSIDE (CORRIDOR SIDE) OF THE PRIMARY ENTRANCE.
   EXCEPTION- IN BOTH "A" AND "B" UNITS - EXTERIOR SLIDING PATIO DOORS ARE TO HAVE A CLEAR OPENING OF 34" NOMINALLY. A 3/4" MAX. THRESHOLD IS ALLOWED PROVIDED THEY ARE BEVELED WITH A SLOPE NOT GREATER THAN 1:2.

   ICC/ANSI A117.1-2003; Sec. 404- TYPE "A" UNITS - DOOR HARDWARE, HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" A.F.F., MIN. AND 48" A.F.F. MAX.

   62.1101 PROVIDE LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES AT REQUEST OF TENANT.
4. ICC/ANSI A117.1-2003; Sec. 1003.9 & 1004.9- OPERABLE PARTS, SUCH AS FAUCETS, BATHTUB & SHOWER CONTROLS, WATER CLOSET FLUSH CONTROLS, LIGHT SWITCHES, ELECTRICAL RECEPTACLES, CIRCUIT BREAKERS, AND OTHER CONTROLS SHALL COMPLY WITH SEC. 309, HAVE A 30"x48" CLEAR FLOOR SPACE AND BE 15" A.F.F. MIN. / 48" A.F.F. MAX. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE 5.0 LB MAXIMUM. APPLIANCE CONTROLS AND CIRCUIT BREAKERS IN TYPE "A" UNITS SHALL ALSO COMPLY.
5. ICC/ANSI A117.1-2003; Sec 1003.11 AND 1004.11- WATER CLOSETS SHALL COMPLY INCLUDING CLEAR FLOOR SPACE, HEIGHT OF WATER CLOSET (15"-19" A.F.F - MEASURED TO TOP OF SEAT) AND OPERABLE CONTROLS. FLUSH CONTROL ON THE OPEN SIDE OF THE TOILET FOR TYPE A UNIT.
6. ICC/ANSI A117.1-2003; Sec 1003.11.9 - SHOWERS, IF IN TYPE "A" UNIT- ACCESSIBLE BATHROOMS OR IS THE ONLY BATHING FACILITY IN THE DWELLING UNIT, SHALL COMPLY WITH SECTION 608, INCLUDING CLEAR FLOOR SPACE AND CONTROLS, . EXCEPTION 3- SEATS AND GRAB BARS ARE NOT REQUIRED IF REINFORCEMENT FOR THE SEAT AND GRAB BARS IS PROVIDED.
7. ICC/ANSI A117.1-2003; SEC. 1003.12.6 & 1004.12.2; EACH APPLIANCE SHALL HAVE A 30"x48" CLEAR FLOOR SPACE POSITIONED FOR PARALLEL OR FORWARD APPROACH. CLEAR FLOOR SPACES ARE PERMITTED TO OVERLAP.

PLAN NOTES

A. ICC/ANCI A117.1-2003; Sec. 1002.10, Sec. 1003.1 AND Sec. 1004.1 WASHING MACHINES AND CLOTHES DRYERS SHALL COMPLY WITH Sec. 611. 30" x 48" CLEAR FLOOR SPACE, POSITIONED FOR A PARALLEL APPROACH, SHALL BE PROVIDED. THE CLEAR FLOOR SPACE SHALL BE CENTERED ON THE APPLIANCE. TYPE "A" UNITS- IF WD IS IN A ROOM, A 60" DIA. OR T-SHAPED TURNING SPACE IS REQUIRE. IF IN A CLOSET, THE 30"x48" CLEAR SPACE CAN BE LOCATED 10 IN. FROM THE FACE OF THE APPLIANCES AND MAY REQUIRE SLIDING DOORS OR NO DOORS.

B. ICC/ANSI A117.1-2003; Sec 1003.11.4 AND Sec 1004.11.2 - REINFORCEMENT SHALL BE PROVIDED FOR THE FUTURE INSTALLATION OF GRAB BARS AND SHOWER SEATS AT WATER CLOSETS, BATHTUBS, AND SHOWER COMPARTMENTS. (TYPE "B" UNITS- REINFORCING FOR SHOWER SEAT IS NOT REQUIRED IF THE SHOWER IS LARGER THAN 36" x 36". REINFORCING FOR GRAB BARS IS STILL REQUIRED.)

C. ICC/ANSI A117.1-2003; SEC 1003.11.5 & 1004.11.3.1.1- LAVATORIES SHALL COMPLY WITH SECTION 606. 34" MAX. HEIGHT TO SINK RIM, HAVE A 30" x 48" CLEAR FLOOR SPACE (TYPE "A"- FORWARD APPROACH, TYPE "B"- FORWARD OR PARALLEL APPROACH), TOE AND KNEE CLEARANCE, AND EXPOSED PIPES SHALL BE INSULATED.

   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE LAVATORY, PROVIDED;
   (A) THE CABINETRY SHALL BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE LAVATORY
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

   ICC/ANSI A117.1-2003; SEC 1003.11.6 - MIRRORS ABOVE LAVATORIES SHALL HAVE A BOTTOM EDGE 40" MAX. A.F.F.

D. ICC/ANSI A117.1-2003; Sec 1003.11.8 - BATHTUBS SHALL HAVE REINFORCING PER NOTE # 6 ABOVE, A CLEAR FLOOR SPACE- 30" x LENGTH OF TUB, CONTROLS THAT COMPLY WITH SEC. 309.4, A HAND SHOWER THAT COMPLIES WITH SEC. 607.6 AND BATHTUB ENCLOSURES, IF PROVIDED, SHALL COMPLY WITH SEC. 607.7.1.

E. ICC/ANSI A117.1-2003; Sec 1003.12.4 - A 30" x 48" CLEAR SPACE SHALL BE PROVIDED AT THE KITCHEN SINK, CENTERED ON THE SINK (OR ONE SINK BOWL IN A MULTI-BOWL SINK) FOR A FRONT APPROACH IN TYPE "A" UNITS AND PARALLEL APPROACH IN TYPE "B" UNITS.
   EXCEPTION: CABINETRY SHALL BE PERMITTED TO BE ADDED UNDER THE SINK, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED.

   ICC/ANSI A117.1-2003; Sec 1003.12.4 - (UNIT TYPE "A") A KITCHEN SINK MAY NOT BE MORE THAN 34 INCHES ABOVE THE FLOOR AND TOE/KNEE CLEARANCE COMPLYING WITH SECTION 306 SHALL BE PROVIDED. THE SINK BOWL SHALL NOT BE MORE THAN 6 1/2 INCHES DEEP WITH FAUCETS COMPLYING WITH SECTION 309. EXPOSED PIPES MUST BE INSULATED.

F. ICC/ANSI A117.1-2003; Sec 1003.12.6 - (UNIT TYPE "A") ALL APPLIANCES SHALL HAVE CONTROLS THAT COMPLY WITH Sec. 1003.9 AND BE WITHIN THE REACH RANGES AND SHALL HAVE A CLEAR FLOOR SPACE POSITIONED FOR A PARALLEL OR FORWARD APPROACH. DISHWASHER SHALL HAVE A CLEAR FLOOR SPACE ADJACENT TO THE DISHWASHER DOOR. REFRIGERATOR/FREEZER SHALL HAVE AL LEAST 50% OF THE FREEZER COMPARTMENT SHELVES, INCLUDING THE BOTTOM OF THE FREEZER 54" MAX. A.F.F.

G. ICC/ANSI A117.1-2003; Sec 1002.12.3 - (UNIT TYPE "A") A KITCHEN 30" WIDE WORK SURFACE WITH KNEE CLEARANCE PER SECTION 306 FOR A FRONT APPROACH SHALL BE PROVIDED. THE COUNTER TO BE NO HIGHER THAN 34 INCHES ABOVE THE FLOOR.

   1003.12.3.1 - WORK AREA 30" x 48" CLEAR FLOOR SPACE -FORWARD APPROACH
   EXCEPTION: CABINETRY SHALL BE PERMITTED UNDER THE WORK SURFACE, PROVIDED;
   (A) THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE WORK SURFACE
   (B) THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY
   (C) THE WALLS BEHIND AND SURROUNDING CABINETRY ARE FINISHED

H. ICC/ANSI 117.1-2003; Sec. 1003.13 WINDOWS - (UNIT TYPE "A") WHERE OPERABLE WINDOWS ARE PROVIDED, AT LEAST ONE WINDOW IN EACH SLEEPING, LIVING, OR DINING SPACE SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. EACH REQUIRED OPERABLE WINDOW SHALL HAVE OPERABLE PARTS COMPLYING WITH SEC. 309. SEE NOTE #3.

J. CRITICAL ACCESSIBLE DIMENSION

K. AIR CONDITIONERS WITHIN REACH RANGE OR TO HAVE REMOTE CONTROL.

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

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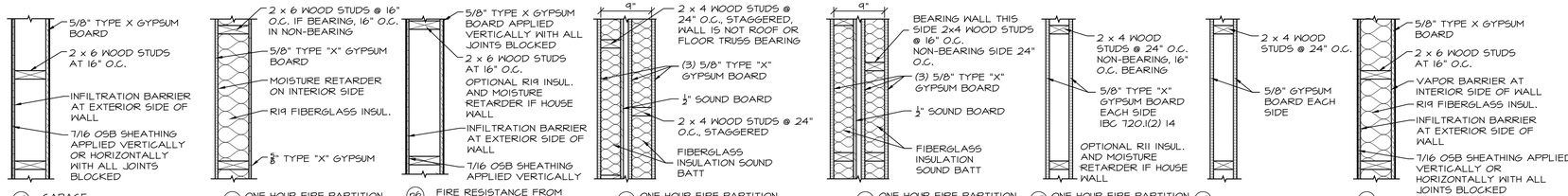
SHEET **A 2.2**

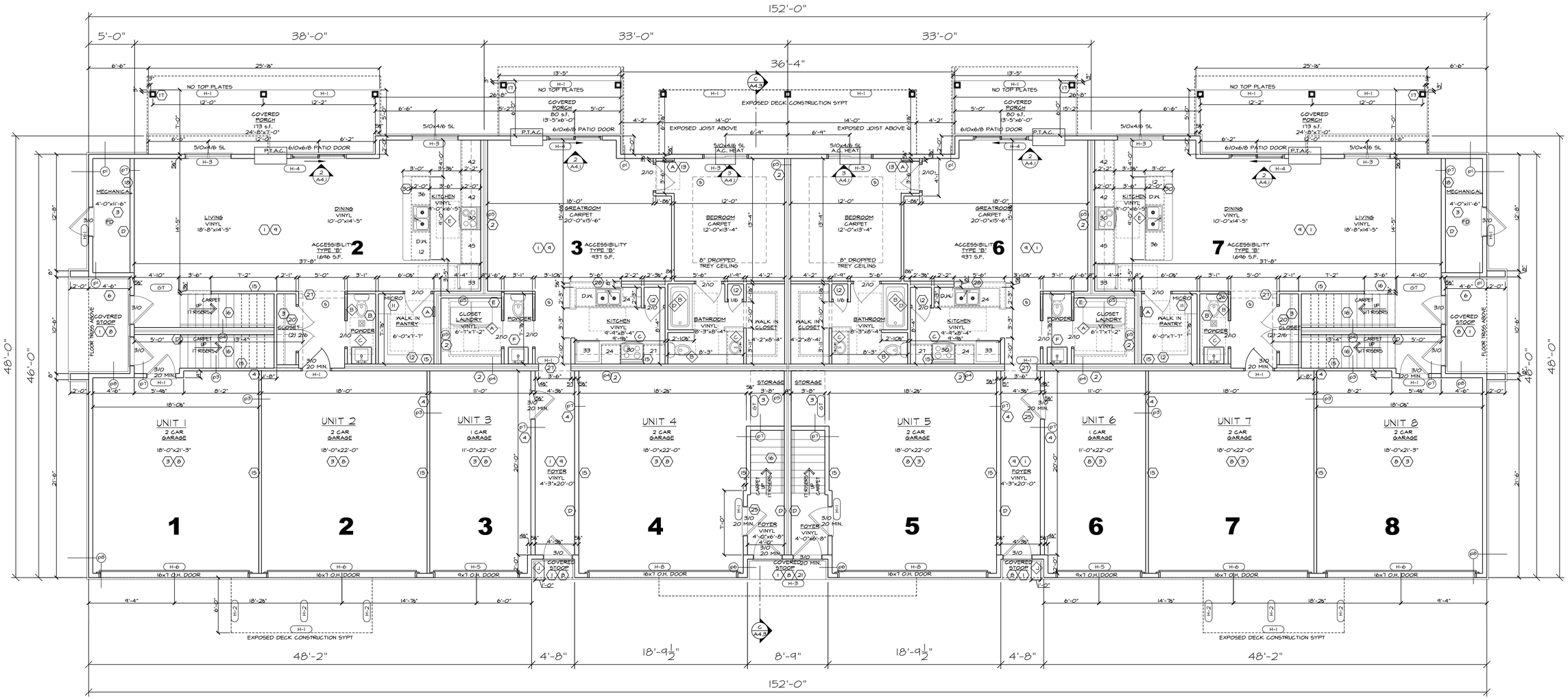


PARTITION TYPES

SCALE: 1" = 1'-0"

FIRST FLOOR

SCALE: 3/16" = 1'-0"



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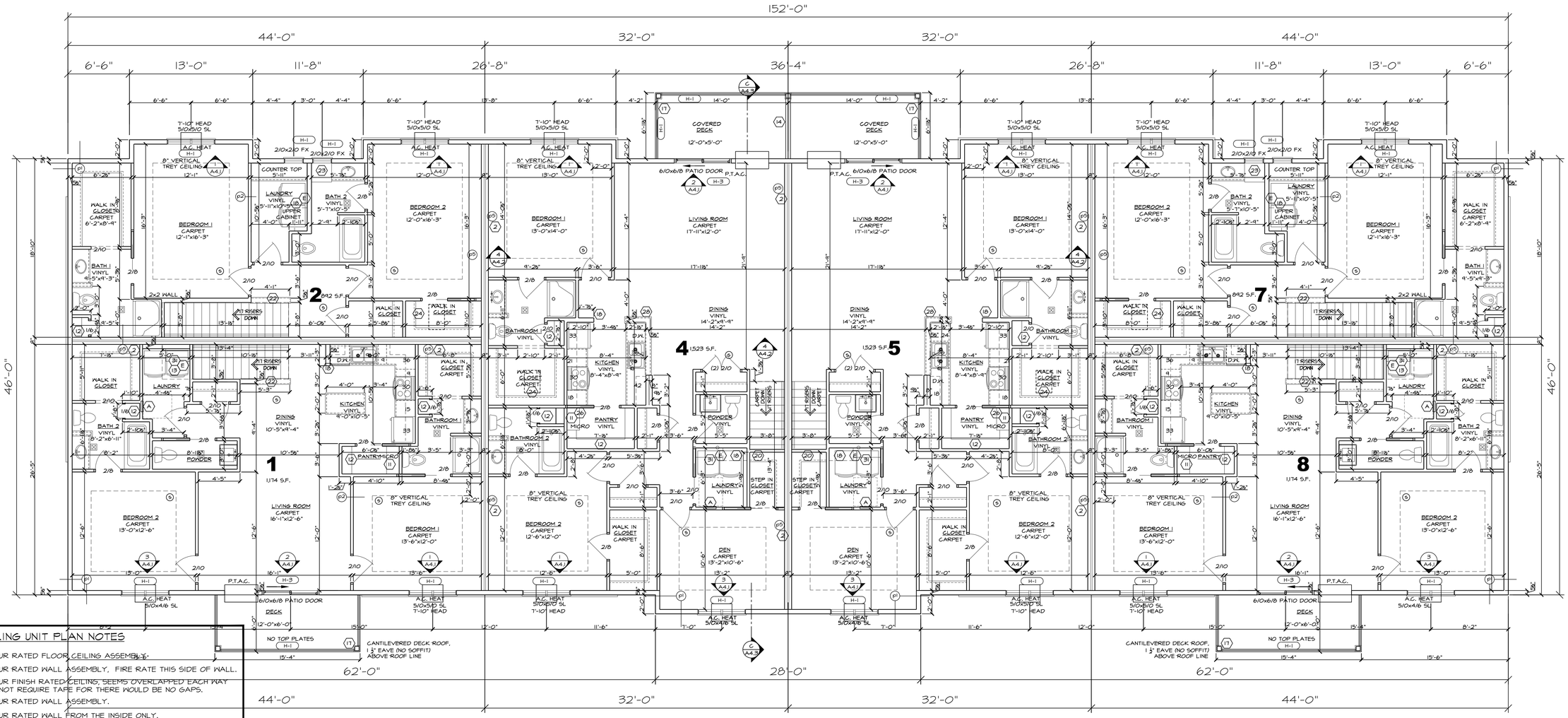
SHEET **A 3.1.1**



SECOND FLOOR

SCALE: 3/16" = 1'-0"

DWELLING UNIT PLAN NOTES

1. 1 HOUR RATED FLOOR CEILING ASSEMBLY.
2. 1 HOUR RATED WALL ASSEMBLY, FIRE RATE THIS SIDE OF WALL.
3. 1 HOUR FINISH RATED CEILING, SEEMS OVERLAPPED EACH WAY DO NOT REQUIRE TAPE FOR THERE WOULD BE NO GAPS.
4. 1 HOUR RATED WALL ASSEMBLY.
5. 1 HOUR RATED WALL FROM THE INSIDE ONLY.
6. 3" OF SPRAY FOAM ON PLUMBING PIPES WITHIN 2' OF EXTERIOR WALLS BELOW.
7. ATTIC INSULATION R44 MIN.
8. INSULATION BLOWN FULL IN FLOOR/CEILING R40 BIB ON 6 MIL. REINFORCED POLY.
9. INSULATION IN FLOOR/CEILING 3" SOUND BATT.
10. NO ATTIC INSULATION
11. 18" MICROWAVE COUNTER.
12. STACK OF (4) 12" DEEP SHELVES, START AT 28" A.F.F. THEN 14"O.C.
- 12a. STACK OF 3 SHELVES, START AT 42" A.F.F. THEN 14" O.C. TO ALLOW ACCESSIBLE KNEE SPACE
13. FURRED WALL
14. PRIVACY WALL, EXTERIOR TREATED CONSTRUCTION, HORIZONTAL VINYL SIDING.
15. INTERIOR BEARING WALL, FRAME AT 16" O.C.
16. DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
17. ALL EXTERIOR 6x6 TREATED POST WITH DECORATIVE WRAP, CAP AND BASE.
18. 2x6 INTERIOR WALL
19. 2x4x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
20. SLOPED FLOOR OR CEILING. CLOSET FLOORS BUILT INTO SHOE SHELVES.
21. RATED EXTERIOR WALLS, SHARED COURTYARD.
22. 2x6x3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB OR CONCRETE FLOOR TO TOP OF TOP PLATE, BRACE FOR RIGIDITY, WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES.
23. 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
24. ATTIC SCUTTLE PANEL, SEE 1/A4.2
25. DOOR OPENING ON SLOPED FLOOR, HEADER TO BE LEVEL NOT PARALLEL WITH FLOOR.
26. POCKET DOOR FRAME EXTENDS INTO WALL
27. DROPPED 9" WIDE SOFFIT, PLASTER AND PAINT.
28. 2x6x3'-10" HIGH PARTIAL WALL FROM TOP OF OSB OR CONCRETE TO SINGLE TOP PLATE, COUNTER TOP. BRACE FOR RIGIDITY.
29. not used
30. 3'-0" DEEP COUNTER TOP INCLUDING 18" SNACK BAR OVERHANG, SUPPORT BRACKETS AS REQUIRED. OPEN CABINET BACK.
31. SINGLE SHELF WITH POLE ABOVE LAUNDRY, 15"x30" CABINET.

DWELLING ELECTRICAL / MECHANICAL NOTES

- A. ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- B. PEDESTAL SINK WITH KNEE SPACE, TOILET TO HAVE FUTURE GRAB BAR BLOCKING.
- C. MICROWAVE HOOD COMBINATION ABOVE RANGE. (IN TYPE "A" UNIT - ACCOMMODATE COUNTERTOP MICROWAVE)
- D. SURFACE MOUNT ELECTRIC BASEBOARD HEAT.
- E. LAUNDRY PLUMBING HOOKUP AND EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- F. PEDESTAL SINK DOES NOT REQUIRE KNEE SPACE, TOILET DOES NOT REQUIRE FUTURE GRAB BAR BLOCKING.

DWELLING GENERAL NOTES

1. ALL WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS.
2. ALL FIRST FLOOR 3/0 DOORS HAVE LOW PROFILE THRESHOLDS, SUPPORT THRESHOLD AS NEEDED. ENTRANCE DOORS ARE FIBERGLASS INSULATED, GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED. (IBC 715.4.7)
3. BRING ALL WALLS TO CEILING, NO PLANT SHELVES OR LEDGES. ALL CLOSETS, PANTRIES, AND LAUNDRIES ON SECOND FLOOR HAVE FLAT 9' HIGH CEILINGS. PROVIDE INSULATION / DRAFTSTOP STOP AS NECESSARY.
4. TREY CEILINGS NOT TO EXCEED 100 CUBIC FEET IN SIZE.
5. ALL BATHROOM VANITY COUNTER TOPS ARE STONE WITH MOLDED SINK. ALL VANITIES ARE 42" WIDE U.O.N.
6. ALL LINEN CLOSETS 25" DEEP MAX.
7. ALL TUBS ARE 60x32", ALL SHOWERS ARE 48x36".

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. EXTERIOR ENTRY DOORS ARE FIBERGLASS.
7. THE LIVING UNITS ARE SYMMETRICAL, ALL DETAILS AND DIMENSIONS PERTAIN TO BOTH SIDES.
8. ALL BEARING WALLS ARE 16" O.C. FRAMING AND ALL NON-BEARING WALLS ARE 24" O.C.
9. WINDOWS ARE TO PROVIDE EMERGENCY ESCAPE AND RESCUE OPENINGS AT ALL BEDROOMS WITH CLEAR OPENING MAXIMUM 44" A.F.F. (IBC 1026)

WOOD HEADER SCHEDULE

MARK	SIZE	QUANTITY	TYPE	JAMB STUDS	KING STUDS
H1	2X10	2	SAWN	2	2
H2	2X10	3	SYP 2 TREATED @ EXT DECKS	2	2
H3	2X12	2	SAWN	2	2
H4	2X12	3	SAWN	2	2
H5	1 3/4" x 11 7/8"	2	LVL	2	2
H6	5 1/2"X14"	1	GLULAM	3	2
H7	1 3/4" x 9 1/4""	1	LVL	1	2
H8	5 1/2"X24"	1	GLULAM	3	2
GT	GIRDER TRUSS		TRUSS	DESIGN BY TRUSS SUPPLIER	

ARCHITECTURAL PLAN NOTES:
- F = FLUSH HEADER IN ROOF OR FLOOR SYSTEM
- C = CONTINUOUS HEADER
- SYPT = SOUTHERN YELLOW PINE #2 PRESSURE TREATED
- SEE FRAMING DETAILS ON SHEET A/4.1

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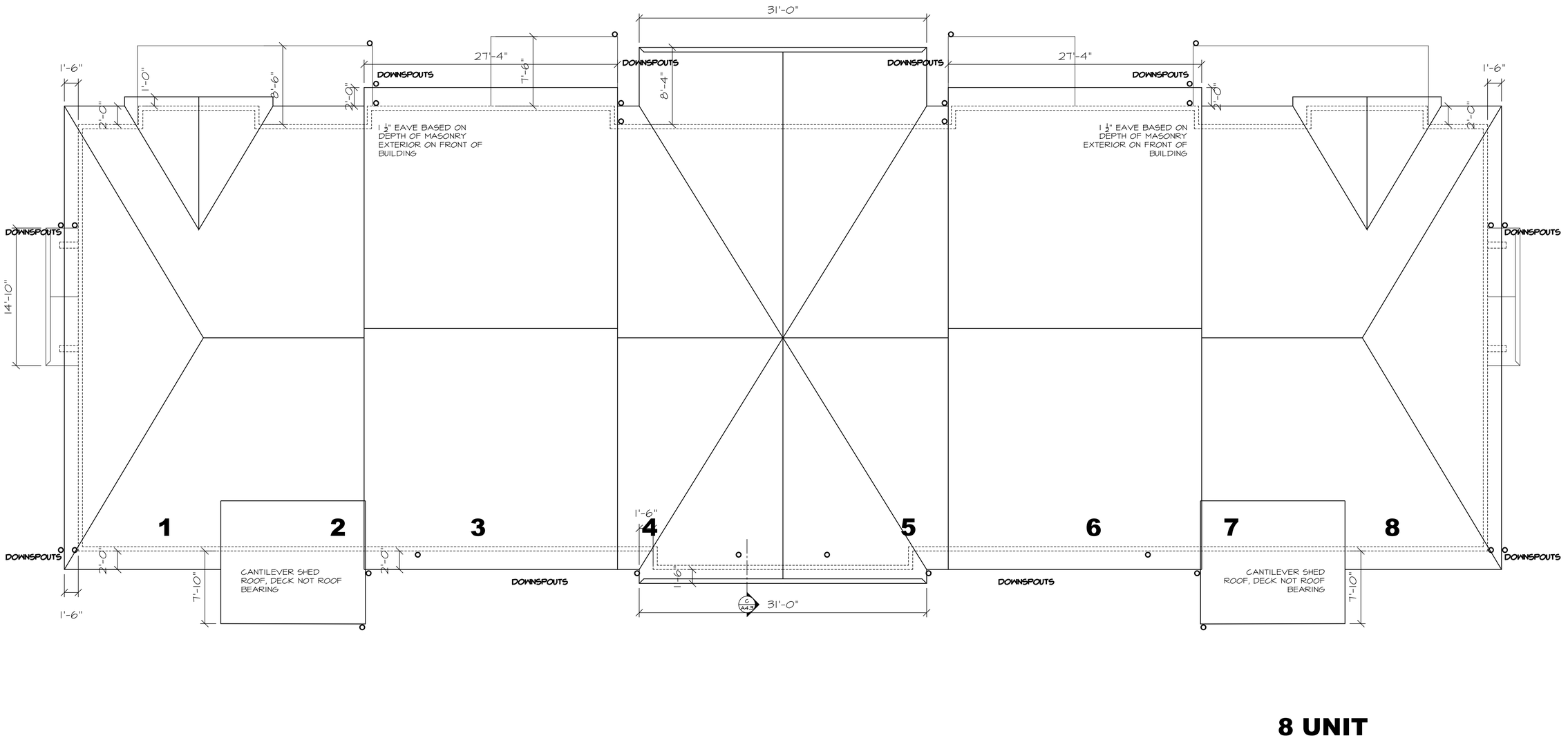
SHEET **A 3.2**

ROOF PLAN

SCALE: 3/16" = 1'-0"



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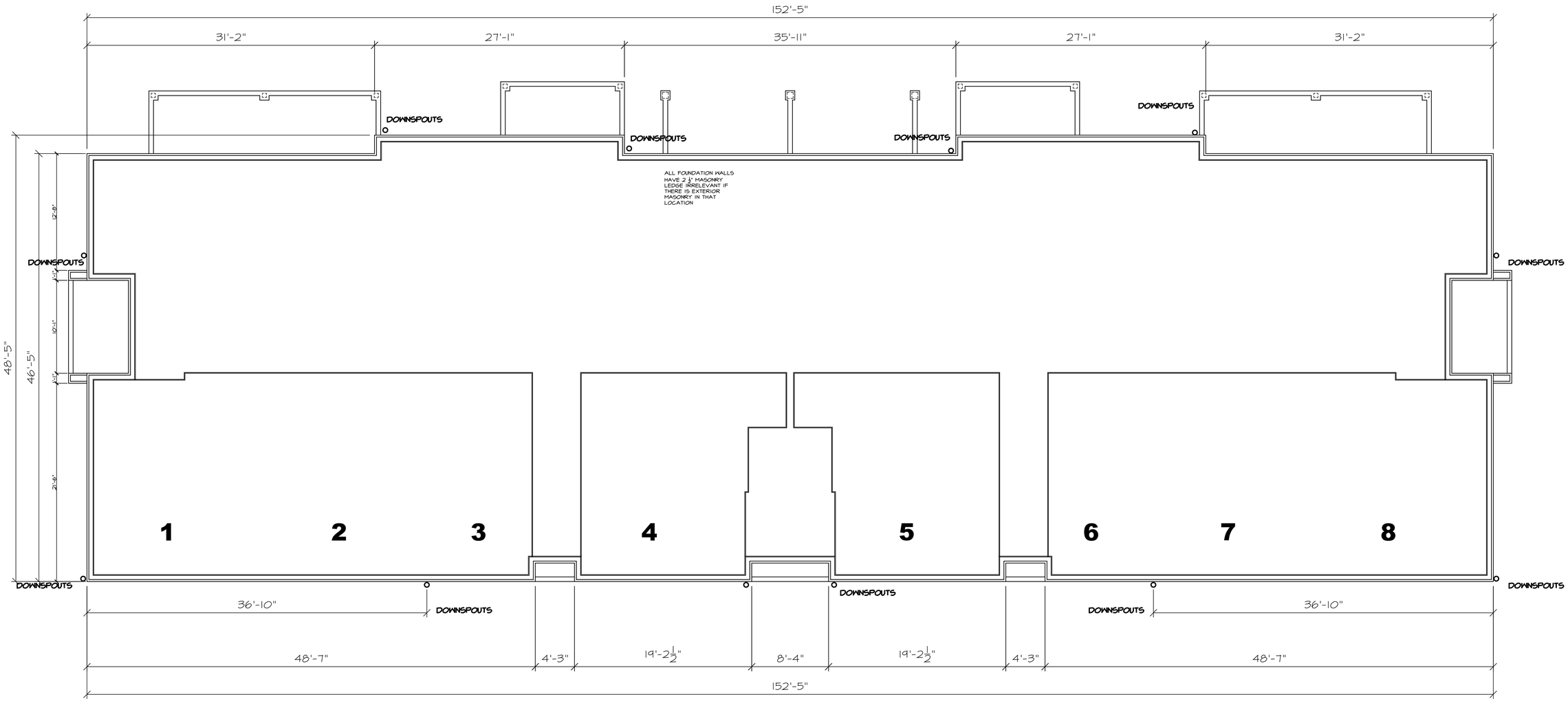
SHEET A 3.3

DOWNSPOUT PLAN at FOUNDATION

SCALE: 3/16" = 1'-0"



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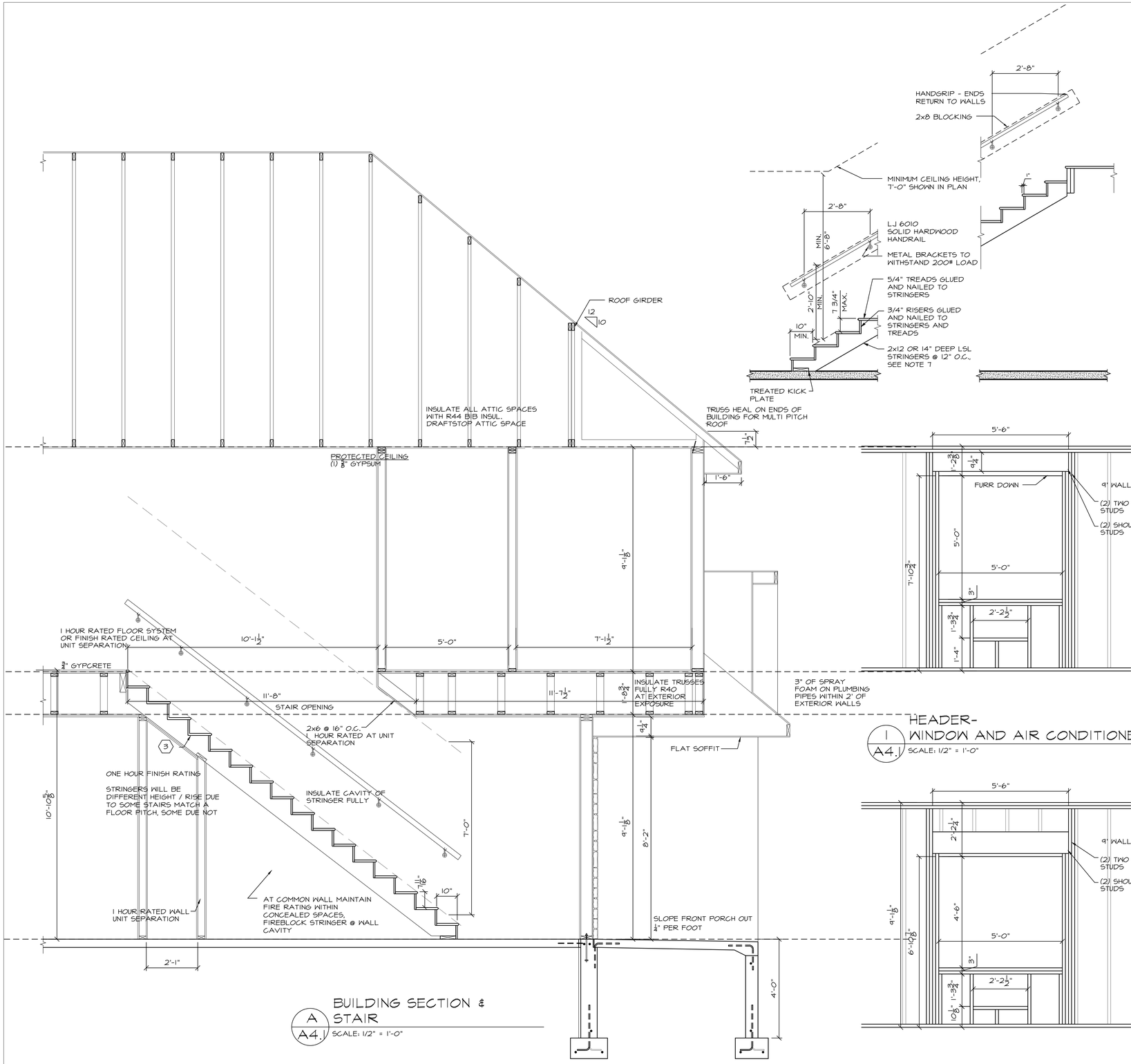
SHEET **A 3.4**



BUILDING SECTION & STAIR
A / A4.1 SCALE: 1/2" = 1'-0"

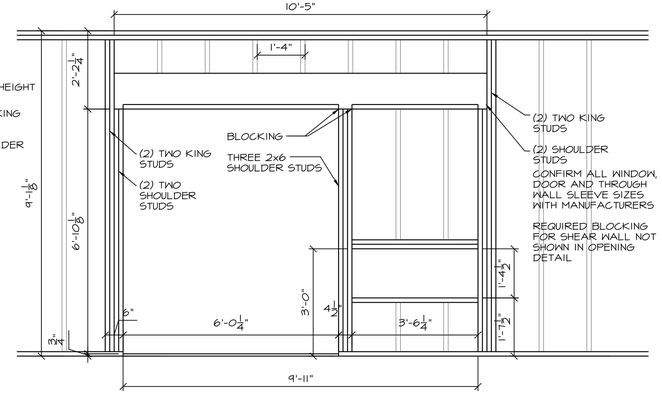
STAIRS WITHIN DWELLING UNITS:

1. HEADROOM - EVERY STAIR SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 6 FEET 8 INCHES. THE MINIMUM CLEARANCE SHALL BE MEASURED VERTICALLY FROM A LINE PARALLEL TO THE NOSING OF THE TREADS TO THE CEILING OR SOFFIT DIRECTLY ABOVE THAT LINE.
2. TREADS AND RISERS - RISERS MAY NOT EXCEED 7.75" IN HEIGHT, TREADS SHALL BE AT LEAST 10" IN DEPTH. A NOSING OF 1" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THERE SHALL BE NO VARIATION IN UNIFORMITY EXCEEDING 3/8" IN THE DEPTH OF TREADS OR HEIGHT OF RISERS. DIMENSIONS SHOULD BE MEASURED PRIOR TO FINISH MATERIALS.
3. HANDRAILS AND HALF WALLS - A HANDRAIL SHALL BE PLACED ON EITHER SIDE OF STAIR AT 34" TO 38" ABOVE THE NOSING OF THE TREAD. HALF WALLS OR GUARD WALLS TO BE MINIMUM 42" ABOVE TREAD AND SAME LOADING REQUIREMENTS.
4. HAND GRIP DIMENSIONS - THE HAND GRIP PORTION OF A HANDRAIL MAY NOT BE LESS THAN 1 1/4 INCHES NOR MORE THAN 2 INCHES IN ANY HORIZONTAL CROSS-SECTIONAL DIMENSION. IF HAND RAIL IS NOT CIRCULAR, THE PERIMETER SHALL BE AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAX. CROSS-SECTIONAL DIMENSION OF 2 1/4". ALL EDGES TO HAVE A 1/8" RADIUS.
5. WALL CLEARANCE - THE CLEARANCE BETWEEN A HANDRAIL AND A WALL SURFACE SHALL BE AT LEAST 1 1/2 INCHES.
6. LOADING - HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND A 200-POUND LOAD APPLIED IN ANY DIRECTION, AT ANY POINT OR 50 POUNDS PER LINEAL FOOT.
7. TYPICAL STAIR CONSTRUCTION - 2 x 12 #2 D.F. STRINGERS IF BRACED MID-SPAN OR 14" DEEP LSL STRINGERS IF CLEAR SPAN, BOTH 12" O.C., 1 x 8 RISERS, AND 5/4 (NOMINAL) BULL NOSE TREADS.

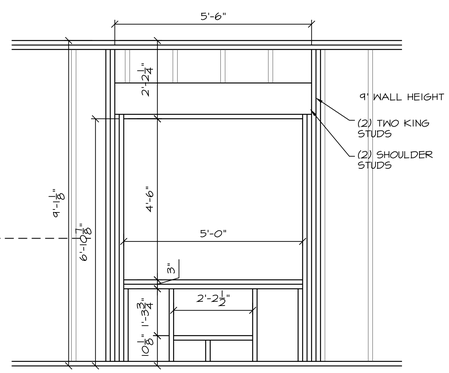
DWELLING UNIT TYPICAL STAIR DETAIL

1 / A4.1 SCALE: 1/2" = 1'-0"

HEADER- WINDOW AND AIR CONDITIONER
1 / A4.1 SCALE: 1/2" = 1'-0"



CONTINUOUS HEADER- PATIO DOOR AND P.T.A.C. UNIT
2 / A4.1 SCALE: 1/2" = 1'-0"



HEADER- WINDOW AND AIR CONDITIONER
3 / A4.1 SCALE: 1/2" = 1'-0"

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8 Unit Fountain Ridge

Attached Garage Townhomes

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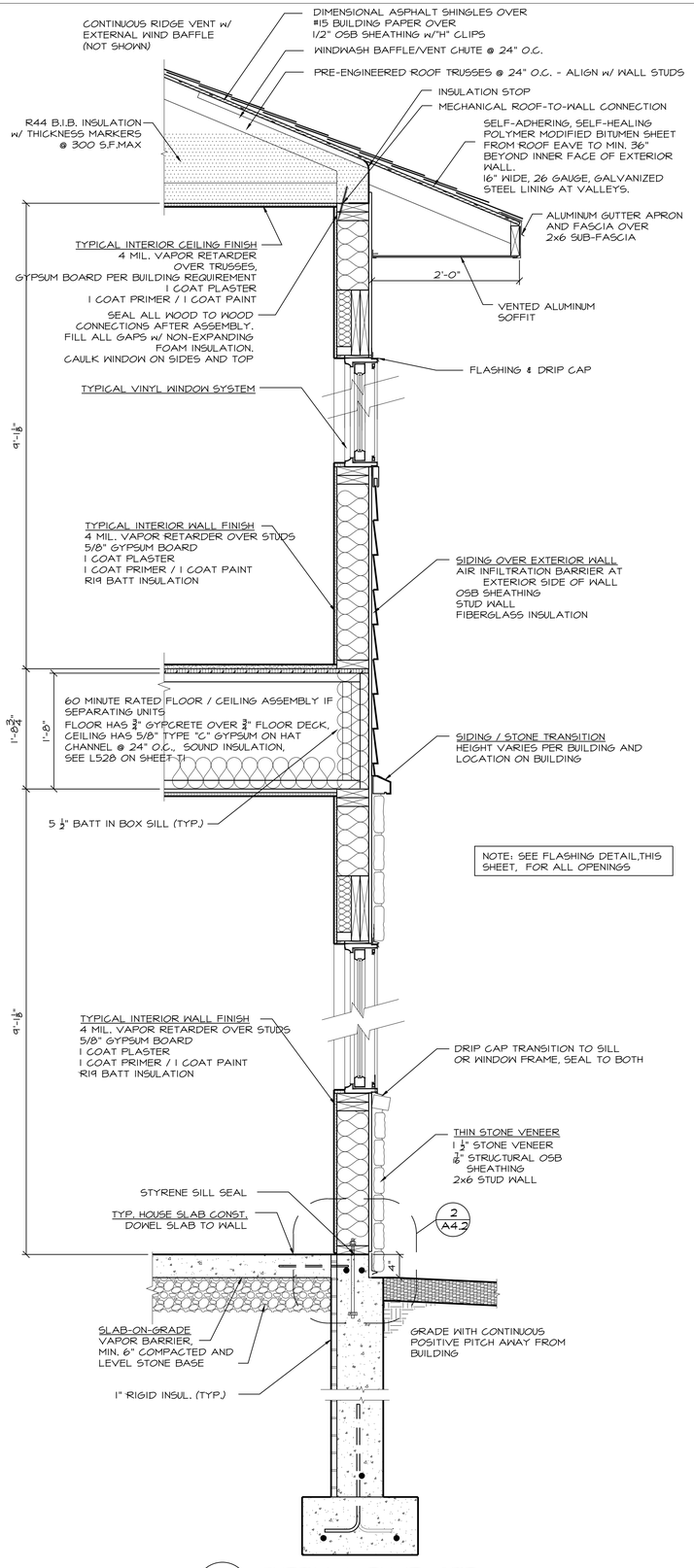
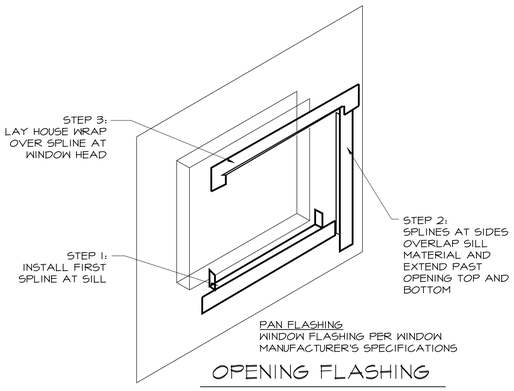
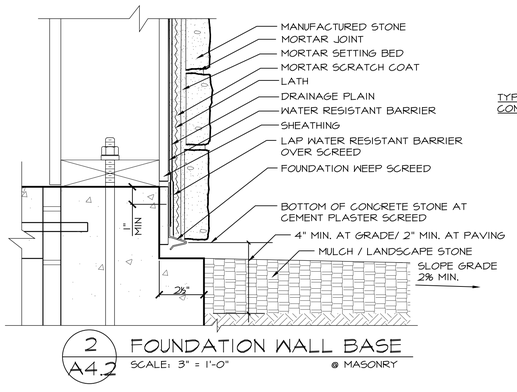


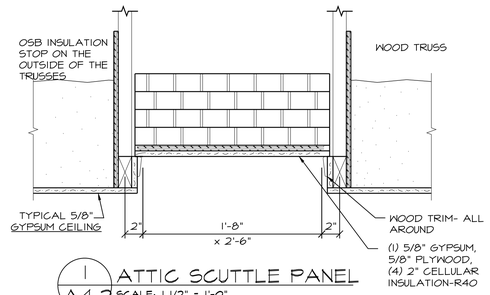
C A4.2 THERMAL ENVELOPE
SCALE: 1" = 1'-0"



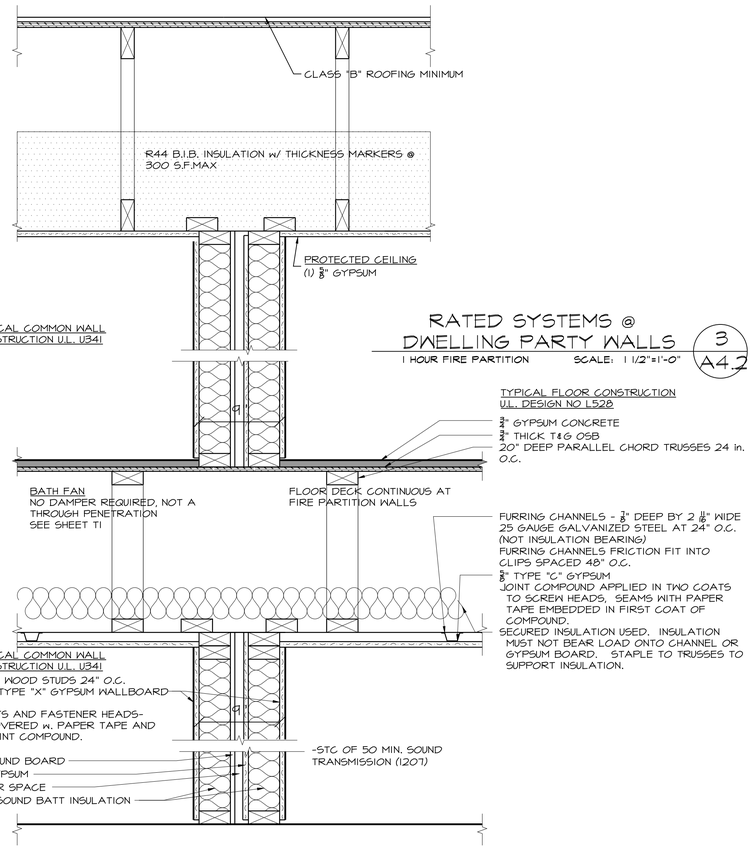
OPENING FLASHING
NOT TO SCALE



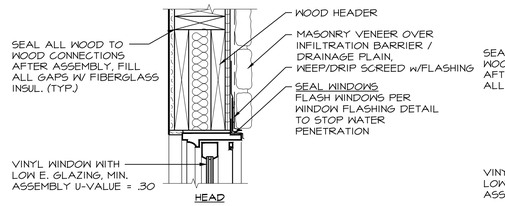
2 A4.2 FOUNDATION WALL BASE
SCALE: 3" = 1'-0" @ MASONRY



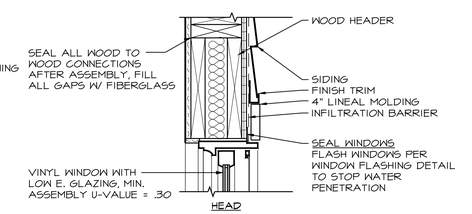
1 A4.2 ATTIC SCUTTLE PANEL
SCALE: 1 1/2" = 1'-0"



RATED SYSTEMS @ DWELLING PARTY WALLS
1 HOUR FIRE PARTITION SCALE: 1 1/2"=1'-0"
3 A4.2



SLIDE-BY WINDOW
SCALE: 1 1/2"=1'-0"
4 A4.2



SLIDE-BY WINDOW
SCALE: 1 1/2"=1'-0"
5 A4.2

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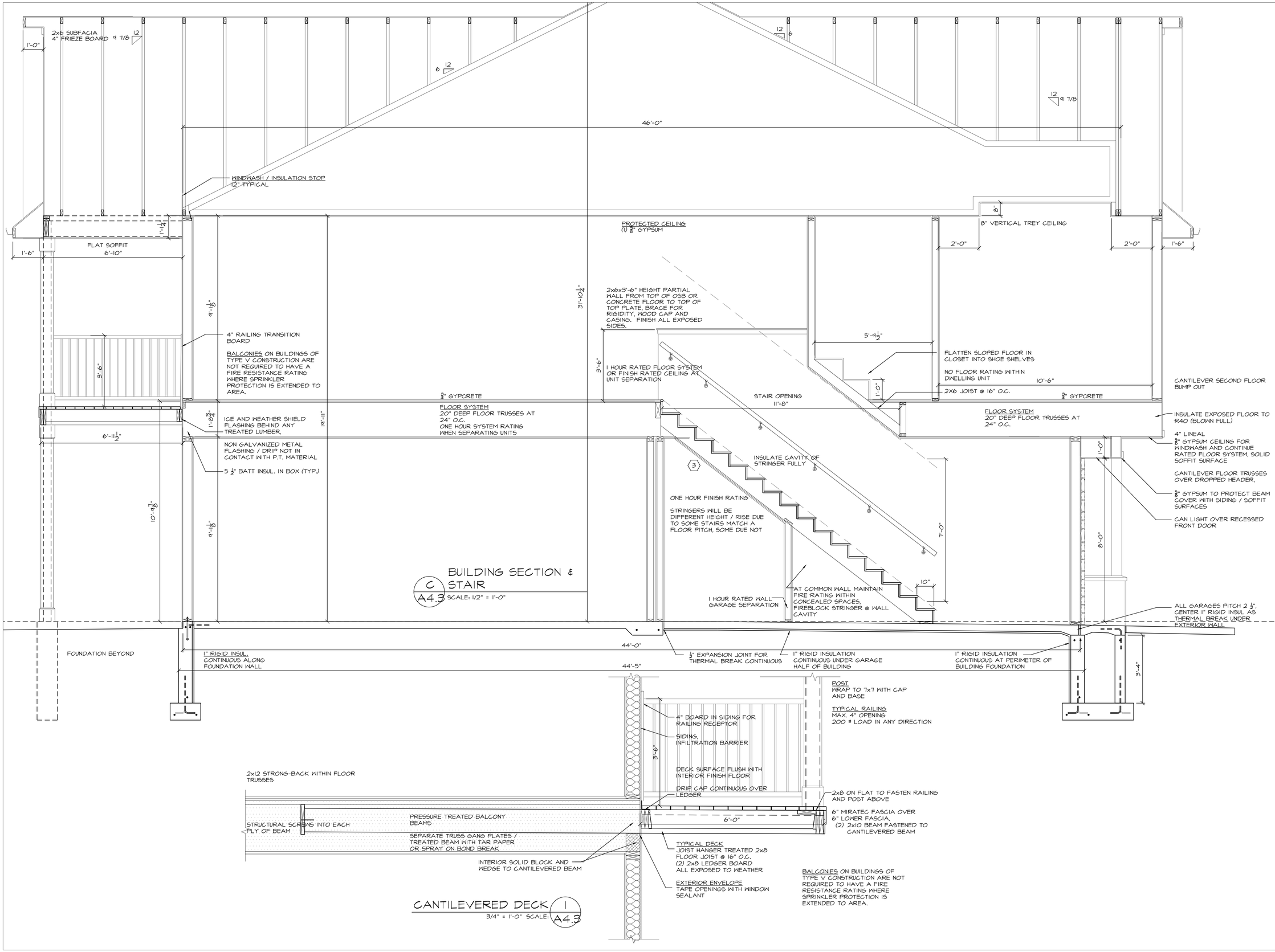

C A4.3 BUILDING SECTION & STAIR
SCALE: 1/2" = 1'-0"

CANTILEVERED DECK 1 A4.3
3/4" = 1'-0" SCALE:

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FLOOR LIVE LOADS:
SECOND FLOOR LL 40 PSF (RESIDENTIAL)

ROOF/SNOW LOADS:
GROUND SNOW LOAD Pg 30 PSF
IMPORTANCE FACTOR I 1.0
EXPOSURE FACTOR Ce 1.0
TEMPERATURE FACTOR Ct 1.0
FLAT ROOF SNOW LOAD Pf 22 PSF
SNOW DRIFT LOAD PER IBC, AS REQUIRED

WIND LOADS PER ASCE 7-05
BASIC WIND SPEED 90 MPH
IMPORTANCE FACTOR 1.0
EXPOSURE FACTOR 1.0
INTERNAL PRESSURE COEFFICIENT +/-0.18
MAIN WIND FORCE RESISTING SYSTEM
WALLS 12.3 PSF WINDWARD -3.5 PSF LEEWARD
ROOF 1.4 PSF WINDWARD -4.5 PSF LEEWARD
COMPONENTS AND CLADDING
COMPONENTS AND CLADDING NOT DESIGNED BY THE ENGINEER OF RECORD SHALL BE DESIGNED FOR THE FOLLOWING WIND PRESSURES:
WALLS
MAIN AREA 17.7 PSF POSITIVE -19.4 PSF NEGATIVE
CORNERS 17.7 PSF POSITIVE -22.4 PSF NEGATIVE
ROOF
MAIN AREA 10.0 PSF POSITIVE -16.7 PSF NEGATIVE
EDGES -22.2 PSF NEGATIVE
CORNERS -37.4 PSF NEGATIVE

SEISMIC LOADS:
Ss: 0.104 Sds: 0.111
S1: 0.035 Sd1: 0.056
Ie: 1.0
OCCUPANCY CATEGORY: I
SITE CLASS: D
BASIC SEISMIC FORCE RESISTING SYSTEM: SHEAR WALLS (R=2)
SEISMIC DESIGN CATEGORY: A
Cs: 0.017
ANALYSIS PROCEDURE: SIMPLIFIED

CODE REFERENCES
ALL WORK SHALL CONFORM TO THE LATEST VERSIONS OF THE FOLLOWING CONSTRUCTION AND MATERIAL CODES:

OVERALL:
WISCONSIN ENROLLED COMMERCIAL CODE
INTERNATIONAL BUILDING CODE 2009
CONCRETE:
ACI 301 - "SPECIFICATIONS FOR STRUCTURAL CONCRETE" ACI
MCP - "MANUAL OF CONCRETE PRACTICE"
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
ACI 318.1 - BUILDING CODE REQUIREMENTS FOR STRUCTURAL PLAIN CONCRETE"
CONCRETE REINFORCEMENT:
ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT
ACI 318 - "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE"
STEEL REINFORCING MATERIAL SPECIFICATIONS:
ASTM A615 (GRADE 60) DEFORMED
WELDED WIRE FABRIC: ASTM A185
STRUCTURAL WOOD:
NFPA - "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION"
NFPA - "DESIGN VALUES FOR WOOD CONSTRUCTION"
AITC - TIMBER CONSTRUCTION MANUAL, PART II DESIGN SPECIFICATIONS"
APA - "US PRODUCT STANDARD PS 1-03"
PRE FABRICATED WOOD TRUSSES:
TRUSS PLATE INSTITUTE - SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED TRUSSES

GENERAL
1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE "WISCONSIN ENROLLED COMMERCIAL BUILDING CODE".
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND STRUCTURAL DRAWINGS. CHASES, OPENINGS, INSERTS, SLEEVES OR OTHER ITEMS MAY NOT BE SHOWN ON THE STRUCTURAL DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND INSTALL THESE ITEMS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS, AND PROJECT WORKPOINTS. REPORT ANY DISCREPANCIES TO THE ARCHITECT OR ENGINEER.
4. TYPICAL DETAILS NOT SPECIFICALLY LOCATED ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY ON THE CONSTRUCTION SITE.

FOUNDATIONS
1. FOUNDATION WORK FOR THIS PROJECT SHALL CONSIST OF CONTINUOUS WALL FOOTINGS, AND SLABS-ON-GRADE.
2. FOUNDATIONS ARE DESIGNED TO BE SUPPORTED ON APPROVED EXISTING SUBGRADE OR APPROVED COMPACTED STRUCTURAL FILL HAVING AN ASSUMED BEARING CAPACITY OF 2000 PSF
3. ALL EXTERIOR FOUNDATIONS SHALL BEAR ON APPROVED SUBGRADE AT A MINIMUM DEPTH OF 4'-0" BELOW ADJACENT EXTERIOR FINISH GRADE.
4. FOOTING ELEVATIONS SHOWN ON THE DRAWINGS REPRESENT ESTIMATED DEPTHS AND ARE NOT TO BE CONSTRUED AS LIMITING THE AMOUNT OF EXCAVATION REQUIRED TO REACH SUITABLE BEARING MATERIAL.
5. CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS ADJACENT TO EXISTING STRUCTURES, STREETS, UTILITIES OR PROPERTY TO PREVENT HORIZONTAL OR VERTICAL MOVEMENT OF THE ADJACENT SOIL OR PROPERTY.
6. CONTRACTOR SHALL CONTROL SURFACE AND SUBSURFACE WATER TO INSURE THAT ALL FOUNDATION WORK IS DONE IN THE DRY.
7. DO NOT PLACE FOUNDATIONS ON FROZEN SUBGRADE. IF FROST OCCURS, CONTRACTOR SHALL REMOVE FROZEN SUBGRADE, PLACE COMPACTED FILL AND PLACE CONCRETE PRIOR TO NEW FROST PENETRATION.
8. PROTECT ALL EXPOSED CONCRETE FROM FROST PENETRATION.
9. BRACE FOUNDATION WALLS DURING BACKFILLING AND COMPACTION OPERATIONS. BRACING SHALL REMAIN IN PLACE UNTIL PERMANENT STRUCTURAL SUPPORT IS INSTALLED AND APPROVED BY THE ENGINEER.
10. BACKFILL WALLS EVENLY ON BOTH SIDES.

CONCRETE
1. CONCRETE SHALL HAVE A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH AS FOLLOWS:
SLABS-ON-GRADE 4,000 PSI
FOOTINGS AND FROST WALLS 3,000 PSI
EXTERIOR EXPOSED CONCRETE 4,000 PSI
2. CONCRETE MIX DESIGN (INCLUDING AGGREGATE SIZE, WATER/CEMENT RATIO, AIR ENTRAINMENT, ADMIXTURES AND SLUMP) SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK. MAXIMUM WATER/CEMENT RATIO PERMITTED IS:
0.50 FOR SLABS ON GRADE
0.54 FOR BELOW GRADE CONCRETE
0.45 FOR EXPOSED CONCRETE
3. CONCRETE TO BE EXPOSED TO THE WEATHER SHALL HAVE AIR-ENTRAINING ADMIXTURE AS REQUIRED TO PROVIDE 4-6% AIR ENTRAINMENT.
4. CONTRACTOR SHALL USE SMOOTH FORMS FOR EXPOSED CONCRETE SURFACES. BOARD FORMS MAY BE USED FOR UNEXPOSED CONCRETE SURFACES. EARTH FORMS ARE FORBIDDEN.
5. PROVIDE A MINIMUM OF 6" COMPACTED GRANULAR FILL UNDER ALL SLABS-ON-GRADE.
6. WHEN RELEASE AGENTS ARE USED ON FORMWORK, SPRAY FORMWORK AWAY FROM REBAR. REBAR SPRAYED WITH RELEASE AGENT MUST BE CLEANED PRIOR TO CONCRETE PLACEMENT.

REINFORCEMENT
1. REINFORCEMENT FABRICATOR SHALL PROVIDE AND SCHEDULE ON SHOP DRAWINGS ALL REQUIRED REINFORCING STEEL AND THE NECESSARY ACCESSORIES TO HOLD REINFORCEMENT SECURELY IN PLACE AT THE CORRECT LOCATIONS.
2. CLEARANCES FOR REINFORCEMENT: CONCRETE PLACED DIRECTLY ON EARTH (FOOTINGS, SLABS, ETC.) 3" FROM BOTTOM; ALL OTHER CONCRETE PROVIDE 2" CLEAR TO REINFORCING, UNLESS SHOWN OTHERWISE ON DRAWINGS.
3. CONTRACTOR SHALL REFER TO TYPICAL DETAILS SHOWN ON CONTRACT DRAWINGS FOR ADDITIONAL REINFORCEMENT REQUIREMENTS.
4. WHERE REINFORCEMENT IS REQUIRED IN SECTIONS, REINFORCEMENT IS CONSIDERED TYPICAL WHEREVER SECTION APPLIES.
5. WELDED WIRE FABRIC SHALL LAP A MINIMUM OF 6" AND BE TIED TOGETHER.

STRUCTURAL WOOD CONSTRUCTION
1. STRUCTURAL WOOD SHALL BE VISUALLY GRADED IN ACCORDANCE WITH ASTM D1990-00E1 OR ASTM D245. WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY A RECOGNIZED INSPECTION AGENCY.
2. ALL WOOD SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 15% PRIOR TO INSTALLATION.
3. NEW WOOD IS BASED ON ALLOWABLE UNIT STRESSES OF SPF 1 / 2 OR BETTER.
4. ALL JOISTS AND RAFTERS SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, OR JOIST HANGERS.
5. ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH EXTERIOR CONCRETE, OR IN CONTACT WITH THE GROUND SHALL HAVE A PRESERVATIVE TREATMENT EQUAL TO 0.4 P.C.F. RETENTION OF PRESSURE INJECTED PRESERVATIVE.
6. NO WOOD MEMBER SHALL BE CUT, NOTCHED, OR DRILLED WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ENGINEER.
7. DO NOT EMBED WOOD MEMBERS IN CONCRETE.
8. PLYWOOD (OSB) SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, STAGGER ALL JOINTS.
9. PLYWOOD (OSB) SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICAN PLYWOOD ASSOCIATION.
10. USE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED OTHERWISE.
11. ALL BOLTS SHALL CONFORM TO ASTM A307. IF BOLTS OR SCREWS DO NOT HAVE INTEGRAL WASHER, USE STEEL WASHER BETWEEN HEAD OF BOLT AND WOOD.
12. ALL FASTENERS USED FOR PRESERVATIVE TREATED WOOD SHALL BE GALVANIZED
13. JOIST HANGER FASTENERS MUST BE AS SUPPLIED AND/OR REQUIRED BY THE JOIST HANGER MANUFACTURER.
14. LAMINATED VENEER LUMBER (LVL) BEAMS SHALL CONFORM TO NAUSAU 1¾"X2.0E WS-LAM LVL SPECIFICATIONS AND LOADINGS

PRE-FABRICATED WOOD TRUSSES
1. WOOD TRUSSES SHALL CONFORM TO THE LATEST EDITION OF THE "DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED WOOD TRUSSES" PUBLISHED BY THE TRUSS PLATE INSTITUTE.
2. WOOD TRUSS FABRICATOR SHALL SUBMIT CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION. THE CALCULATIONS MUST BE STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.
3. WOOD TRUSSES MUST BE ERECTED AND BRACED ACCORDING TO THE PROCEDURES DESCRIBED IN "BRACING WOOD TRUSSES: COMMENTARY AND RECOMMENDATIONS", PUBLISHED BY THE TRUSS PLATE INSTITUTE.
4. WOOD TRUSSES SHALL BE DESIGNED TO SUPPORT THE FOLLOWING LOADS UNLESS INDICATED OTHERWISE ON CONTRACT DRAWINGS:
ROOF TRUSSES
DEFLECTION: TL < L/240
LOADS:
TOP CHORD LIVE LOAD 30 PSF
TOP CHORD DEAD LOAD 10 PSF
BTM CHORD DEAD LOAD 10 PSF

FLOOR TRUSSES
DEFLECTION: TL < L/360
LL < L/480
LOADS:
TOP CHORD LIVE LOAD 40 PSF
TOP CHORD DEAD LOAD 10 PSF
BOT CHORD DEAD LOAD 10 PSF
5. WOOD TRUSSES SHALL BE SUPPORTED BY DIRECT END BEARING ON WALLS, BEAMS, COLUMNS OR APPROPRIATE STEEL HANGERS.

SHEAR WALLS
1. ALL EXTERIOR WALLS ARE TO BE CONSTRUCTED AS SHEAR WALLS.
2. CONSTRUCTION SHALL CONSIST OF 7/16" OSB (MIN) ON 2x6 WOOD STUDS @ 16"
3. MINIMUM NAILING: 8d NAILS @ 6" OC EDGES 8d NAILS @ 12" OC FIELD.
4. ALL PANEL EDGES SHALL BE BLOCKED (HORIZONTAL JOINTS)
5. ½" DIA ANCHOR BOLTS INTO WALL OR SLAB, 48" OC. 1 AB AT EA END OF WALL.

WOOD HEADER SCHEDULE

MARK	SIZE	QTY	TYPE	BRG	JAMB STUDS	KING STUDS	NOTES
H1	2x10	2	SAWN	3"	2	2	
H2	2x10	3	SYP 2 TRT	3"	2	2	
H3	2x12	2	SAWN	3"	2	2	
H4	2x12	3	SAWN	3"	2	2	
H5	1¾"x11⅞"	2	LVL	3"	2	2	
H6	5½"x14"	1	GLULAM	4 1/2"	3	2	
H7	1¾"x9¼"	1	LVL	1 1/2"	1	2	
H8	5½"x24"	1	GLULAM	4 1/2"	3	2	
GT	GIRDER TRUSS	1	TRUSS	3"	-	-	DESIGN BY TRUSS SUPPLIER

- SAWN HEADERS SHALL BE SPF 1 / 2 OR BETTER
- LVL SHALL BE WS-LAM 1.75x2.0E LVL
- GLULAM SHALL BE: ROSBORO X-BEAM 2400Fb-2.1E
OR: ANTHONY POWER BEAM 3000Fb-2.1E
- JAMB AND KING STUDS SHALL BE SPF 1/2 OR BETTER

Building 5, 7, 10

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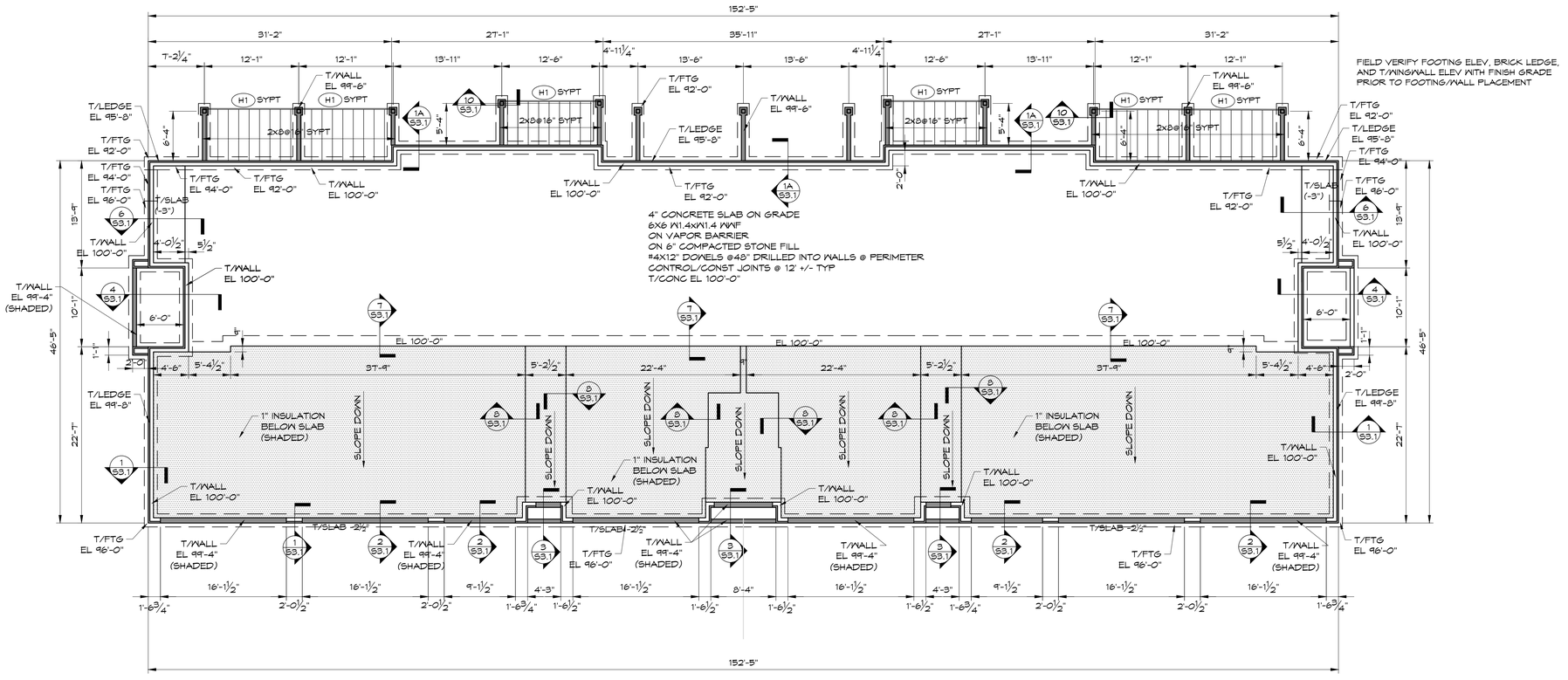

FOUNDATION PLAN

NORTH

SCALE: ⅛"=1'-0"
T/CONCRETE EL 100'-0"

Building 5, 7, 10

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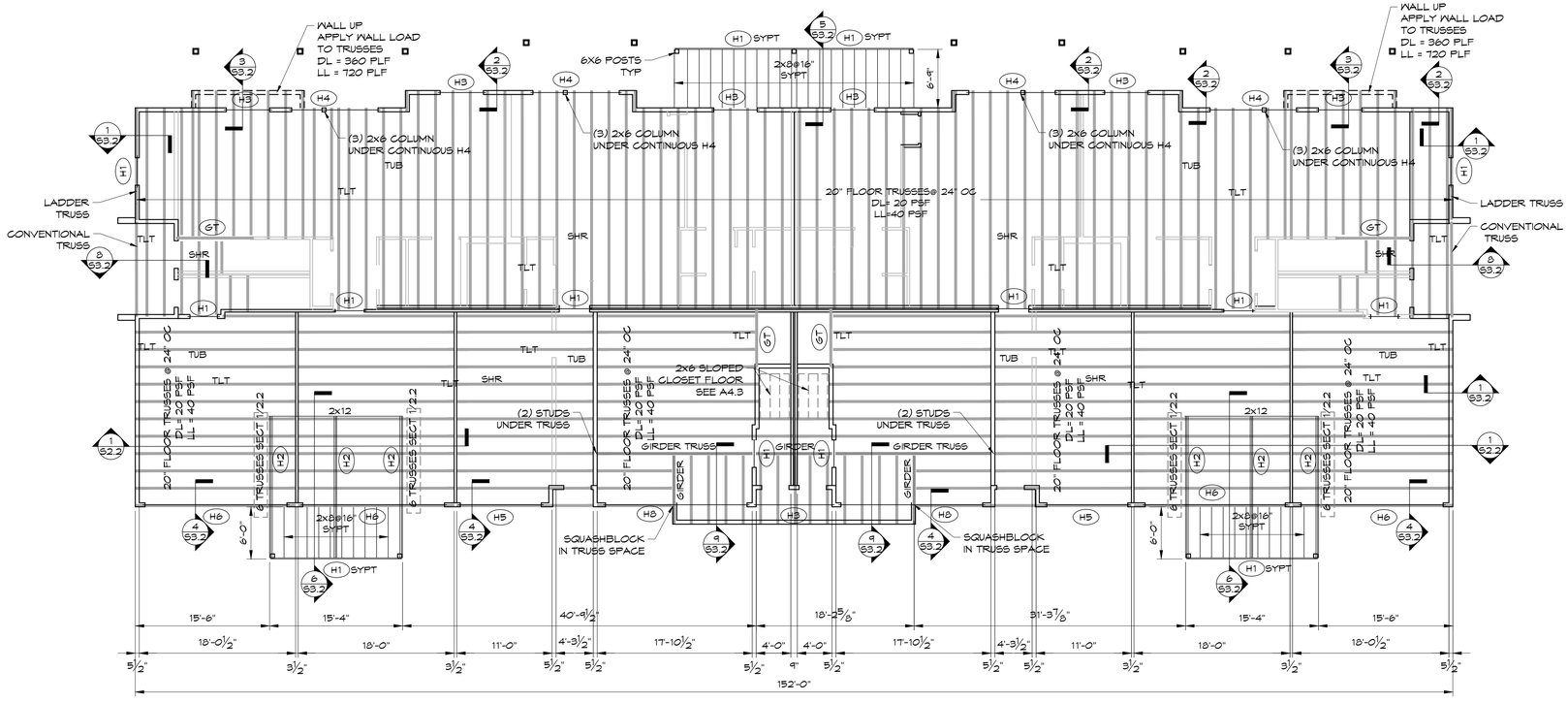
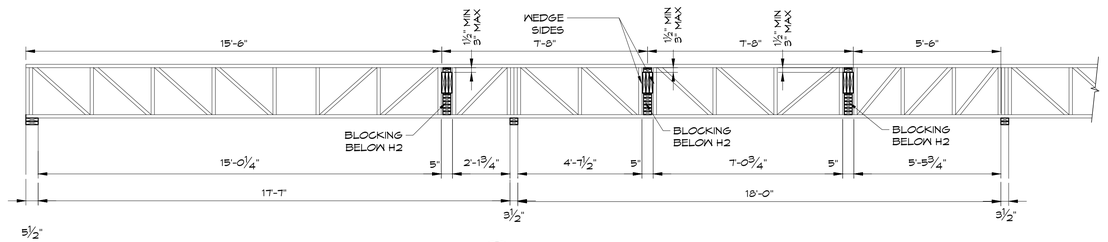


NORTH

SECOND FLOOR FRAMING

SCALE: ⅛"=1'-0"

BOT/TRUSS EL 109'-1⅛"



1 S2.2 SECTION

(24) TRUSSES

Building 5, 7, 10

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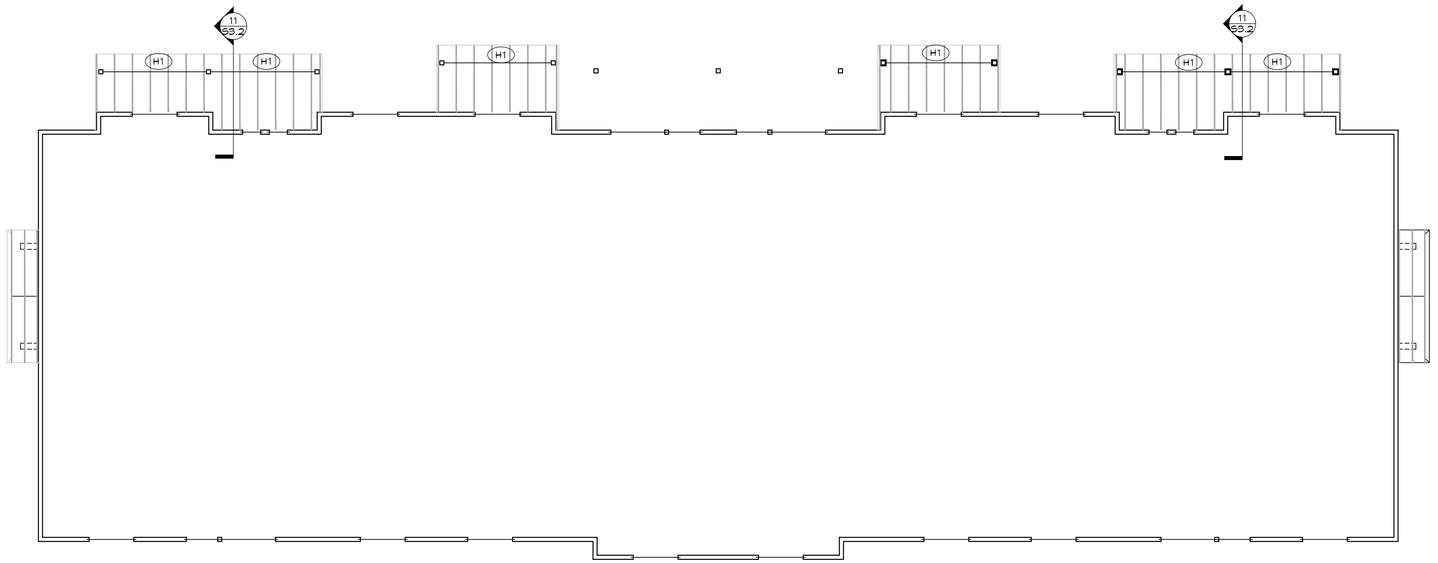
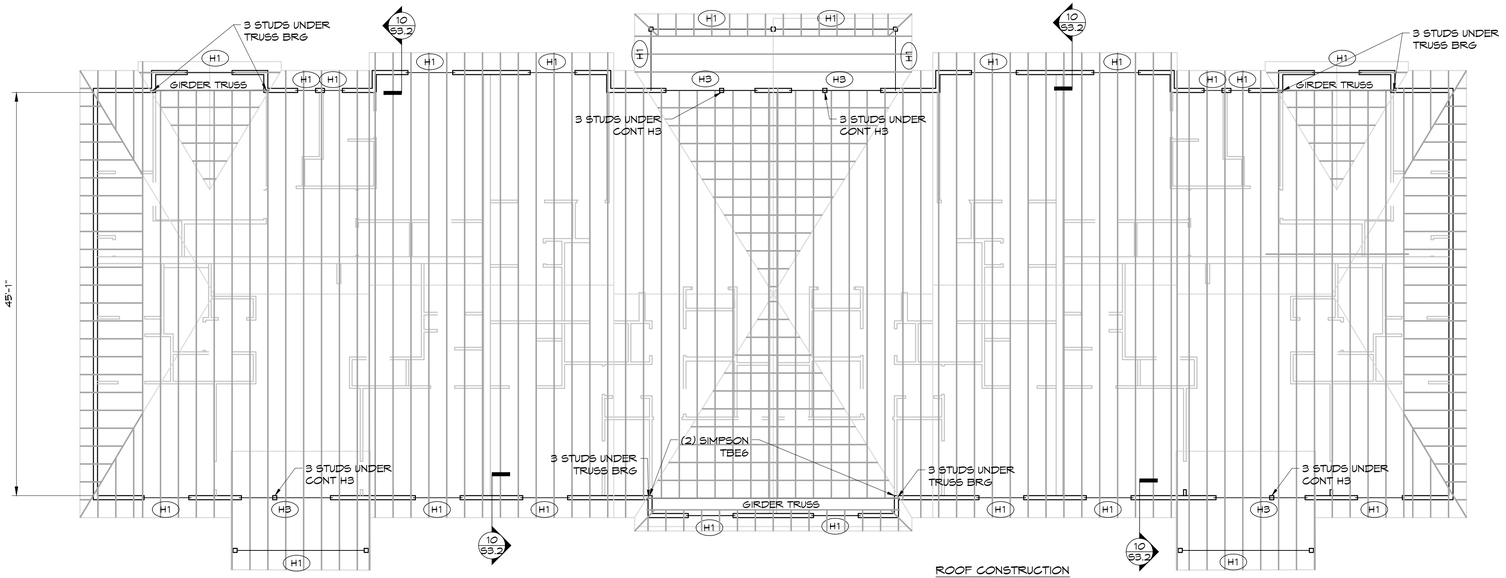


LOW ROOF PLAN

SCALE: 1/8"=1'-0"
TRUSS BRG EL 109'-1 1/8"

APPLY 35 PSF SNOW DRIFT LOAD TO ALL LOW ROOFS



NOTE: CANTILEVER ALL ROOFS OUT OVER DECKS. DECK HEADERS ARE NON-BEARING

HIGH ROOF PLAN

SCALE: 1/8"=1'-0"
TRUSS BRG EL 119'-11"

ROOF CONSTRUCTION
1/2" PLYWOOD, SPAN RATED OSB SHEATHING W/ "H" CLIPS ATTACHED TO PRE-ENGINEERED WOOD ROOF TRUSSES @ 2'-0" O.C. W/10D COMMON NAILS AT 6" O.C. AT ALL PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORT IN AN UNBLOCKED DIAPHRAGM

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8 Unit Fountain Ridge

Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

Building 5, 7, 10

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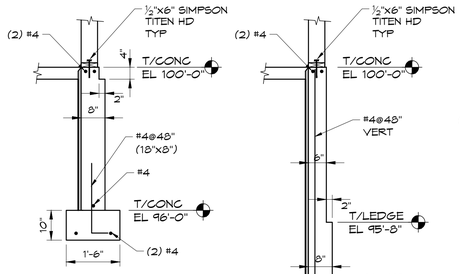
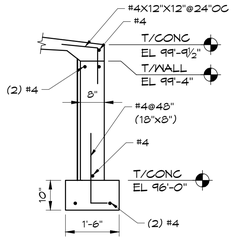
SHEET **S 2.3**

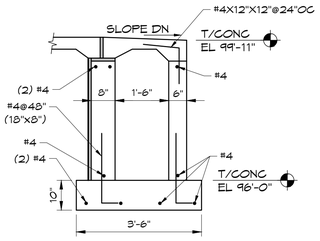


1 S3.1 SECTION
TYPICAL WALL

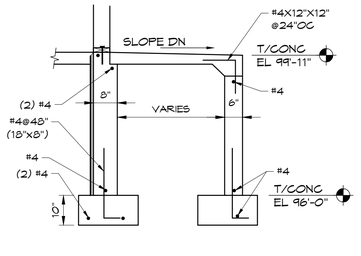
1A S3.1 SECTION
TYPICAL WALL



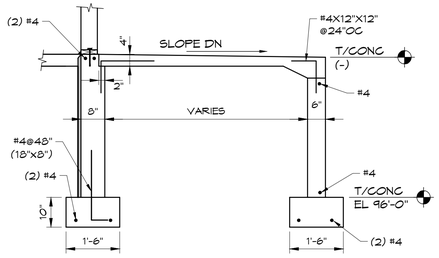
2 S3.1 SECTION
GARAGE DOOR



3 S3.1 SECTION
STOOP



4 S3.1 SECTION
STOOP



5 S3.1 SECTION
PATIO

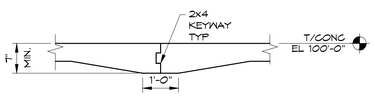
6 S3.1 SECTION
UTILITY ROOM

7 S3.1 SECTION
FROST BREAK
BEARING WALL

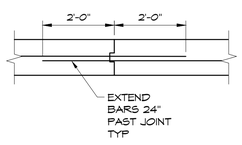
8 S3.1 SECTION
FROST BREAK
NON-BEARING WALL

9 S3.1 SECTION
PILLAR ANCHORAGE

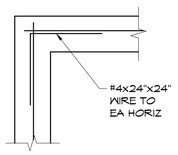
10 S3.1 SECTION



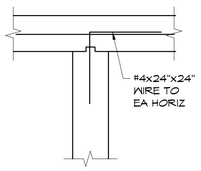
11 3.1 CONSTRUCTION JOINT



12 S3.1 WALL JOINT



13 S3.1 WALL CORNER



14 S3.1 WALL INTERSECTION

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8 Unit Fountain Ridge

Attached Garage Townhomes

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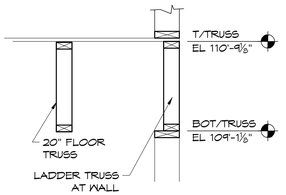
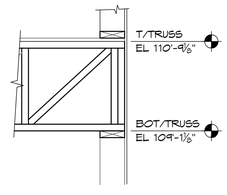
SHEET S 3.1



1 S3.2 SECTION



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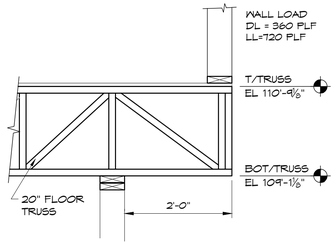

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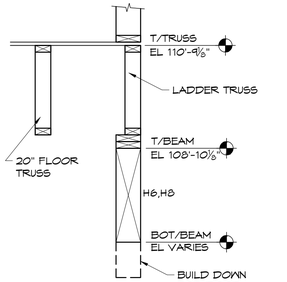

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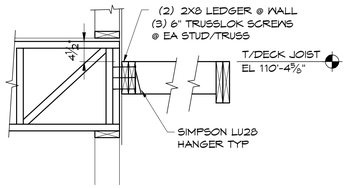
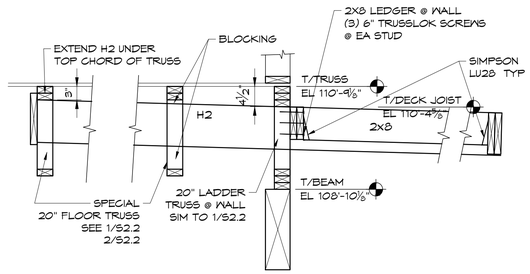
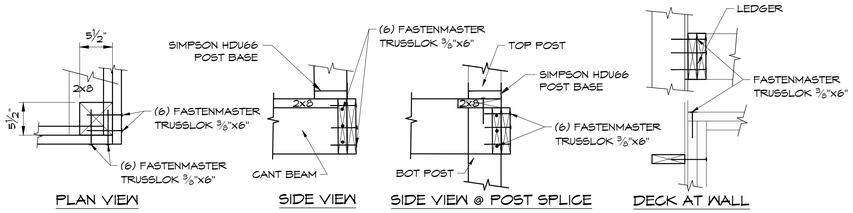


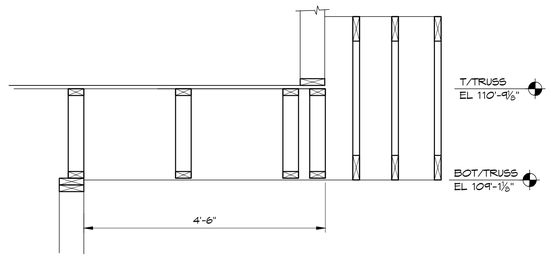
5 S3.2 SECTION



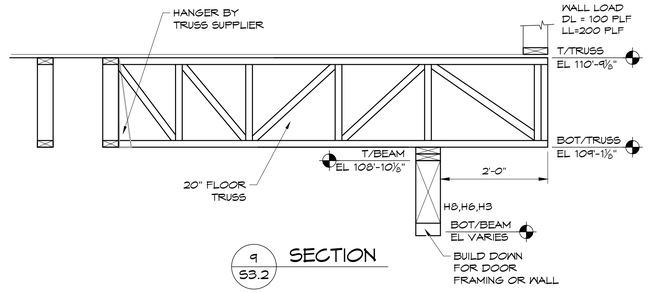
6 S3.2 SECTION



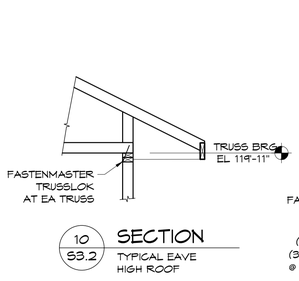
7 S3.2 DECK/POST CORNER CONNECTIONS



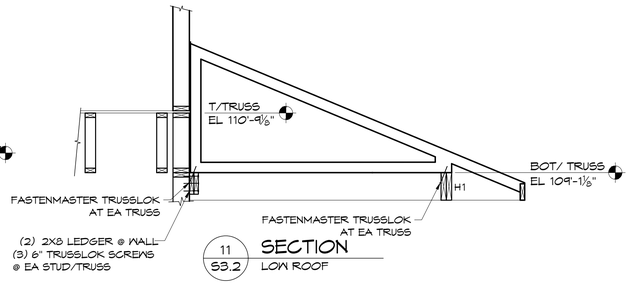
8 S3.2 SECTION



9 S3.2 SECTION



10 S3.2 SECTION
TYPICAL EAVE
HIGH ROOF



11 S3.2 SECTION
LOW ROOF

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Attached Garage Townhomes

PLEASANT PRAIRIE, WISCONSIN

Building 5, 7, 10

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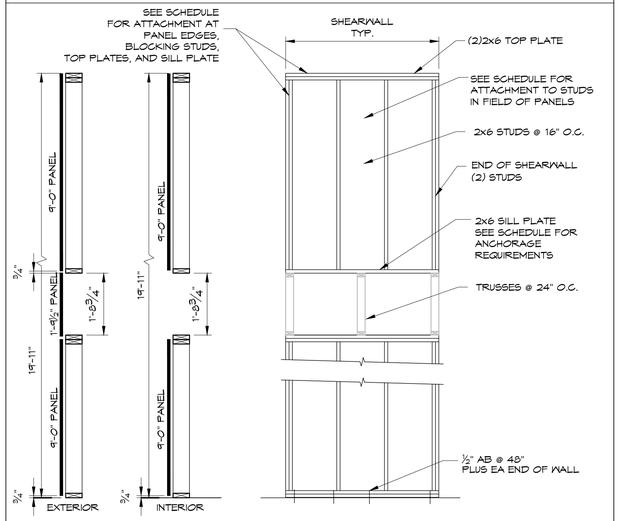
SHEET
S
3.2

SHEARWALL SCHEDULE

MARK	APA RATED SHEATHING	NAIL SIZE EDGE SPACE FIELD SPACE	1ST FLOOR BOTTOM PLATE CONNECTION	2ND FLOOR BOTTOM PLATE CONNECTION	2X TOP PLATE CONNECTION	CAPACITY PLF	NOTES
SW1	½" GYP BRD 2 SIDE	#5 COOLER #6 SCREW 4"/4"	½"X6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	200 PLF	NAILING BOTH SIDES
SW2	7/16" OSB 1 SIDE	8d 6"/12"	½"X6" TITEN @ 48" OC	(2)10d @ 16"	(2)10d @ 24"	302 PLF	EXTERIOR WALLS

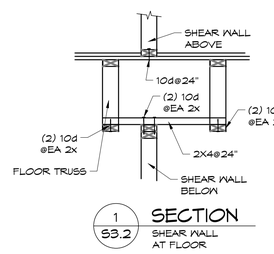
TITEN = SIMPSON TITEN HD DRILLED ANCHOR



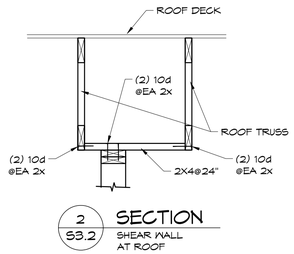
[1] Install panels either horizontally or vertically (horizontal seams must be blocked)
[2] Where sheathing is applied on both sides of wall, panel edge joints on 2x framing shall be staggered so that joints on the opposite sides are not located on the same studs. (Not required on double 2x4 walls)
[3] Blocking is required at all panel edges
[4] Provide shear wall sheathing and nailing for the entire length of the walls indicated on the plans. Ends of full height walls are designated by exterior of the building, corridors, windows, or doorways or as designated on plans.

TYPICAL NAILING SCHEDULE, U.N.O.

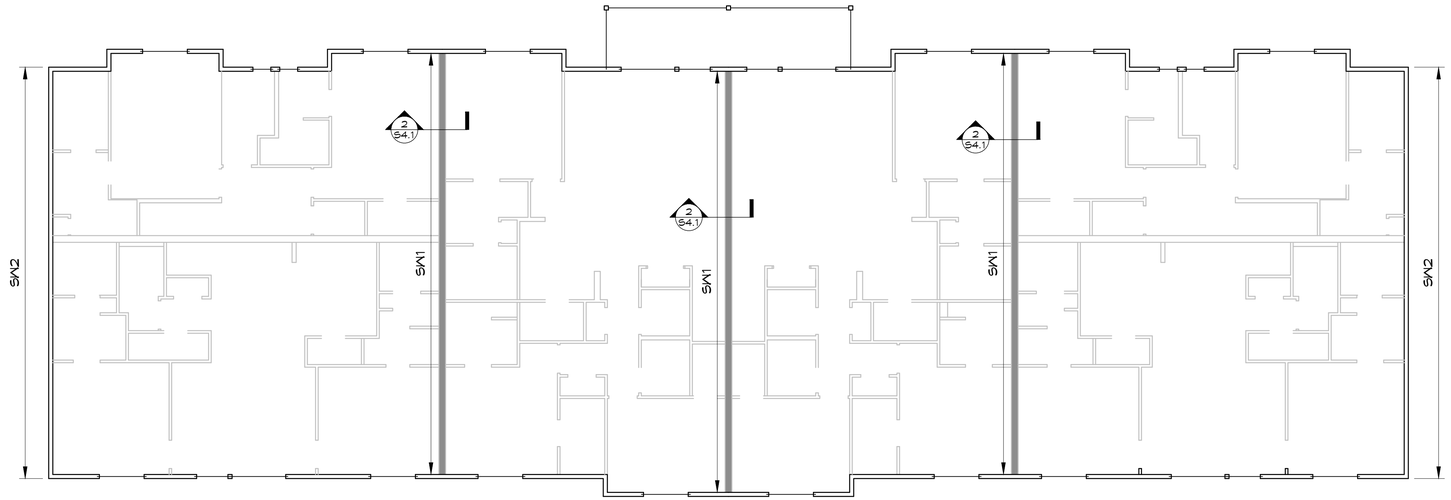
CONNECTION TYPE	COMMON NAILS	STRIP NAILS
DBL TOP PLATE, FACE NAIL DBL TOP PLATE, LAP SPLICE, FACE NAIL TOP PLATES, LAPS & INTRSECT, FACE NAIL	16d COMMON (3½"X0.162") @ 16" OC 8-16d COMMON (3½"x0.162") 2-16d COMMON (3½"x0.162")	3"X0.131" @ 12" O.C. 12-3"X0.161" 3-3"X0.161"
TOP PLATE TO STUD, END NAIL CONTINUOUS HEADER TO STUD, TOENAIL STUD TO SOLE PLATE	2-16d COMMON (3½"x0.162") 4-8d COMMON (2½"x0.131") 4-8d COMMON (2½"x0.131"),TOENAIL OR 2-16d COMMON (3½"x0.162"),END NAIL	3"X0.131" ---------- 4- 3"X0.131" TOENAIL OR 3- 3"X0.131" END NAIL
BUILT-UP STUD COLUMNS, FACE NAIL BUILT-UP CORNER STUDS & SUPPORT STUDS	10d COMMON (3"X0.148") @ 16" O.C. STAGGERED 16d COMMON (3 1/2"X0.162 ") @ 24" O.C. STAGGERED	3"X0.131"@12" O.C. STGRD 3"X0.131"@16" O.C. STGRD
CONTINUOUS HEADER, FACE NAIL	16d COM (3½"X0.162") @ 12" O.C. ALONG EACH EDGE	----------
5/8" PLYWOOD OR OSB ROOF SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	8d COMMON (2½"x0.131") @ 6" OC AT SUPPORTED PANEL EDGES 8d COMMON (2½"x0.131" @ 12" O.C. AT INTRMDIATE MEMBERS IN FIELD OF PANELS	3"X0.131" @ 6" O.C. AT SUPPORTED PANEL EDGES 3"X0.131" @ 12" O.C. AT INTERMEDIATE MEMBERS IN FIELD OF PANELS
7/16" OSB WALL SHEATHING (APA RATED) UNLESS NOTED OTHERWISE	SEE SHEARWALL SCHEDULE	SEE SHEARWALL SCHEDULE



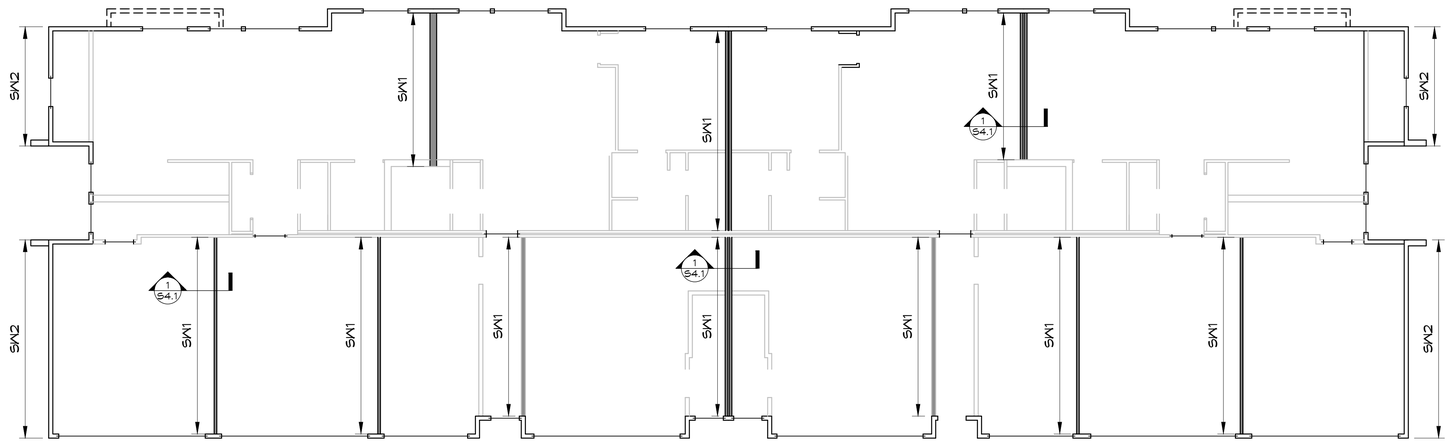
1 S3.2 SECTION
SHEAR WALL AT FLOOR



2 S3.2 SECTION
SHEAR WALL AT ROOF



NORTH
SECOND FLOOR SHEAR WALLS
NO SCALE



NORTH
FIRST FLOOR SHEAR WALLS
NO SCALE

Building 5, 7, 10

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SHEET **S 4.1**

EXHIBIT 4

CLUBHOUSE FOR;

Fountain Ridge by Lexington Homes
Pleasant Prairie

BUILDING CODE INFORMATION 2009 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION		
3	USE AND OCCUPANCY	302	ASSEMBLY A-3		
5	ALLOWABLE AREA & HEIGHT	504	(VB) CONSTRUCTION, A-3 = 1 STORY 6,000 S.F. PLUS STREET FRONTAGE 40' HEIGHT		
			NO SEPARATION BETWEEN ASSEMBLY AND STORAGE (GARAGE), CART AND SUPPLY STORAGE		
6	CONSTRUCTION TYPE	601	VB WOOD FRAME UNPROTECTED		
8	INTERIOR FINISH REQUIREMENTS	803	A - CORRIDORS CLASS A FLAME SPREAD 0-25		
			C - ALL ROOMS CLASS C FLAME SPREAD 75-200		
9	FIRE AREA	903.2.1.3	A-3, OVER 12,000 S.F. (NOT APPLICABLE)		
10	OCCUPANT LOAD	1001.1.1	ACCESSORY STORAGE / MECHANICAL	300 GROSS	195 GROSS = 1 PERSON
			ASSEMBLY WITHOUT FIXED SEATS	15 NET	556 NET = 37 PEOPLE
			BUSINESS AREA	100 GROSS	1,100 GROSS = 11 PEOPLE
					TOTAL = 49 PEOPLE
10	MEANS OF EGRESS				
11	ACCESSIBILITY	1104	ACCESSIBLE ROUTE - 3/0 FRONT DOOR AND BACK DOORS		
29	PLUMBING	2902	TOILET FIXTURES		
			ASSEMBLY WITHOUT FIXED SEATS	1 WATER CLOSET PER 65 PEOPLE	
			BUSINESS AREA	1 WATER CLOSET PER 25 PEOPLE	
			TWO TOILETS PROVIDED		

ARCHITECTURAL GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2009 IBC (WISCONSIN).
2. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, SLEEVES, REGLETS, DEPRESSIONS AND OTHER PROJECT REQUIREMENTS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SAFETY DURING CONSTRUCTION.
6. ACCESSIBILITY - HEIGHT OF CONTROLS SHALL BE NO HIGHER THAN 48" ABOVE THE FINISHED FLOOR INCLUDING THE CIRCUIT BREAKER. LEVER DOOR HANDLES OR SINGLE LEVER CONTROLS FOR PLUMBING FIXTURES.
7. ALL WINDOWS ARE VINYL WITH EXTENSION JAMBS
8. ALL FIRST FLOOR 3/0 DOORS AND PATIO DOORS HAVE LOW PROFILE THRESHOLDS. ENTRY DOOR IS ALUMINUM STOREFRONT WITH CLOSER FOR SECURITY. (IBC 715.4.1)

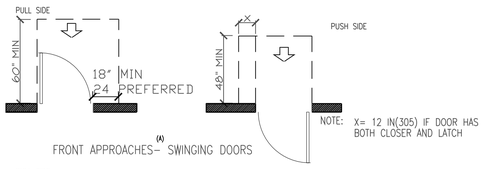
INDEX TO DRAWINGS

T1	TITLE SHEET
C1	ARCHITECTURAL SITE PLAN
A1.1	ELEVATIONS
A2.1	FLOOR PLAN AND PLAN NOTES, DETAILS
A3.1	BUILDING SECTIONS
S1.1	STRUCTURAL NOTES AND SCHEDULES
S2.0	FOUNDATION PLAN
S2.1	FRAMING PLAN, DETAILS, SCHEDULES
S3.1	STRUCTURAL DETAILS

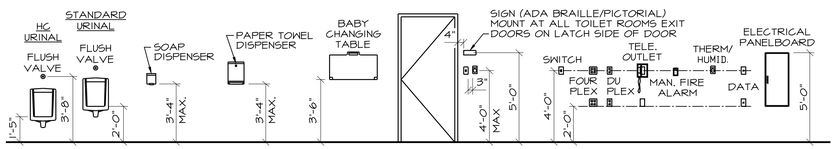
LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
		(1)	PLAN NOTE
	ELEVATION REFERENCE	(4)	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X / A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	(3)	ACCESSIBILITY PLAN NOTE

SYMBOL	ITEM	ITEM DESCRIPTION
(5)	SMOKE DETECTOR	IBC 907.2.10 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
⊠	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .30 ALL EXTERIOR WINDOWS ARE CENTERED BETWEEN A ROOM'S WALLS UNLESS NOTED BY A DIMENSION.
	FLOOR COVERING TRANSITION LINE	



MANEUVERING CLEARANCES AT DOORS
NOTE: ALL DOOR HANDLES SHALL BE LEVER OR LOOP TYPE



STANDARD MOUNTING HEIGHTS
NO SCALE

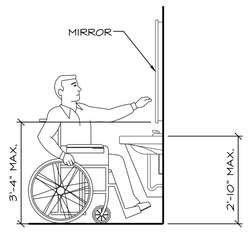
FLOOR AND BASE:

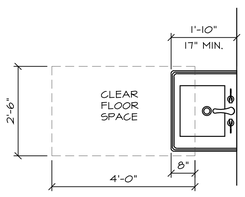
EVERY TOILET ROOM SHALL HAVE THE ENTIRE FLOOR AND SIDE WALLS TO A HEIGHT OF NOT LESS THAN 8 INCHES OF A MATERIAL IMPERVIOUS TO WATER.

WALLS AND CEILINGS:

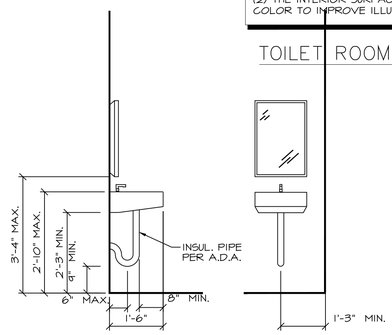
(1) THE WALLS AND CEILINGS OF EVERY TOILET ROOM SHALL BE COMPLETELY COVERED WITH SMOOTH NONABSORBENT MATERIAL.
(2) THE INTERIOR SURFACE OF WALLS AND PARTITIONS SHALL BE OF LIGHT COLOR TO IMPROVE ILLUMINATION AND FACILITATE CLEANING.

TOILET ROOM REQUIREMENTS

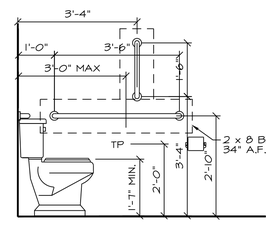


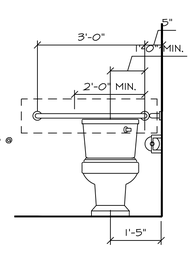


CLEAR FLOOR SPACE AT LAVATORIES



LAVATORY CLEARANCES





MOUNTING HEIGHTS

PRELIMINARY NOT FOR CONSTRUCTION

LaPlant Architecture, LLC
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MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
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LEXINGTON HOMES
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WEB: lexingtonneighborhoods.com

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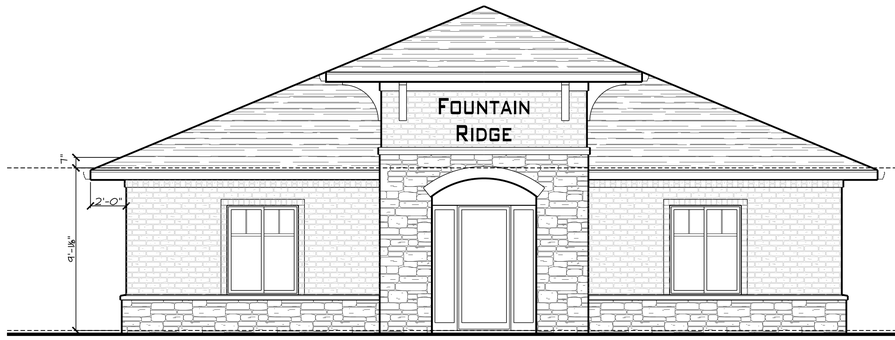
Date, 2016

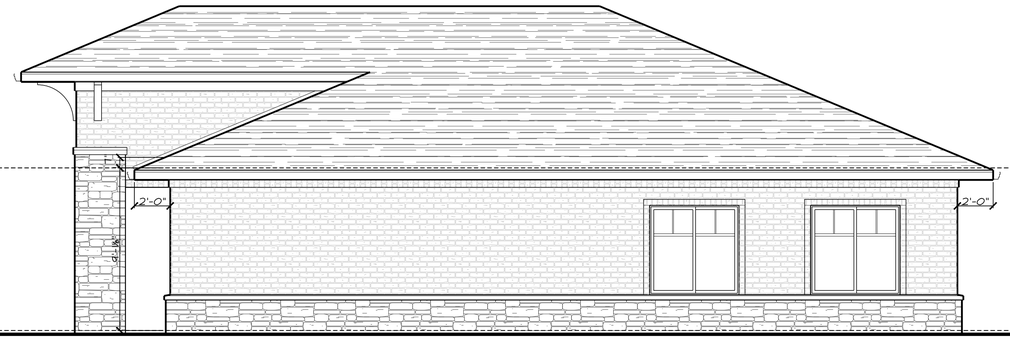
Fountain Ridge
Clubhouse
PLEASANT PRAIRIE, WISCONSIN

REVISION	DATE
XXX	XXXX

DATE 8/15/2016
PROJECT NO. 461466
SHEET T 1

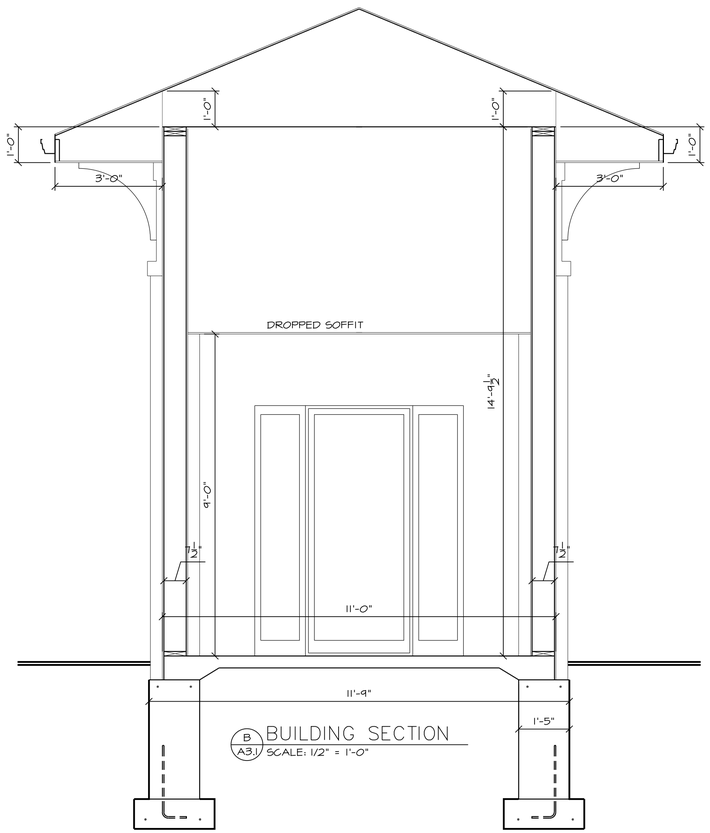


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

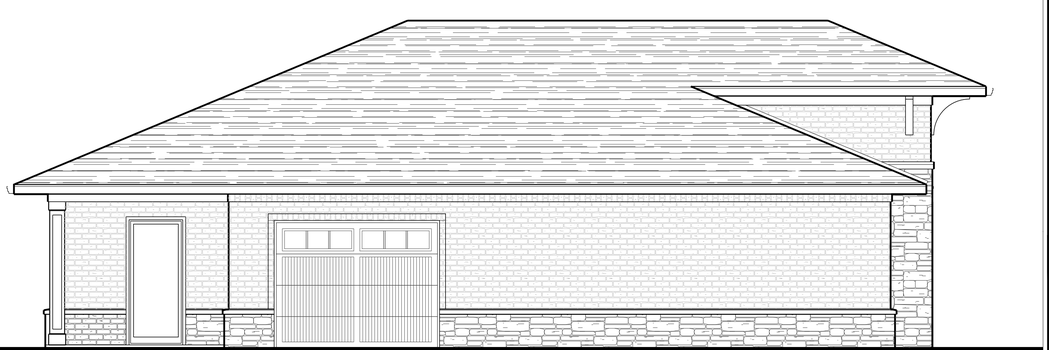


RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

POND ELEVATION
SCALE: 1/4" = 1'-0"



B
A3.1 BUILDING SECTION
SCALE: 1/2" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
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Clubhouse

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REVISION	DATE
XXX	XXXX

DATE
8/15/2016

PROJECT NO.
461466

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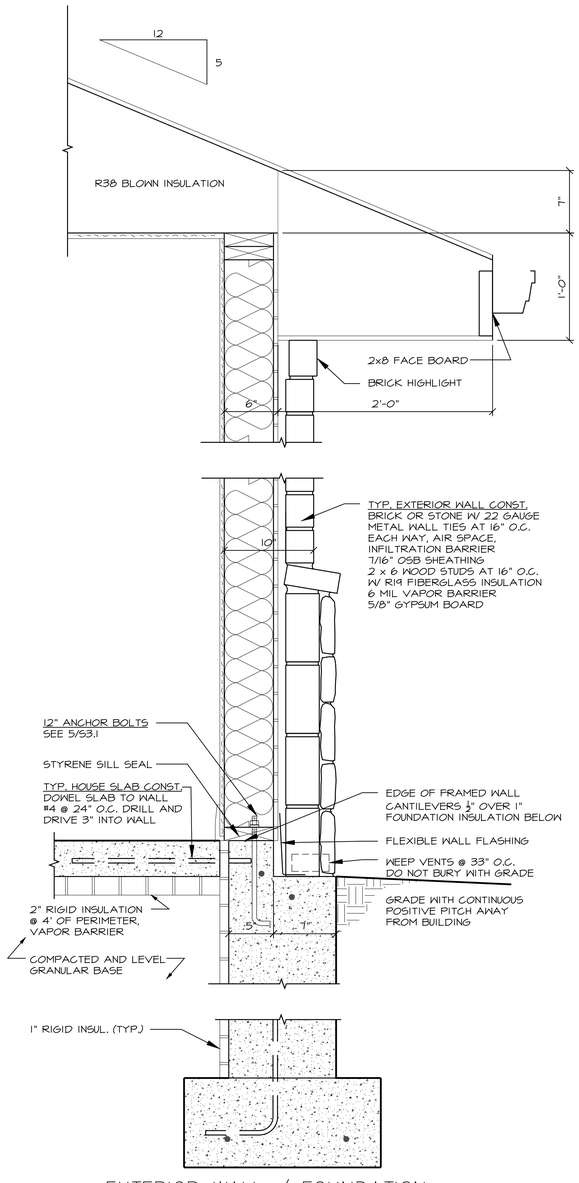


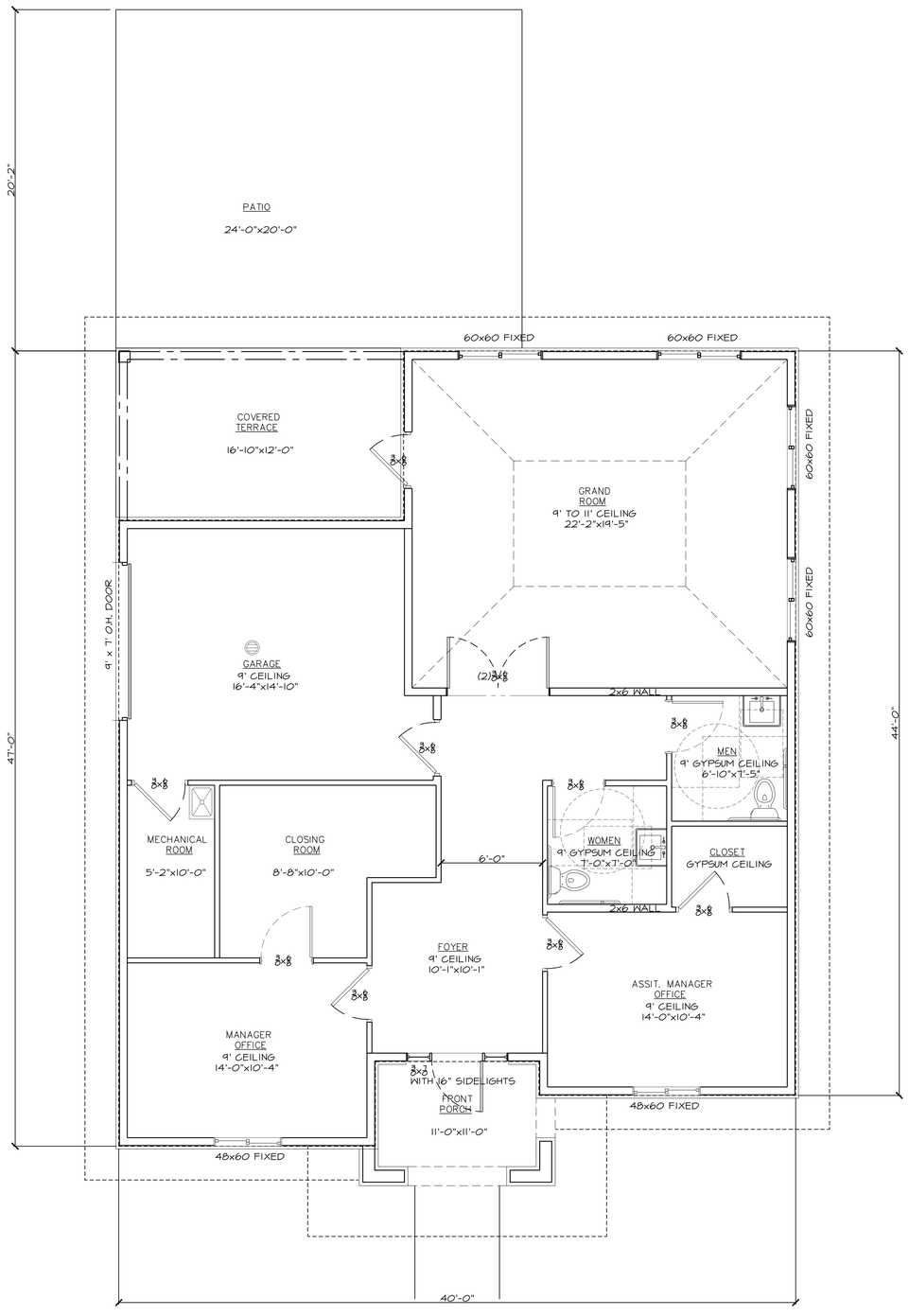
EXTERIOR WALL / FOUNDATION

1 / A2.1

1 1/2" = 1'-0"

DTL104

8
09/22/99 3:45p



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"
1,618 SQUARE FEET INCLUDING GARAGE
1,355 SQUARE FOOT CLUBHOUSE
263 SQUARE FOOT GARAGE

PRELIMINARY
NOT FOR CONSTRUCTION

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REVISION	DATE
XXX	XXXX

DATE
8/15/2016

PROJECT NO.
461466

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2.1

ORD. # 16-30

**ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
PURSUANT TO CHAPTER 420-13 OF THE VILLAGE ZONING ORDINANCE**

BE IT ORDAINED by the Village of Pleasant Prairie Board of Trustees, Kenosha County, Wisconsin, that the Official Village Zoning Map is hereby amended as follows:

The subject properties generally located at the northwest corner of 88th Avenue and Bain Station Road and known as Lots 1, 2 and 3 of CSM _____ and Lots 1, 2 and 3 of CSM _____ and the adjacent rights-of-way located in U.S. Public Land Survey Section 8, Township 1 North, Range 22 East in the Village of Pleasant Prairie and further identified as Tax Parcel Numbers 91-4-122-084-0203 and 91-4-122-084-342 are hereby rezoned as follows: Lots 1-3 of the CSM _____, Lots 2 and 3 of CSM _____ and adjacent rights-of-way are hereby rezoned from the A-2, General Agricultural District to the R-11 (PUD), Multi-Family Residential District with a Planned Unit Development Overlay District; the field delineated wetlands as shown an legally described on Lot 3 of CSM _____ is hereby rezoned from the A-2 District into the C-1 Lowland Resource Conservancy District; and Lot 1 of CSM _____ and the adjacent ½ right-of-way of Bain Station Road is hereby rezoned from the A-2 to the R-4.5 (UHO), Urban Single Family Residential with an Urban Land Holding Overlay District for the future single family development

The Village Zoning Administrator is hereby directed to record this Zoning Map Amendment on the appropriate sheet of the Official Village Zoning Map and Appendix B in Chapter 420 of the Village Municipal Code shall be updated to include said amendments.

Adopted this 19th day of September 2016.

VILLAGE BOARD OF TRUSTEES

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane M. Romanowski
Village Clerk

Posted:_____

30-Fountain Ridge Rezone
CODE1607-001

Consider approval of **Memorandum of Understanding Agreement and associated documents** between the Village and Innovative Investments, IL regarding site improvements required to be completed pursuant to Conditional Use Grants #04-02 and #06-01 for the property at 9201 Wilmot Road.

Recommendations:

Village staff recommends that the Village Board conditionally approve the Memorandum of Understanding Agreement and associated documents subject to the comments and conditions of the September 19, 2016 Village Staff Report**.**

VILLAGE STAFF REPORT OF SEPTEMBER 19, 2016

Consider approval of **Memorandum of Understanding Agreement and associated documents** between the Village and Innovative Investments, IL regarding site improvements required to be completed pursuant to Conditional Use Grants #04-02 and #06-01 for the property at 9201 Wilmot Road.

This is a Memorandum of Understanding Agreement entered into by and between Innovative Investments IL, and the Village of Pleasant Prairie, regarding the conditions of approval identified in both Conditional Use Permit Grant No. 04-02 and again in Conditional Use Permit Grant No. 06-01 associated with the property at 9201 Wilmot Road and further identified as Tax Parcel Numbers 91-4-122-084-0101 and 91-4-122-084-0102.

Background Information: On January 12, 2004 the Village Plan Commission conditionally approved Conditional Use Permit Grant No. 02-04 and on February 13, 2006 the Village Plan Commission conditionally approved Conditional Use Permit Grant Document No. 06-01. Both Conditional Use Permit Grant Documents identified that there were several site-related improvements that were conditions of approval and those improvements needed to be completed prior to the occupancy of the 9201 Wilmot Road property. Specifically, condition #4 of Conditional Use Permit Grant No. 04-02 and condition #6 of Conditional Use Permit Grant No. 06-01 included the following language: "When 50% or more of the building is proposed to be occupied (more than 181,733 square feet) then the exterior site modifications, including but not limited to parking lot upgrades, storm water facilities upgrade, landscaping and berming to the south, east and west will be required". While some of the parking lot upgrades, landscaping and berming site modifications were completed by the previous Developer, certain parking lot upgrades, landscaping, berming, fire lane improvements and other storm water facility improvement upgrades were not completed.

The Developer is in the process of purchasing the properties and intends to utilize the existing building and site improvements in accordance with the currently approved zoned use in the M-1, Limited Manufacturing District with the acceptance of an additional restriction to limit truck loading and unloading and backing activities to between 7 a.m. and 10 p.m. on the properties. In order to comply with requirements under the Conditional Use Permit Grant Documents the Developer has agreed to make certain other improvements to the properties and to provide certain amended easements to the Village. However, the Developer needs time to make the additional improvements and grant the necessary easements to the Village and the Developer would like to begin using the properties for itself and its tenants prior to the completion of said items. Below are the improvements and the timing frame pursuant to the Agreement:

1. **Storm Water Retention System:** The Developer agrees to design and build a new storm water retention system, with the scope being in accordance with the design by Clark Dietz, Inc. and dated September 9,2016 a copy of which is attached as **Exhibit B [Note—the attached changes in red that need to be completed on the plans and resubmitted for final Village Engineering approval.].** The Developer's engineer has submitted to the Village for their approval, an updated, detailed, and stamped/signed engineering plans for the Storm Water Retention System. A Stormwater Drainage, Retention Basin Access and Maintenance Easement, acceptable to the Village, shall be granted to the Village by the Developer as described in item #6 below. The Storm Water Retention System and its related improvements shall all be completed and inspected on or before September 1, 2017.

2. **Landscape Berms:** The Developer agrees to and shall install earth and landscape berms on the East, West and Southwest lines of the Property as depicted in the attached **Exhibit B**. These berms shall be placed over sections of the property that are grass or where asphalt paving currently exists. Grading/ paving revisions shall be designed to ensure that proper storm water flow to the new retention basin is provided. These berms shall be seeded to promote mowable turf regrowth and planted with a variety of deciduous/ coniferous trees and/ or bushes. Additional plantings shall be provided on the south berm

abutting the residential subdivision and groupings of plantings shall be provided along the west berm adjacent to Wilmot Road. The design of the berm shall be included along with the plans for the Storm Water Retention System and shall be subject to the prior approval of the Village. The landscape berms shall be completed and inspected along with the Storm Water Retention System, on or before September 1, 2017.

3. **East Parking Lot:** The Developer shall remove the East parking lot and replace that area with a mowable, turf grass surface as depicted in the attached **Exhibit B**. The asphalt surfaces of the parking lot shall be removed and disposed of in accordance with Village permits and new soil shall be placed over the entire area to bring the area to proper grade. The top soil shall be placed and seeded to establish a grass surface. The existing light poles and pole bases shall be removed and disposed of properly, not backfilled into the site. The plans and designs for the work in the East parking lot area are included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All removal and vegetation described shall be completed and inspected along with the Storm Water Retention System, on or before September 1, 2017.

4. **East/West Access Drive/Parking Lots:** Currently, truck access from the building to 88th Avenue is provided across the East parking lot and the North/South access drive. A portion of the East parking lot will remain at the Southern edge so that truck access to the Property can be maintained. Resurfacing of the existing pavement for the East/West access drive and parking lots shall be provided, along with the installation of curbed parking lots with landscaped curbed islands. The fire lane drive shall be 30 feet wide and curbing shall be provided. The plans and designs for improvements under this section shall be included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All of the improvements described in this section shall be completed along with the Storm Water Retention System, on or before September 1, 2017.

5. **North/South Private Drive and Future Development Sites:** **Exhibit C** is the Developer's Proposed Development showing future development areas. Attached as **Exhibit D,** are the Proposed Demolition Plans of the Developer. Attached as **Exhibit E** are the Proposed Easements to be provided by the Developer. The North/South Private Drive currently located on the Property shall remain as a privately owned and maintained drive. This drive currently services the needs of the Property and the Village's Fire & Rescue Station #2. The North/South Private Drive is currently maintained within a 40 foot Dedicated Roadway, Access and Maintenance Easement. The Developer shall continue to maintain the recently resurfaced North/South Drive and shall repair, patch and maintain said drive as reasonably necessary for its current use until the earlier of (a) September 1, 2021, or (b) when the Developer develops any portion of the areas labeled "Future Development" on **Exhibits C, D, or E**, at which time the Developer shall re-construct the North/South Private Drive as a 30 foot wide Private Roadway, including curb and gutter, paving, storm sewer drainage systems, roadway lighting, roadway trees and roadway signage at the Developer's expense, and shall provide an easement to the Village over said 30 foot wide, Private Roadway, for use by the Village for access to and from its fire station. The 30 foot Private Roadway shall remain in substantially the same location in accordance with the locations shown on **Exhibit E.** The improvements of the "Future Development" areas as shown on **Exhibits C, D, and E** will be designed and permitted in accordance with the Village ordinances and procedures in effect at the time that the application for such development is undertaken. The Village will continue the responsibility of snow plowing on behalf of the Developer until such time that the 30 foot Private Roadway is reconstructed. The Developer shall be responsible for any necessary pavement maintenance on the North/South Private Drive until it is reconstructed by the Developer. The Developer shall also be responsible for snow plowing and maintenance on the 30 foot Private roadway once it is re-constructed, inspected and accepted by the Village.

6. **Easement Revisions:** The Developer shall submit to the Village its proposals to revise the existing easements, or provide new easements, for the following items:

   (a) Water Tower/ Utility Substation. The Developer shall provide the Village with the revised 20' Access and Maintenance Easement to conform with the actual alignment of the current paved driveways leading to the Village's Water Tower and Utility Substation. The Easement shall be a minimum of 20 feet wide and will be consistent with the current easements.

   (b) Water Main. The Developer shall provide the Village with a 20' Water Main, Access and Maintenance Easement for the water main that runs parallel to the building and extending to the water tower.

   (c) Storm Water Retention System. Developer shall provide the Village with a Storm Water Drainage, Retention Basin, Access and Maintenance easement for the Storm Water Retention System.

   (d) North/ South Common Drive. The Developer shall provide the Village with a 30 foot Private Roadway, Access and Maintenance for the private driveway to be constructed on the North/South Private Road as described in Paragraph 5 above.

All easements shall be subject to the prior approval of the Village and the parties shall enter into or amend the easement agreements prior to the Developer being granted permits to construct the Storm Water Retention System and other mentioned exterior site improvements.

In addition the Agreement provides specifics related to the required Irrevocable Letter of Credit (**Exhibit F**); Title Insurance and Lien Waivers; Developer's Ownership Representations and Warranties; Village Fees; Village Approval; Village Ordinances; Notice of Breach and Curative Activity; Notices; Village Legal Fees.

This Memorandum of Understanding shall be binding upon the Developer, its successors and assigns, and any future owners of the Property. The provisions of this Memorandum of Understanding are obligations and covenants which run with the land and bind all future owners of the Property. In addition to all other obligations provided herein, the Developer, its successors and assigns, and future owners of the Property, shall be liable to pay for all reasonable legal fees and costs incurred by the Village in enforcing its rights under this Memorandum of Understanding Agreement.

Village staff recommends that the Village Board conditionally approve the Memorandum of Understanding Agreement and associated documents subject to the above comments and the following conditions:

1. All revisions to Exhibit B shall be submitted for final review and approval.
2. All Easements shall be submitted to the Village for final review prior to execution.
3. Letter of Credit shall be provided to the Village prior to execution of the Agreement.
4. All outstanding Village invoices for this project shall be paid to the Village prior to execution of the Agreement.

MEMORANDUM OF UNDERSTANDING AGREEMENT BETWEEN THE VILLAGE OF PLEASANT PRAIRIE AND INNOVATIVE INVESTMENTS IL, A NEVADA LLC REGARDING CONDITIONS OF APPROVAL FOR VILLAGE CONDITIONAL USE GRANTS NOS. 04-02 AND 06-01 FOR THE 9201 WILMOT ROAD PROPERTY

This is a Memorandum of Understanding Agreement entered into by and between Innovative Investments IL, a Nevada limited liability company with offices located at 3001 West Washington, Waukegan, IL 60085 (hereinafter referred to as the **"Developer"**) and the Village of Pleasant Prairie, a Wisconsin municipal corporation with offices located at 9915 39th Avenue, Pleasant Prairie, Wisconsin 53158 (hereinafter referred to as the **"Village"**), regarding the conditions of approval identified in both Conditional Use Permit Grant No. 04-02 and again in Conditional Use Permit Grant No. 06-01.

WHEREAS, the Developer is the owner of lands identified as Tax Parcel Numbers 91-4-122-084-0101 and 91-4-122-084-0102 (hereinafter collectively referred as the **"Property"**) located in the Village, and which lands are legally described in the attached **Exhibit A;**

WHEREAS, on January 12, 2004 the Village Plan Commission conditionally approved Conditional Use Permit Grant No. 02-04 and on February 13, 2006 the Village Plan Commission conditionally approved Conditional Use Permit Grant Document No. 06-0. Both Conditional Use Permit Grant Documents identified that there were several site-related improvements that were conditions of approval and those improvements needed to be completed prior to the occupancy of the 9201 Wilmot Road property. Specifically, condition #4 of Conditional Use Permit Grant No. 04-02 and condition #6 of Conditional Use Permit Grant No. 06-01 included the following language: "When 50% or more of the building is proposed to be occupied (more than 181,733 square feet) then the exterior site modifications, including but not limited to parking lot upgrades, storm water facilities upgrade, landscaping and berming to the south and west will be required". While some of the parking lot upgrades, landscaping and berming site modifications were completed by the previous Developer, certain parking lot upgrades, landscaping, berming, fire lane improvements and other storm water facility improvement upgrades were not completed;

WHEREAS, the Developer is in the process of purchasing the Property and intends to utilize the existing building and site improvements in accordance with the currently approved zoned use in the M-1, Limited Manufacturing District with the acceptance of an additional restriction to limit truck loading and unloading and backing activities to between 7 a.m. and 10 p.m. on the Property;

WHEREAS, in order to comply with requirements under the Conditional Use Permit Grant Documents the Developer has agreed to make certain other improvements to the Property and to provide certain easements to the Village;

WHEREAS, the Developer needs time to make the additional improvements and grant the necessary easements to the Village and the Developer would like to begin using the Property for itself and its tenants prior to the completion of said items; and

WHEREAS, the Developer and the Village have agreed to the terms and provisions of this Memorandum of Understanding in order to allow the Developer time to complete the improvements and easements.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the Village agree as follows:

1. Storm Water Retention System.

The Developer agrees to design and build a new storm water retention system, with the scope being in accordance with the designs prepared by Clark Dietz, Inc. dated September 9, 2016, a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference (the "Storm Water Retention System"). The Developer's engineer has submitted to the Village for their approval, an updated, detailed, and stamped/signed engineering plans for the Storm Water Retention System. The Plans are subject to the modifications as identified in the Village's Engineering Review dated September 13, 2016. A Stormwater Drainage, Retention Basin Access and Maintenance Easement, acceptable to the Village, shall be granted to the Village by the Developer as described in Paragraph 6 below. The Storm Water Retention System and its related improvements shall all be completed and inspected on or before September 1, 2017.

2. Landscape Berms.

The Developer agrees to and shall install earth and landscape berms on the East, West and Southwest lines of the Property as depicted in the attached **Exhibit B**. These berms shall be placed over sections of the property that are grass or where asphalt paving currently exists. Grading/ paving revisions shall be designed to ensure that proper storm water flow to the new retention basin is provided. These berms shall be seeded to promote mowable turf regrowth and planted with a variety of deciduous/ coniferous trees and/ or bushes. Additional plantings shall be provided on the south berm abutting the residential subdivision and groupings of plantings shall be provided along the west berm adjacent to Wilmot Road. The design of the berm shall be included along with the plans for the Storm Water Retention System and shall be subject to the prior approval of the Village. The landscape berms shall be completed and inspected along with the Storm Water Retention System, on or before September 1, 2017.

3. East Parking Lot.

The Developer shall remove the East parking lot and replace that area with a mowable, turf grass surface as depicted in the attached **Exhibit B**. The asphalt surfaces of the parking lot shall be removed and disposed of in accordance with Village permits and new soil shall be placed over the entire area to bring the area to proper grade. The top soil shall be placed and seeded to establish a grass surface. The existing light poles and pole bases shall be removed and disposed of properly, not backfilled into the site. The plans and designs for the work in the East parking lot area are included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All removal and vegetation described in this Paragraph 3 shall be completed and inspected along with the Storm Water Retention System, on or before September 1, 2017.

4. East/West Access Drive/Parking Lots.

Currently, truck access from the building to 88th Avenue is provided across the East parking lot and the North/South access drive. A portion of the East parking lot will remain at the Southern edge so that truck access to the Property can be maintained. Resurfacing of the existing pavement for the East/West access drive and parking lots shall be provided, along with the installation of curbed parking lots with landscaped curbed islands. The fire lane drive shall be thirty (30) feet wide and curbing shall be provided. The plans and designs for improvements under this Paragraph 4 shall be included with the plans for the Storm Water Retention System and shall be subject to the approval of the Village. All of the improvements described in this Paragraph 4 shall be completed along with the Storm Water Retention System, on or before September 1, 2017.

5. North/South Private Drive and Future Development Sites.

Attached hereto as **Exhibit C** is the Developer's Proposed Development showing future development areas. Attached hereto as **Exhibit D,** are the Proposed Removals (demolition) Plans of the Developer. Attached hereto as **Exhibit E** are the Proposed Easements to be provided by the Developer. The North/South Private Drive currently located on the Property shall remain as a privately owned and maintained drive. This drive currently services the needs of the Property and the Village's Fire & Rescue Station #2. The North/South Private Drive is currently maintained within a 40 foot Dedicated Roadway, Access and Maintenance Easement. The Developer shall continue to maintain the recently resurfaced North/South Drive and shall repair, patch and maintain said drive as reasonably necessary for its current use until the earlier of (a) September 1, 2021, or (b) when the Developer develops any portion of the areas labeled "Future Development" on **Exhibits C, D, or E**, at which time the Developer shall re-construct the North/South Private Drive as a 30 foot wide Private Roadway, including curb and gutter, paving, storm sewer drainage systems, roadway lighting, roadway trees and roadway signage at the Developer's expense, and shall provide an easement to the Village over said 30 foot wide, Private Roadway, for use by the Village for access to and from its fire station. The 30 foot Private Roadway shall remain in substantially the same location in accordance with the locations shown on **Exhibit E.** The improvements of the "Future Development" areas as shown on **Exhibits C, D, and E** will be designed and permitted in accordance with the Village ordinances and procedures in effect at the time that the application for such development is undertaken. The Village will continue the responsibility of snow plowing on behalf of the Developer until such time that the 30 foot Private Roadway is reconstructed. The Developer shall be responsible for any necessary pavement maintenance on the North/South Private Drive until it is reconstructed by the Developer. The Developer shall also be responsible for snow plowing and maintenance on the 30 foot Private roadway once it is re-constructed, inspected and accepted by the Village.

6. Easement Revisions.

The Developer shall submit to the Village its proposals to revise the existing easements, or provide new easements, for the following items:

(a) Water Tower/ Utility Substation. The Developer shall provide the Village with the revised 20' Access and Maintenance Easement to conform with the actual alignment of the current paved driveways leading to the Village's Water Tower and Utility Substation. The Easement shall be a minimum of 20 feet wide and will be consistent with the current easements.

(b) Water Main. The Developer shall provide the Village with a 20' Water Main, Access and Maintenance Easement for the water main that runs parallel to the building and extending to the water tower.

(c) Storm Water Retention System. Developer shall provide the Village with a Storm Water Drainage, Retention Basin, Access and Maintenance easement for the Storm Water Retention System.

(d) North/ South Common Drive. The Developer shall provide the Village with a 30 foot Private Roadway, Access and Maintenance for the private driveway to be constructed on the North/South Private Road as described in Paragraph 5 above.

All easements shall be subject to the prior approval of the Village and the parties shall enter into or amend the easement agreements prior to the Developer being granted permits to construct the Storm Water Retention System and other mentioned exterior site improvements.

7. Irrevocable Letter of Credit.

The Developer shall deliver to the Village, prior to or at the time the Village executes this Memorandum of Understanding, a three (3) year minimum, Irrevocable Letter of Credit **(Exhibit F)** on original bank letterhead in the amount of $ 1,142,404.50, in substantially the same form required by the Village in connection with the issuance or signing of Development Agreements with the Village (the "Letter of Credit"), which includes the estimated cost of making the improvements described above in this Memorandum of Understanding. The Letter of Credit shall by payable at site to the Village, upon presentment of the Village's draft and the affidavit of the Village President or Village Administrator, attested by the Village Clerk, stating that: (i) an Event of Default by the Developer under this Memorandum of Understanding has occurred and (ii) the Village Board at a meeting duly held on a specified date, duly approved a draft upon the Letter of Credit in a specified amount. The Letter of Credit shall expire, by its terms, no less than three (3) years after the effective date of such Letter of Credit (which shall be no more than ten (10) days after the Village Board's approval of this Memorandum of Understanding), and any balance of the Letter of Credit remaining after the expiration date shall no longer be available for draft. The letter of Credit shall also provide that partial drawings upon the Letter of Credit are allowed, based upon the completion of certain improvements as approved by the Village. Developer may submit more than one Letter of Credit, provided that each Letter of Credit conforms to the formal requirements set forth above, and such Letters of Credit are in the aggregate in the amount of $1,142,404.50. Wherever used herein the term "Letter of Credit" should be deemed to refer collectively to all outstanding Letter of Credit delivered by the Developer to the Village pursuant to this Memorandum of Understanding. The purpose of the Letter of Credit is to secure the Developer's agreement to carry out all of its obligations as set forth in this Memorandum of Understanding.

8. Title Insurance and Lien Waivers.

Prior to the amendment or issuance of any new easements to the Village, the Developer shall provide the Village with a Title Commitment (and at the time of closing a Title Policy) showing that the Developer has good and marketable title to the Property and that any easements or interest in land being dedicated or conveyed to the Village are free and clear of all liens and encumbrances. The cost of the Title Commitment and the Title Policy issued to the Village shall be paid for by the Developer. If applicable, the Developer

shall also provide to the Village duly signed originals of final lien waivers from all contractors, subcontractors and other persons who have provided any labor or materials with respect to any improvements located on any Property over which the Village is receiving any amended or original easements or other improvements, specifically detailing the work done, the materials supplied and the dollar amount of such waivers.

9. Developer's Ownership Representations and Warranties.

The Developer represents and warrants to the Village that: (a) as of the date the Developer has signed this Memorandum of Understanding the Developer is the sole fee simple owner of the Property and that Developer is lawfully seized and possessed of the Property, free and clear of all liens and encumbrances; and (b) the Developer will be transferring any easements and/or improvements to the Village free and clear of all liens and encumbrances and with good and marketable title to the interests being transferred to the Village.

10. Village Fees.

Nothing contained herein shall reduce or eliminate any fees charged by the Village in connection with any development of the Property, the construction of the Storm Water Retention System or other site improvements described above, all of which fees and expenses shall be paid by the Developer as provided in the Village Ordinances.

11. Village Approval.

Nothing contained herein limits or restricts the discretion of the Village to approve of any plans, improvements, easements or other documents and issue any permits in accordance with the Village Ordinances and the policies and procedures of the Village. All of said items shall, if required under the Village Ordinances or the practices and procedures of the Village, be subject to prior approval by the Village Board.

12. Village Ordinances.

All work to be performed by the Developer shall be subject to all applicable Village Ordinances, including without limitation, the provisions of the Village Land Divison and Development Control Ordinance.

13. Notice of Breach and Curative Activity.

(a) In the even that one of the parties to this Memorandum of Understanding (the "Performing Party") believes that the other party has failed to perform its obligations under this Agreement (the Nonperforming Party"), the Performing Party shall promptly notify the Nonperforming Party in writing (the "Default Notice") of the specific nature of the alleged failure. If the Village, as the Performing Party, believes that an alleged failed of performance by the Developer, as the Nonperforming Party, poses an imminent threat to the public health or safety, the Village's Default Notice shall so state.

(b) The delivery by the Village of a Default Notice to the Developer shall not be a condition precedent to the issuance by the Village of a stop-work order pursuant to applicable provisions of the Chapter 395, the Village's Land Division and Development Control Ordinance, Chapter 405, the Village's Design Standards and Construction Specifications, 2016 Edition, or Chapter 420, the Village's Zoning Ordinance or to any legal action taken to enforce such ordinance or any other applicable ordinance.

(c) The Nonperforming Party shall have thirty (30) days after receipt of a Default Notice to cure the alleged failure to perform; provided, however, that if the failure is incapable of cure within said thirty (30) days, and as soon as reasonably practicable within said thirty day period the Nonperforming Party has commenced such cure and is diligently pursuing such cure, the time for such cure shall be extended for a reasonable period of time under the circumstances to allow the Nonperforming Party to complete its curative activity.

(d) If the Nonperforming Party fails to cure the default alleged in the Default Notice within the time permitted pursuant to subparagraph 13 (c) hereof, an event of default ("Event of Default") shall have occurred with respect to the Nonperforming Party.

(e) Notwithstanding anything to the contrary in this Memorandum of Understanding, if the Village believes in good faith at commencement of legal action, of the making of a draw upon the Developer's Letter of Credit, or the performance of its own work with respect to curing a perceived breach prior to the commencement or completion of the Developer's curative action is urgently required to protect the public health or safety, the Village may proceed to do so, giving such prior notice to Developer and offering Developer such opportunity to cure as is practical under the circumstances.

(f) Neither party's willingness to undertake curative activity nor the fact that a party has undertaken curative activity shall be construed as or used as evidence of any Event of Default under this Memorandum of Understanding.

14. Notices.

Except as otherwise specifically provided in this Memorandum of Understanding, all notices given in connection with this agreement shall be in writing, shall specifically refer to this agreement by title and date, shall be addressed to the receiving party, and shall be delivered by personal delivery, by overnight courier with evidence of receipt, by certified or registered mail, with postage prepaid and return receipt requested, or by facsimile transmission (provided that an original of said notice or communication is sent simultaneously by first class US mail with postage prepaid or by any of the other designated methods set forth above). Any notice addressed to the Village shall be addressed to the attention of the Village Administrator, 9915 39th Avenue, Pleasant Prairie, WI 53158 (facsimile: (262) 694-4734). Any notice addressed to the Developer shall be addressed to Innovative Investments IL at 3001 West Washington, Waukesha, IL 60085). Any notice given in accordance with this paragraph shall be effective upon delivery, if personally delivered or if delivered by overnight courier, or on facsimile transmission if delivered by facsimile during regular business hours, or three (3) days after depositing the same in the United States mail. Any facsimile received after 5:00 p.m. (based upon the recipient's time zone) or on a day other than a normal business day shall be deemed delivered on the next normal business day.

15. Covenants Run with Property.

This Memorandum of Understanding shall be binding upon the Developer, its successors and assigns, and any future owners of the Property. The provisions of this Memorandum of Understanding are obligations and covenants which run with the land and bind all future owners of the Property.

16. Village Legal Fees.

In addition to all other obligations provided herein, the Developer, its successors and assigns, and future owners of the Property, shall be liable to pay for all reasonable legal fees and costs incurred by the Village in enforcing its rights under this Memorandum of Understanding Agreement.

17. Miscellaneous.

The laws of the State of Wisconsin shall govern all issues relating to this agreement. Exclusive jurisdiction and venue for any actions arising out of, or relating to, this agreement shall be in Kenosha County, Wisconsin. This Agreement is not intended to benefit or to be enforceable by any person other than the Village, the Developer, and their respective successors and assigns. This agreement may be amended only in a writing signed by both the Village and the Developer. No rule of strict construction shall apply to any party to this agreement. In the event that any part of this agreement is determined to be invalid by a court of competent jurisdiction, such part shall be severed from the agreement and the balance of this agreement shall survive. This agreement may be recorded by either party.

IN WITNESS WHEREOF, the Developer and the Village have caused this Memorandum of Understanding to be signed and dated as of this ___ day of _____, 2016.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane M. Romanowski
Village Clerk

STATE OF WISCONSIN)
)SS:
KENOSHA COUNTY)

This Memorandum of Understanding Agreement was acknowledged before me this _____ day of _____, 2016, by **John P. Steinbrink and Jane M. Romanowski**, Village President and Village Clerk, respectively, of the Village of Pleasant Prairie.

_____

Print Name: _____
Notary Public, Kenosha County, State of WI
My Commission expires: _____

Additional Signatures Appear on the Next Page

OWNER

Innovative Investments IL, a Nevada LLC

By: _____

Name: Bill Williamson

Title: Managing Partner

STATE OF _____)
)SS:
_____ COUNTY)

This Agreement was acknowledged before me this _____ day of _____, 2016 by **Bill Williamson, Managing Partner of Innovative Investments, IL, a Nevada LLC**.

_____

Print Name: _____
Notary Public, State of _____
My Commission expires: _____

This Agreement was drafted by:

Timothy J. Geraghty
Godin Geraghty Puntillo Camilli, S.C.
6301 Green Bay Road
Kenosha, WI 53142
(262) 657-3500

And

Jean M. Werbie-Harris, Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
(262) 925-6717

EXHIBIT A

Legal Description as set forth on the attached Certified Survey May 2450

COPY

CSM 2450 filed Cabinet.

Doc. # 1412020

-081 -084

CERTIFIED SURVEY MAP NO. 2450

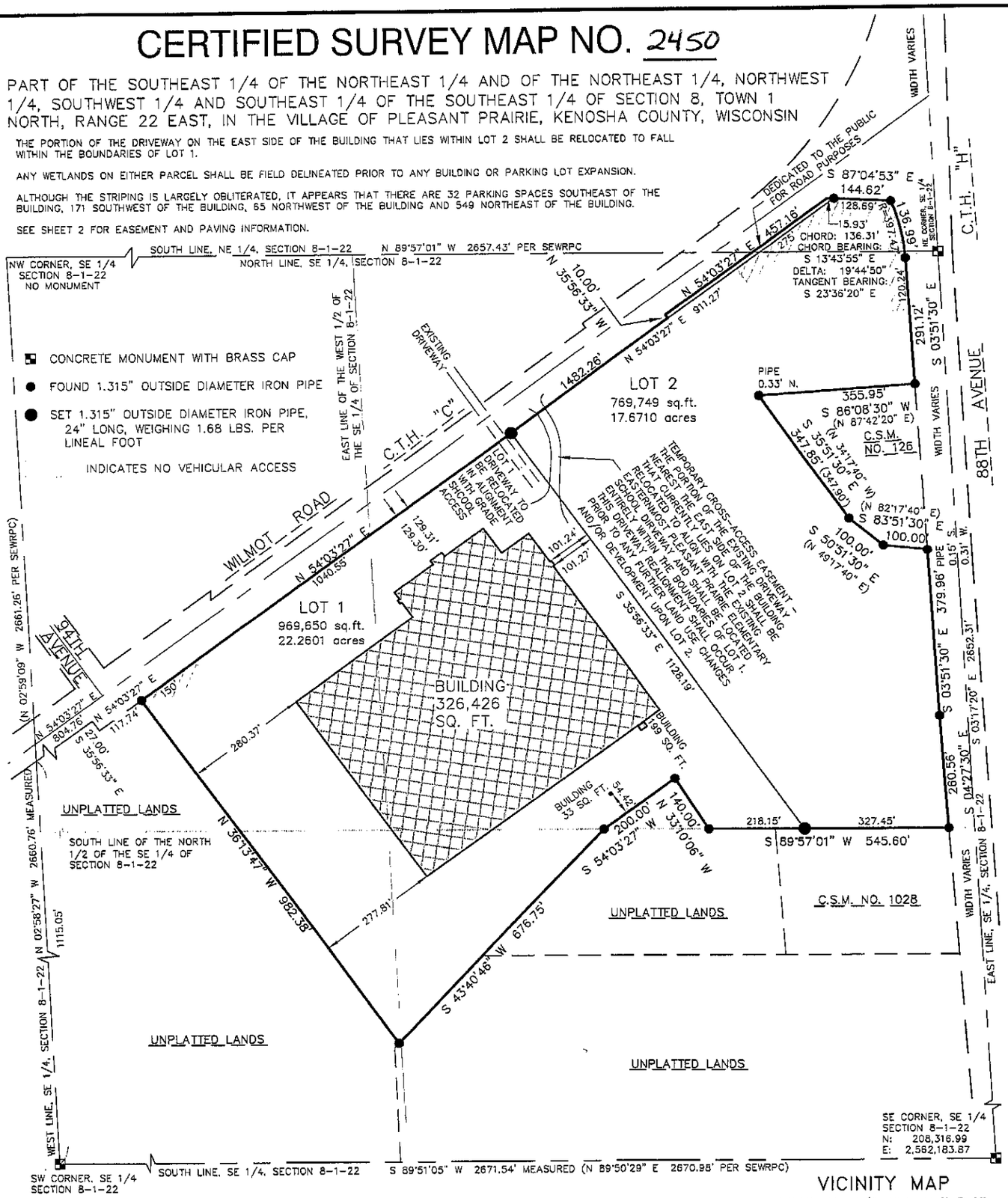
PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN

THE PORTION OF THE DRIVEWAY ON THE EAST SIDE OF THE BUILDING THAT LIES WITHIN LOT 2 SHALL BE RELOCATED TO FALL WITHIN THE BOUNDARIES OF LOT 1.

ANY WETLANDS ON EITHER PARCEL SHALL BE FIELD DELINEATED PRIOR TO ANY BUILDING OR PARKING LOT EXPANSION.

ALTHOUGH THE STRIPING IS LARGELY OBLITERATED, IT APPEARS THAT THERE ARE 32 PARKING SPACES SOUTHEAST OF THE BUILDING, 171 SOUTHWEST OF THE BUILDING, 85 NORTHWEST OF THE BUILDING AND 549 NORTHEAST OF THE BUILDING.

SEE SHEET 2 FOR EASEMENT AND PAVING INFORMATION.



CONCRETE MONUMENT WITH BRASS CAP

FOUND 1.315" OUTSIDE DIAMETER IRON PIPE

SET 1.315" OUTSIDE DIAMETER IRON PIPE, 24" LONG, WEIGHING 1.68 LBS. PER LINEAL FOOT

INDICATES NO VEHICULAR ACCESS

GRAPHIC SCALE

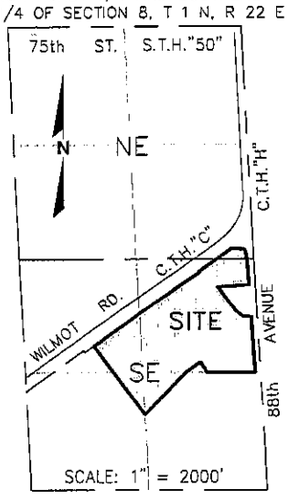
150 0 75 150 300 600

(IN FEET)

1 inch = 300 ft.

VICINITY MAP

NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 8, T 1 N, R 22 E



BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE EAST LINE OF THE SE 1/4 OF SECTION 8 HAS A BEARING OF S 03°17' 20" E (FEBRUARY, 2002 DATUM).

N

National Survey & Engineering

A Division of R.A. Smith & Associates, Inc.

262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

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WISCONSIN DONALD C. CHAPUT S-1316 BROOKFIELD, WI LAND SURVEYOR

8-30-04

REV 11/27/04

SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. 2450

Part of the Southeast 1/4 of the Northeast 1/4 and of the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 8, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

OWNER'S CERTIFICATE

ALFA LAVAL, INC., a corporation, duly organized and existing under and by virtue of the laws of the State of _____, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Land Division Regulations of the Village of Pleasant Prairie.

ALFA LAVAL, INC., does hereby certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Pleasant Prairie.

IN Witness Whereof, ALFA LAVAL, INC., has caused its presents to be signed by _____ _____, _____, this _____ day of _____, 2004.

In the Presence of: ALFA LAVAL, INC.

_____ _____

STATE OF WISCONSIN}
:SS
_____COUNTY }

PERSONALLY came before me this _____ day of _____, 2004, _____ _____, _____, of the above named ALFA LAVAL, INC., known as the person who executed the foregoing instrument, and to me known to be _____ and acknowledged that he executed the foregoing instrument as such officer as the deed of the corporation, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires_____
My commission is permanent.

VILLAGE OF PLEASANT PRAIRIE CERTIFICATE

The Village of Pleasant Prairie hereby approves the land division shown in this Certified Survey Map hereon and consents to the recording and hereby accepts the dedication, if any.

SEPT. 20, 2004 _____
(Date) THOMAS W. TERWALL,
PLAN COMMISSION CHAIRMAN

SEPT. 20, 2004 _____
(Date) JOHN P. STEINBRINK, VILLAGE PRESIDENT

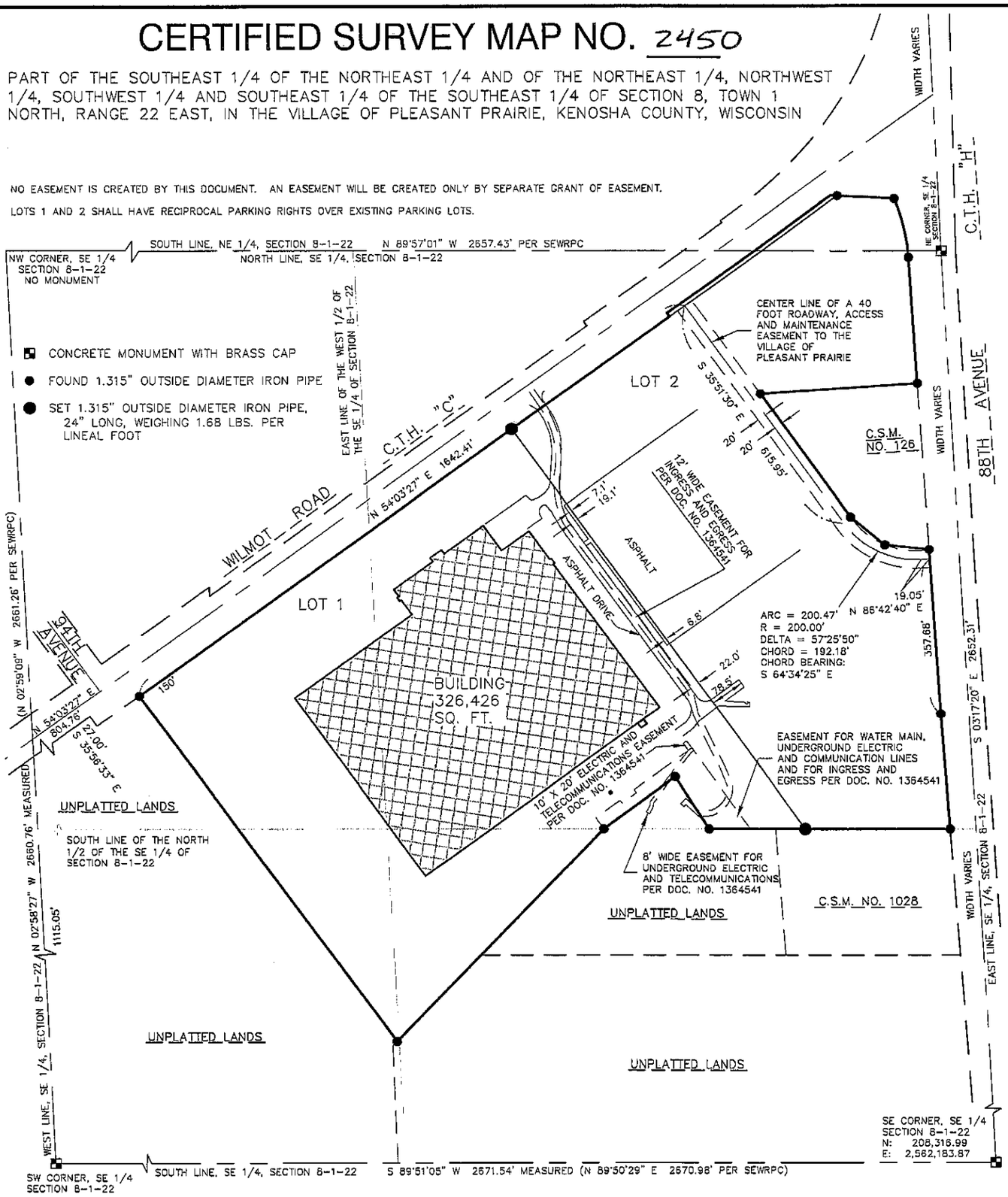
SEPT. 20, 2004 _____
(Date) JANE M. ROMANOWSKI, CMC, VILLAGE CLERK

WISCONSIN
DONALD C. CHAPUT
S-1316
KENOSHA WI
161924.csm
8-30-04
LAND SURVEYOR
REV 11/27/04

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

CERTIFIED SURVEY MAP NO. 2450

PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWN 1 NORTH, RANGE 22 EAST, IN THE VILLAGE OF PLEASANT PRAIRIE, KENOSHA COUNTY, WISCONSIN



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 300 ft.

National Survey & Engineering

A Division of R.A. Smith & Associates, Inc.

262-781-1000
Fax 262-797-7373
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

S:\5161924\dwg\
161924h0.DWG\CS102L3H

WISCONSIN DONALD C. CHAPUT 1818 BROOKFIELD, WI 8-30-04 LAND SURVEYOR

REV 9/27/04

BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD'27). THE EAST LINE OF THE SE 1/4 OF SECTION 8 HAS A BEARING OF S 03°17' 20" E (FEBRUARY, 2002 DATUM).

N

CERTIFIED SURVEY MAP NO. 2450

Part of the Southeast 1/4 of the Northeast 1/4 and of the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 8, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY }

I, Donald C. Chaput, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped Part of the Southeast 1/4 of the Northeast 1/4 and of the Northeast 1/4, Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 8, Town 1 North, Range 22 East, in the Village of Pleasant Prairie, Kenosha County, Wisconsin, bounded and described as follows:

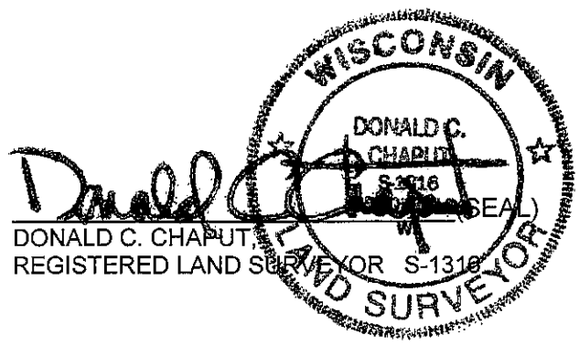
Commencing at the Southwest corner of said Southeast 1/4 Section; thence North 02°58'27" West along the West line of said Southeast 1/4 section 1115.05 feet to the Southeasterly line of Wilmot Road; thence North 54°03'27" East along said Southeasterly line 804.76 feet to a point; thence South 35°56'33" East along said Southeasterly line 27.00 feet to a point; thence North 54°03'27" East along said Southeasterly line 117.74 feet to the point of beginning of the lands to be described; thence continuing North 54°03'27" East along said Southeasterly line 1482.26 feet to a point; thence North 35°56'33" West along said Southeasterly line 10.00 feet to a point; thence North 54°03'27" East along said Southeasterly line 457.16 feet to a point; thence South 87°04'53" East along said Southeasterly line 144.62 feet to the West line of 88th Avenue; thence Southerly 136.99 feet along said West line and the arc of a curve whose center lies to the West, whose radius is 397.47 feet and whose chord bears South 13°43'38" East 136.31 feet to a point; thence South 03°51'30" East along said West line 291.12 feet to a point; thence South 86°08'30" West 355.95 feet to a point; thence South 35°51'30" East 347.85 feet to a point ; thence South 50°51'30" East 100.00 feet to a point; thence South 83°51'30" East 100.00 feet to the West line of said 88th Avenue; thence South 03°51'30" East along said West line 379.96 feet to a point; thence South 04°27'30" East along said West line 260.56 feet to the South line of the North 1/2 of said Southeast 1/4 Section; thence South 89°57'01" West along said South line 545.60 feet to a point; thence North 33°10'06" West 140.00 feet to a point; thence South 54°03'27" West 200.00 feet to the South line of the North 1/2 of said Southeast 1/4 Section; thence South 43°40'46" West 676.75 feet to a point; thence North 36°13'47" West 982.38 feet to the point of beginning.

THAT I have made the survey, land division and map by the direction of ALFA LAVAL, INC., owner of said land.

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 Chapter 236 of the Wisconsin Statutes, and the Village Land Division and Development Control Ordinance and the Village Zoning Ordinance of the Village of Pleasant Prairie in surveying, dividing and mapping the same.

August 30, 2004
DATE
Rev 9-27-04



DONALD C. CHAPUT, (SEAL)
REGISTERED LAND SURVEYOR S-1316

P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGR\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\1 COVER.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 4:29:39 PM
PLOT DATE 9/9/2016 5:52 PM

ARCOA GROUP CAPITAL LLC

ADD THE FOLLOWING TO THE BEGINNING OF THE PLAN SET:

1.PROVIDE GOVERNMENT AGENCY AND UTILITY CONTACTS TO THE PLANS. FULL LIST HAS BEEN PROVIDED.

2.IDENTIFY THE HORIZONTAL AND VERTICAL CONTROL AND COORDINATE SYSTEM USED WITH A LISTING OF PROJECT BENCHMARKS ON THE PLANS.

A0980010

9201 WILMOT ROAD

VILLAGE OF PLEASANT PRAIRIE

KENOSHA COUNTY, WI

VOPP ENGINEERING REVIEW PLAN MARK UP

WISCONSIN
KEVIN K. RISCH E-36446 KENOSHA WIS.
PROFESSIONAL ENGINEER

9-9-16

PAGE INDEX

CIVIL DRAWINGS
1. COVER
2. GENERAL NOTES
3. CONSTRUCTION DETAILS
4. EROSION CONTROL DETAILS
5. POND DETAILS
6. SURVEY CONTROL PLAN
7. EXISTING SITE PLAN
8. SITE PLAN
9. GRADING PLAN
10. EROSION CONTROL PLAN
11. GRADING PLAN EX AND PP CONTOURS
12. REMOVALS PLAN
13. LANDSCAPING PLAN
14. LIGHTING/PHOTOMETRICS PLAN

ARCHITECTURAL DRAWINGS
15. EXISTING SITE AND BUILDING
16. PROPOSED DEMOLITION
17. PROPOSED DEVELOPMENT
18. PROPOSED EASEMENTS
19. PROPOSED DEVELOPMENT

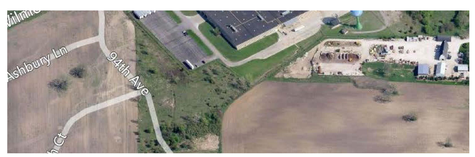
PROJECT SITE

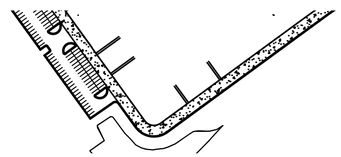
GENERAL NOTES:

THE ENGINEERING DEPARTMENT WILL REQUIRE AN ELECTRONIC PDF OF ALL APPROVED CIVIL ENGINEERING AND STORMWATER PLANS.

UPON CONSTRUCTION COMPLETION, AS-BUILT GRAPHICAL DATA OF ALL PRIVATE SEWER, WATER, AND STORM SEWER FACILITIES SHALL BE PROVIDED TO UPDATE THE VILLAGE'S GEOGRAPHICAL INFORMATION SYSTEM. INFORMATION SHALL CONFORM TO VILLAGE REQUIREMENTS PER CHAPTER 405 OF THE VILLAGE MUNICIPAL CODE.

AN AS-BUILT RECORD DRAWING SHALL BE PROVIDED MEETING VILLAGE REQUIREMENTS.





DISCLAIMER:

THE ENGINEERING PLANS HAVE BEEN REVIEWED FOR CONFORMANCE WITH 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, ETC. MAY BE REQUIRED SHOULD ERRORS OR CHANGED CONDITIONS BE FOUND AT A FUTURE DATE.

Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

ING TITLE
COVER

ING No.
1
DWG 1 OF 14 DWGS

PLOT DATE: 9/9/2016 5:52 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGR\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME: 9/9/2016 5:51:38 PM

LEGEND

- SATELLITE DISH
- BOX W/ TYPE
- TELEPHONE POLE
- PEDESTAL W/TYPE
- FIRE HYDRANT
- SERVICE BOX W/TYPE
- WELL
- FLOOD LIGHT
- HANDHOLE/PULL BOX
- ORNAMENTAL STREET LIGHT
- TRANSFORMER BOX
- YARD LIGHT
- GAS REGULATOR
- GAS VENT PIPE
- RAILROAD FLASHING SIGNAL
- CLEANOUT
- MANHOLE
- CATCH BASIN
- CATCH BASIN SQUARE
- END SECTION (RCP/METAL)
- INLET AT CURB
- BENCHMARK
- INSPECTION WELL
- METER
- MANHOLE
- UTILITY RISER AT POLE
- VALVE
- PARKING LOT LIGHT DOUBLE
- PARKING LOT LIGHT SINGLE
- POWER POLE
- POWER POLE WITH LIGHT
- STREET LIGHT
- SPRINKLER CONTROL BOX
- SPRINKLER HEAD
- SOIL BORING
- AIR CONDITIONER
- BOLLARD OR GUARD POST
- DELINEATOR
- DRAINAGE MARKER
- FLAG POLE
- GUY POLE
- GUY WIRE
- MAILBOX
- PARKING METER
- POST OR MISC. POLES
- GATE POST
- IRON PIPE FOUND
- RIGHT–OF–WAY MARKER
- TRAFFIC SIGN
- BUSH 2 FT. THRU 16 FT.
- CONIFEROUS TREE 2" TO 42"
- DECIDUOUS TREE 2" TO 42"
- TRAFFIC SIGNAL CONTROLLER
- TRAFFIC SIGNAL POST – 1 WAY

LINESTYLE LEGEND

- Cable TV — CATV
- *Cable TV Fiber Optic* — CATV(FO)
- *Cable TV Overhead* — OHCATV
- *Centerline*
- Communication — COM
- Electrical Overhead — OHE
- Electrical Roadway Lighting — RWL
- *Electrical Underground* — UGE
- Fence — X — X
- Fiber Optic — FO
- Flow
- Gas — G
- *Guardrail Exist*
- Hedge Line
- Permanent Easement
- Property Line
- R.O.W.–Existing
- Sanitary
- *Sanitary Force Main* — FM
- *Section Line*
- Sheet Piling
- Silt Fence
- *Storm*
- *Telephone Fiber Optic* — UGT(FO)
- *Telephone Overhead* — OHT
- *Telephone Underground* — UGT
- Tree Line
- Underdrain
- Water — W
- Existing Contour Line
- New Contour Line

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

DIGGERS HOTLINE

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

WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE.

GENERAL NOTES

1. The Contractor shall notify all local utility companies including:

DIGGER'S HOTLINE	811
VILLAGE OF PLEASANT PRAIRIE DPW	262–925–6700
ENGINEERING DEPARTMENT	262–948–8951
CLARK DIETZ, INC., KEVIN RISCH	262–657–1550

72 hours prior to beginning any construction. Said utility companies will establish, on the ground, the location of underground pipes, mains, conduits or cables adjoining or crossing proposed construction.

2. Contractor shall notify the Village and the Construction Engineer (262–925–6700) a minimum of 24 hours in advance of performing any work. Renotification shall be required if any phase of work is suspended for more than two (2) days. For construction staking; Please allow for 48 hours notice. Consulting Engineer is contracted for "1–time" staking for pipe centerline and /or offset staking. Any additional visits required due to downed stakes will be at contractor's expense.

3. The following codes and standards, as applicable, shall govern construction under this contract:
   a. State of Wisconsin, Department of Transportation "Standard Specifications for Highway and Structure Construction", latest edition.
   b. "Standard Specifications for Sewer & Water construction in the State of Wisconsin", Latest Edition. Construction", latest edition.
   c. Village of Pleasant Prairie Public Improvements Projects Chapter 405, Adopted December 20, 2004.

CHANGE TO "VILLAGE OF PLEASANT PRAIRIE CONSTRUCTION SPECIFICATIONS, LATEST EDITION."

4. The Contractor shall provide traffic control in conformance with the "Manual on Uniform Traffic Control Devices" and Section 107.14 of the Highway Specifications. Barricades and other required traffic control shall be considered incidental to construction, unless otherwise specified.

5. Utilities are shown in the Plans for the Contractor's convenience. The utilities are located at Quality Level C (See ASCE Standard 38–02). The Contractor shall verify in the field all types, sizes and locations of existing utilities.

6. CAUTION: There may be overhead and buried power lines which could possibly interfere or be a safety hazard with equipment operations.

7. Roadway access & site access for Emergency vehicles shall be maintained at all times.

8. The Contractor shall place warning signs 48 hours prior to construction operations affecting normal traffic patterns.

9. When loose material is deposited in ditches or gutters, it shall be removed before the end of each working day. This work will not be paid for separately but will be considered incidental to the contract.

10. It is the Contractor's responsibility to restore all features disturbed during construction to their original state, or better. All restoration work required beyond the scope of the Plans and Specifications shall be done at the Contractor's expense unless work was done at the direction of the Owner or Engineer and compensation was agreed upon prior to execution of work.

11. It is the responsibility of the Contractor to protect all necessary pavement openings and construction debris left in the public right–of–way with lighted devices. The Contractor shall maintain high visibility of all temporary hazards to pedestrians and motorists. Removal of any such temporary hazards shall be done as soon as possible.

12. All existing drainage structures within the project limits that will be adjusted or reconstructed shall be cleaned to the satisfaction of the Engineer. All costs associated with this shall be included in the applicable unit prices.

13. Any mail boxes that interfere with construction, shall be removed and replaced by the Contractor at his expense, unless otherwise specified. Mail service shall not be disrupted during construction.

14. The grading, stock piling and construction of proposed improvements shall not cause ponding of storm water. Finish and rough grading shall be done to allow positive drainage.

15. Utility services to residents or businesses which are interrupted by construction shall be restored at the expense of the Contractor so that no service is interrupted for more than four (4) hours. If temporary service is required, the expense for same shall be the responsibility of the Contractor.

16. The edges of all improved surfaces which are disturbed during construction shall be saw cut prior to restoration. Any saw cutting of pavement patches, butt joints, driveway aproaches, concrete curbs, sidewalks, or any other areas neccesary to complete this project will not be paid for seperately but shall be considered incidental to construction, unless otherwise specified.

17. The Contractor shall be responsible for keeping all streets used by the Contractor, sub–contractors, and suppliers clean and free of all dirt, mud, and other construction debris, and will be required to clean them as is necessary in order to maintain them in a safe, driveable condition. The Contractor shall be especially responsive to requests from the Village Engineer, Engineer's representative, Director of Public Works, Police and Fire Departments, or any official of the Owner to practice good housekeeping throughout the duration of this project. This work will not be paid for separately but shall be considered incidental to construction, unless otherwise specified.

18. It is the contractors responsibility to ascertain existing field conditions before bidding the project.

19. Any dewatering which is required on this project must meet the requirements set forth in the Stormwater Technical Standard 1061 for Dewatering as published by the Wisconsin DNR.

    If dewatering is required, the Contractor must contact the Wisconsin Department of Natural Resources' Private Water Supply Section for required permits for all wells installed or operated for which the single or aggregate capacity is in excess of 70 gallons per minute at the address below:

    Wisconsin Department of Natural Resources
    Private Water Supply Section
    Box 7921
    Madison, Wisconsin 53707

    Additionally, if dewatering is required, the Contractor must contact the Registry of Waste Disposal Sites in Wisconsin, the Leaking Underground Storage Tank Site List, the Annual Spills Report and the Village of Pleasant Prairie and County of Kenosha to determine if any adjacent operating or abandoned sanitary landfills, leaking underground storage tanks or hazardous substance spills exist.

    The Contractor shall contact the Wisconsin Department of Natural Resources' Solid Waste Coordinator for assistance prior to installing the dewatering wells for the site.

20. Contractors performing work within the right–of–way or or on other public infrastructure shall be prequalified in accordnace with Chapter 150 of the Village Municiple code.

21. Prior to construction, a pre–construction conference shall be scheduled and moderated by designing Engineer of Record.

OK

EROSION CONTROL
BEST MANAGEMENT PRACTICES FOR PROTECTING INLETS, AS REQUIRED BY THE W.D.N.R. THERE REMAINS A NEED TO PREVENT POLLUTANTS FROM ENTERING INLETS, CATCH BASINS, CULVERTS AND OTHER CONVEYANCE STRUCTURES TO PREVENT POLLUTANTS FROM REACHING LAKES, STREAMS AND WETLANDS. ALL STORM SEWER DRAIN INLETS SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 628 OF THE CURRENT WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS.

Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

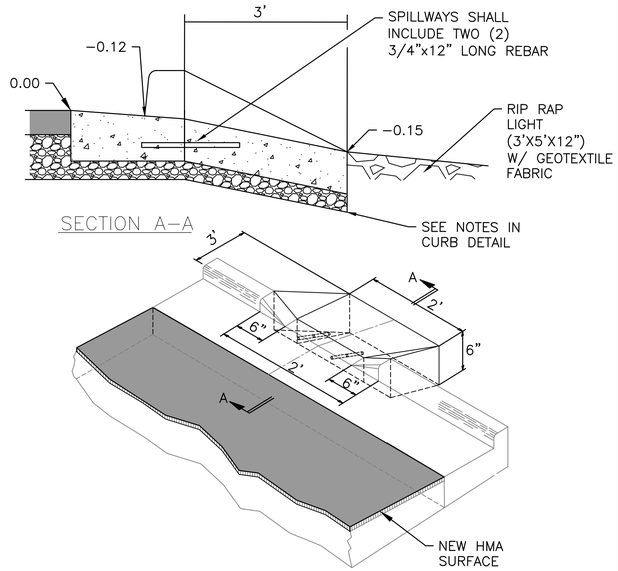
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

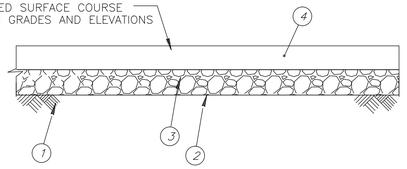
DRAWING TITLE
GENERAL NOTES

DRAWING No.
2
DWG 2 OF 14 DWGS

PLOT DATE 9/9/2016 5:52 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:51:38 PM

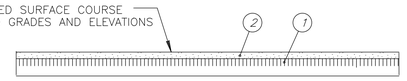


A/3 CURB CUT AND SPILL WAY DETAIL
NOT TO SCALE



1. EXCAVATE, GRADE, SHAPE AND COMPACT SUBGRADE (IF NEEDED) (CONTACT ENGINEER FOR DESIGN OPTIONS WHEN ENCOUNTERING AREAS OF UNSUITABLE SUBGRADE)
2. GEOSYNTHETIC SEPARATION FABRIC TYPE SAS, IF NEEDED
3. CRUSHED AGGREGATE BASE COURSE, 6", 1.25" GRADATION OR EXISTING PULVERIZED ASPHALT PAVEMENT
4. CONCRETE PAVEMENT, 8.0"

30' ACCESS ROAD CROSS SECTION



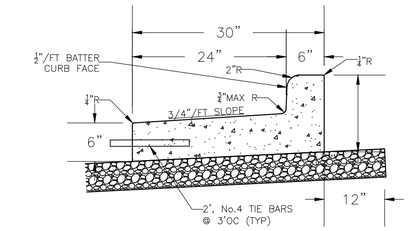
1. PULVERIZE, GRADE, SHAPE AND COMPACT EXISTING ASPHALT PAVEMENT
2. ASPHALTIC CONCRETE SURFACE COURSE, 3.0"

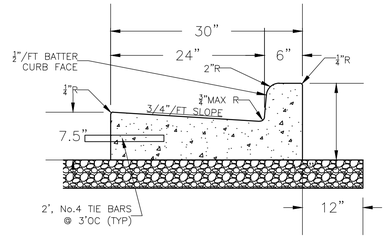
PARKING LOT CROSS SECTION

B/3 HMA PAVEMENT SECTION DETAILS
NOT TO SCALE

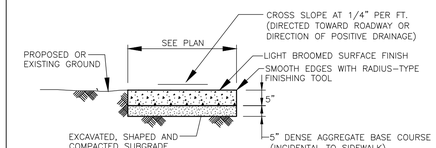
AGGREGATE BASE OR MILLINGS WILL BE PLACED UNDER CURB & GUTTER FOR A MINIMUM DEPTH OF 3 1/2". BOTTOM OF BASE SHALL MATCH SUBGRADE ELEVATION OF ADJACENT PAVEMENT SECTION. (TYPICAL)

EXCAVATION PLACEMENT & COMPACTION OF AGGREGATE BASE IS INCLUSIVE TO CURB & GUTTER ITEMS





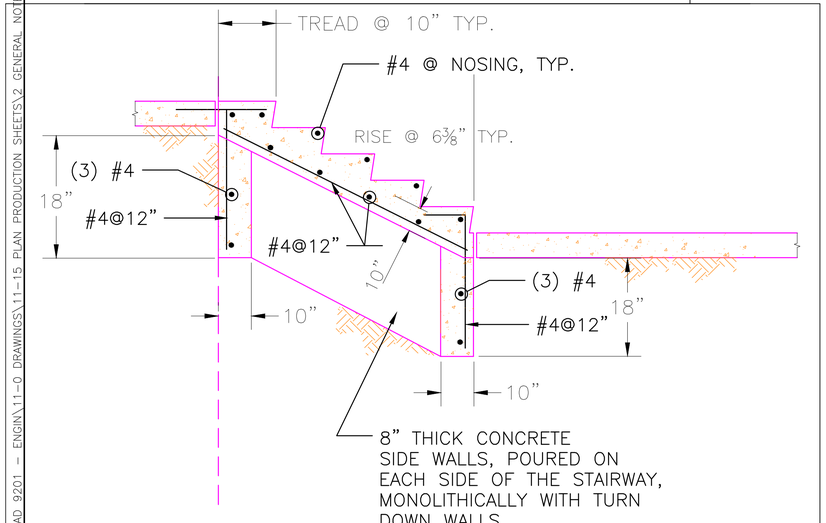
C/3 CONCRETE CURB AND GUTTER
NOT TO SCALE



NOTES:

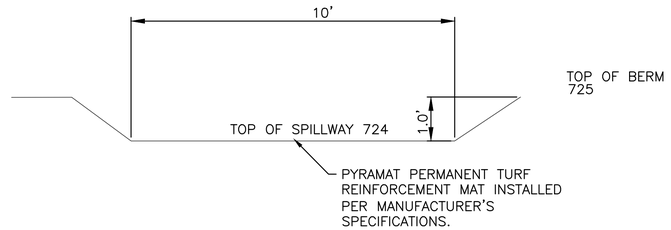
1. SLAB OR PANEL CONTRACTION (CONTROL) JOINTS SHALL BE AS FOLLOWS:
   FOR 4' SIDEWALK WIDTH = 5' ON-CENTER JOINT SPACING
   5' SIDEWALK WIDTH = 5' ON-CENTER JOINT SPACING
   6' SIDEWALK WIDTH = 6' ON-CENTER JOINT SPACING
   8' SIDEWALK WIDTH = 8' ON-CENTER JOINT SPACING
   10' SIDEWALK WIDTH = 8' ON-CENTER JOINT SPACING
2. TRANSVERSE EXPANSION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER OF A THICKNESS AS FOLLOWS:
   1/2" BETWEEN SIDEWALK AND STRUCTURES, STANDARDS AND POLES
   3/4" AT SIDEWALK INTERVALS OF NOT MORE THAN 50 FEET AND ABUTTING CONCRETE CURBING OR PAVEMENT
   EXPANSION JOINTS SHALL BE USED TO ISOLATE PCC PANEL SLABS WHEN FRAME CASTINGS OF UTILITY STRUCTURES FALL WITHIN THE LIMITS OF THE SIDEWALK.

D/3 SIDEWALK SECTION DETAIL
NOT TO SCALE

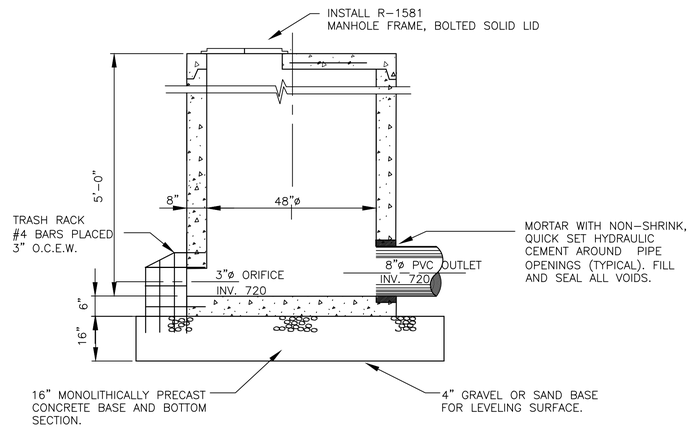


G/3 CONCRETE SIDEWALK STAIRS
NOT TO SCALE

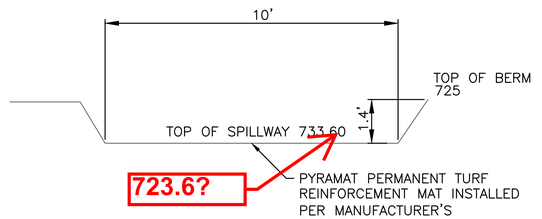
SIDEWALK STAIRS SHALL BE BUILT FOLLOWING THIS DETAIL. AMOUNT OF STAIR TREADS MUST BE DETERMINED BY THE CONTRACTOR, ALL LOCAL AND STATE BUILDING CODES MUST BE FOLLOWED.



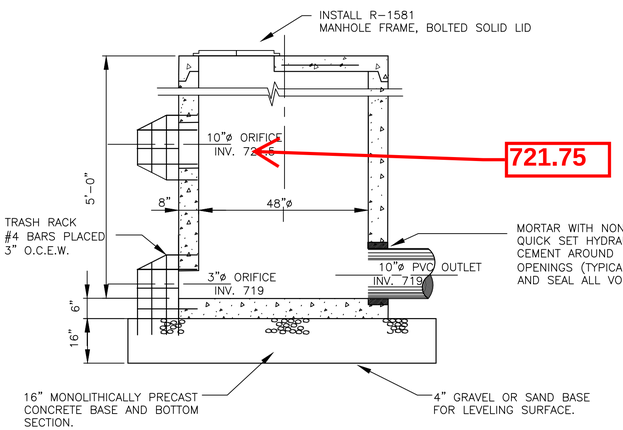
POND OVERFLOW SPILLWAY DETAIL



E/3 N.W. DRY POND OUTFALL STRUCTURE
NOT TO SCALE



POND OVERFLOW SPILLWAY DETAIL



F/3 S.W. DETENTION OUTFALL STRUCTURE
NOT TO SCALE

Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

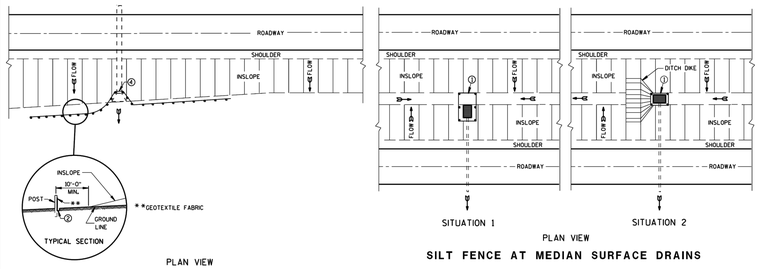
DATE REVISION

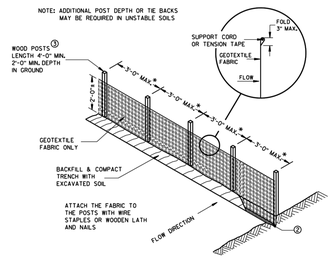
DRAWING TITLE
CONSTRUCTION DETAILS

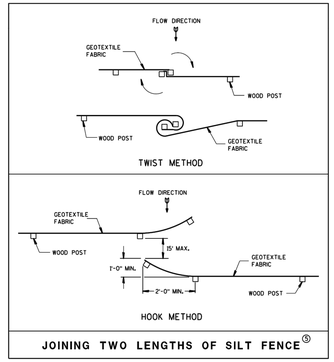
DRAWING No.
3
DWG. 3 OF 14 DWGS.

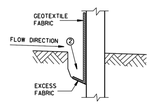
PLOT DATE 9/9/2016 5:52 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:51:38 PM

8E9: Silt Fence









GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.

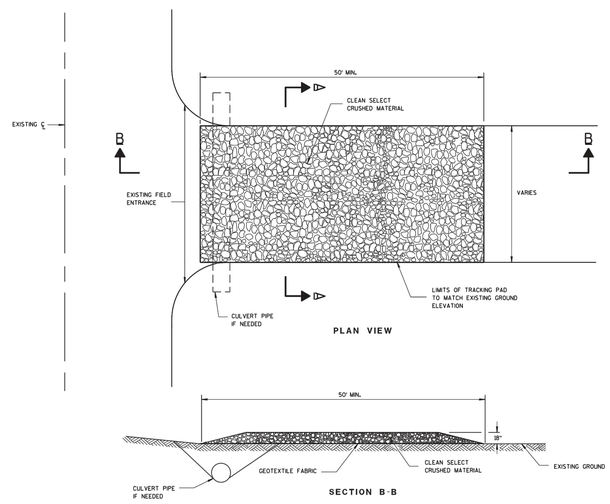
④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

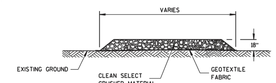
⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 4-29-05 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 9-6

8E14: Tracking Pad





GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

TRACKING PAD SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.

TRACKING PAD TO BE REMOVED AFTER CONSTRUCTION IS COMPLETED.

TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT.

SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY, AROUND OR CONVEYED UNDER THE TRACKING PAD.

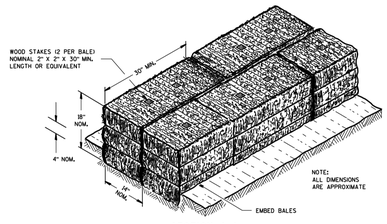
CULVERT PIPE OR OTHER BMP USED TO DIVERT WATER AWAY, AROUND OR UNDER THE TRACKING PAD SHALL BE DESIGNED TO CONVEY THE 2 YEAR - 24 HOUR EVENT.

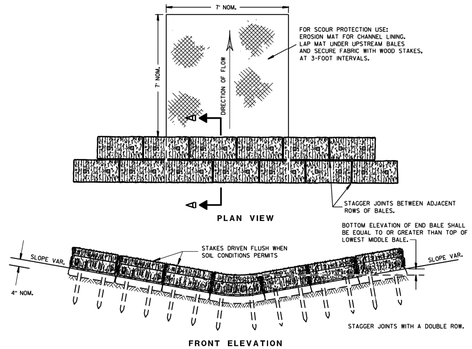
THE COST OF ADDITIONAL BMP TO DIVERT WATER ARE INCIDENTAL TO THE TRACKING PAD BID ITEM.

TRACKING PAD	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 3-24-2014 DATE	/S/ Jerry H. Zogg ROADWAY STANDARDS DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 14-1

8E8: Typical Installations of Erosion Bales/Temporary Ditch Checks

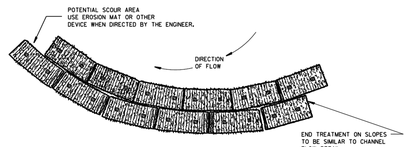


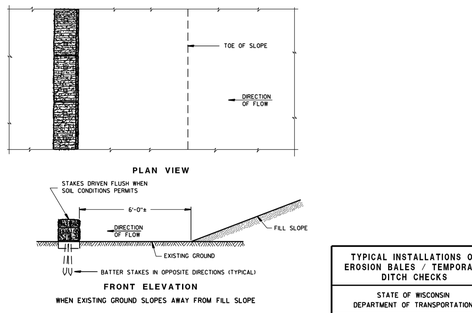


GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

① TEMPORARY DITCH CHECKS EITHER EROSION BALES OR MANUFACTURED SHALL BE PAID FOR UNDER THE BID ITEM OF TEMPORARY DITCH CHECK. THE DEPARTMENT WILL NOT PAY FOR TEMPORARY DITCH CHECKS CONSTRUCTED OF A SINGLE ROW OF EROSION BALES.

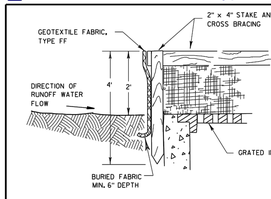


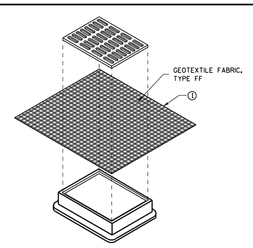


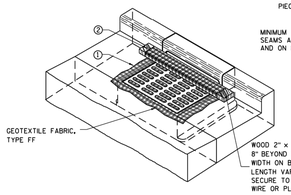
TYPICAL INSTALLATIONS OF EROSION BALES / TEMPORARY DITCH CHECKS	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 6/04/02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

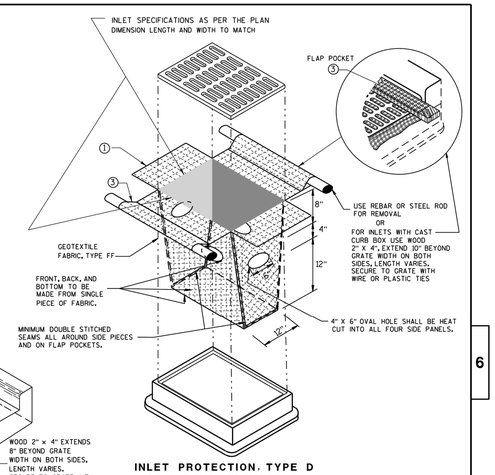
S.D.D. 8 E 8-3

8E10: Inlet Protection Type A, B, C and D









GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

INLET PROTECTION TYPE A, B, C, AND D	
STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION	
APPROVED 10-16-02 DATE	/S/ Beth Cannestra CHIEF ROADWAY DEVELOPMENT ENGINEER
FHWA	

S.D.D. 8 E 10-2

Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
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625 57TH ST
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KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

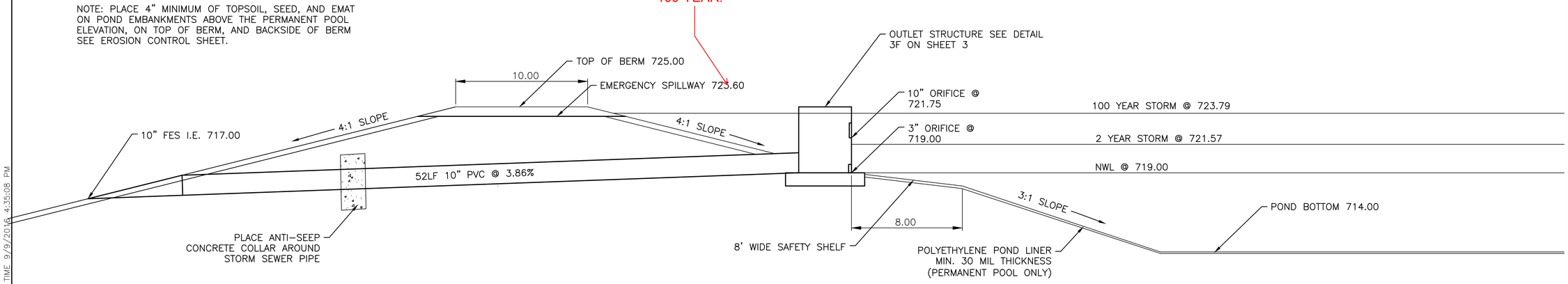
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE	REVISION

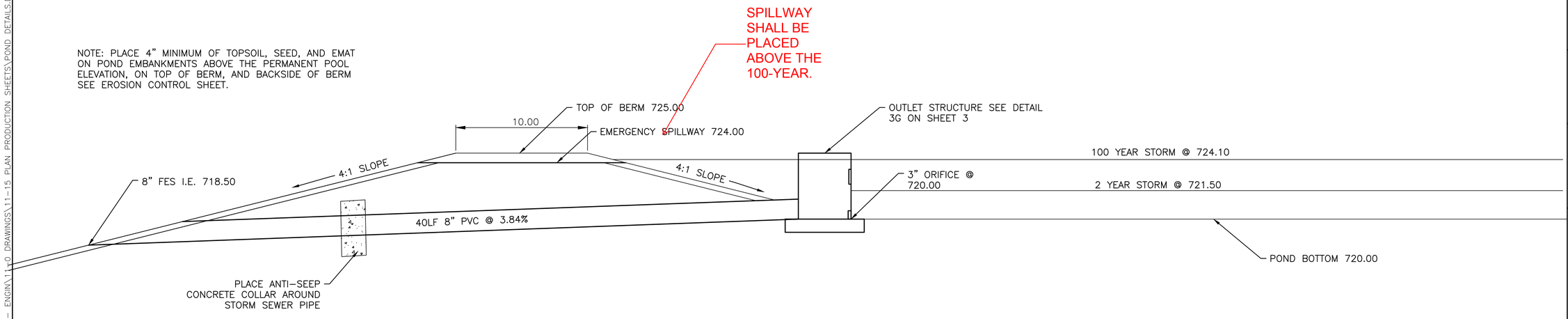
DRAWING TITLE
EROSION CONTROL DETAILS

DRAWING No.
4
DWG. 4 OF 14 DWGS.

PLOT DATE 9/9/2016 5:53 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\POND DETAILS.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 4:35:08 PM



SOUTHWEST WET POND CROSS-SECTION DETAIL



NORTHWEST DRY POND CROSS-SECTION DETAIL

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PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

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DATE REVISION

DRAWING TITLE
POND DETAILS

DRAWING No.
5
DWG. 5 OF 14 DWGS.

C.T.H. "C" WILMOT ROAD

CP.#24
DC
N.=210245.49
E.=2560632.08

CP.#20
DC
N.=210509.14
E.=2561003.81

CP.#25
DC
N.=209967.71
E.=2560492.00

CP.#26
PK
N.=209777.02
E.=2560525.43

BM NWBOLT
BM NWBOLT
ELEV.=735.58

CP.#23
PK
N.=210280.00
E.=2561382.03

CONCRETE BLOCK & BRICK (9201 Wilmot Rd)

COMMERCIAL BUILDING

BM NWBOLT
BM NWBOLT
ELEV.=735.03

CP.#27
DC
N.=209415.42
E.=2560846.67

CP.#22
DC
N.=209905.62
E.=2561520.36

PRIVATE DRIVE

WETLAND

GRASS

ASPHALT

CONCRETE

CHAIN LINK FENCE

36" Culvert Pipe Roof Drain

PLOT DATE 9/9/2016 5:53 PM

P:\A09800010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:51:38 PM

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PROJECT TITLE

ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

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DATE REVISION

DRAWING TITLE

SURVEY CONTROL PLAN

DRAWING No.

6

DWG. 6 OF 14 DWGS.

PLOT DATE 9/9/2016 5:54 PM
P:\A0980010 ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\EXISTING SITE.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:51:32 PM

EXISTING STORM SEWER

EXISTING CMP

EXISTING LIGHT POLES

EXISTING LIGHT POLES

C.T.H. "C" WILMOT ROAD

12' WIDE EASEMENT FOR INGRESS AND EGRESS TO THE VILLAGE OF PLEASANT PRAIRIE – DOC. NO. 1364541

PROPOSED FUTURE PROPERTY LINE (BASED ON SUB-DIVIDING LOT LINES FOR FUTURE DEVELOPMENT)

EXISTING LIGHT POLES

CONCRETE BLOCK & BRICK (9201 Wilmot Rd)
COMMERCIAL BUILDING

SHOW THE LOCATED WATER MAIN ALIGNMENT FROM THE TOWER TO CTH C AND THE PROPOSED 20' WIDE WATER MAIN ACCESS AND MAINTENANCE EASEMENT CENTERED ON THE EXISTING WATER MAIN.

SHOW PUBLIC WATER MAIN FROM THE TOWER TO CTH C.

EASEMENT FOR WATER MAIN, UNDERGROUND ELECTRIC AND TELECOMMUNICATION LINES AND FOR INGRESS AND EGRESS – DOC.NO. 1364541

PRIVATE DRIVE

C.T.H. "H" 88TH AVENUE

WETLAND

GRASS

ASPHALT

CONCRETE

CHAIN LINK FENCE

60' 0 120'

Clark Dietz
ENGINEERS

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PROJECT TITLE

ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

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DATE	REVISION

DRAWING TITLE

EXISTING SITE

DRAWING No.

7

DWG. 7 OF 14 DWGS.

SHOW TRUCK TURNING MOVEMENTS

COUNTY OK WITH CONCRETE IN THE RIGHT OF WAY? PERMIT NEEDED.

SHOW STORM

KEEP ON PRIVATE PROPERTY AND GRADE TO DRAIN

EXISTING ENDWALL IE=718.00

ENDWALL IE=718.5 SE 8"

40' OF 8" PVC @ 3.84%

PLACE NEW C&G ALONG EX. EAST PVMT. EDGE

C.T.H. "C" WILMOT ROAD

PROPOSED LIGHTS (TYP)

24" END SECTION IE=723.50

24" END SECTION IE=721.00

STR# (3) CATCH BASIN N=209949.70 E=2560289.91 RIM=725.00 IE=720.00 NW

30.00 TYP. FACE TO FACE

323.50

9 TYP.

280.50

20.00 24.50 64.50

EXISTING CULVERT

NEED TO EXTEND CULVERT?

ADJUST SAMPLING MANHOLE WHEN FUTURE PAVEMENT IS INSTALLED

5.0' TYP.

9.5'

10.0' TYP.

20.0' TYP.

HANDICAP PARKING STALL TYP. DIMENSIONS (NOTE: SYMBOLS & SIGNS INCLUDED IN PAVEMENT MARKING PAY ITEM)

8 @ 10'

64.50

108.50

9 TYP.

PROPOSED LIGHTS

PLACE NEW C&G ALONG EX. EAST PVMT. EDGE

30.00

30 TYP. FACE TO FACE

2.50

PAVEMENT SLOPE

30' ACCESS ROAD, SEE DETAIL 3B

PROPOSED FUTURE PROPERTY LINE

30'

10'

75.00

CONCRETE TO REMAIN

EXISTING JOINT (MAINTAIN)

CONCRETE TO REMAIN

34.0'

R 3.5' TYP.

18.0'

R 21.0'

ISLAND ~~PAVEMENT MARKING~~ DIMENSIONS

PUMPER PAD ACCESS DIMENSIONS

6.5'

32.2'

38.5'

4.0'

24.00

20.00

425.0'

9.00 TYP

40.00

PLACE CONCRETE STEPS AS NEEDED

REMOVE & RELOCATE HYDRANT ASSEMBLY & VALVE, ADD 17 LF OF HYDRANT LEAD

75.00

58.00

EXISTING RETAINING WALL

CONCRETE TO REMAIN

REMOVE 4 BOLLARDS

EXISTING CULVERT

REMOVE & REPLACE 2 BOLLARDS

30.00

1.0%

SHOW RIP RAP AT ALL APRON ENDWALLS

SPILLWAY TO PIPE? PROVIDE DETAIL

ADD 2 NEW BOLLARDS

EXISTING CONCRETE TO BE SAWCUT

EXISTING CULVERT

?

POUR CONCRETE FLOW LINE THROUGH INTERSECTION

EXISTING EDGE OF PAV'T

30.00 TYP.

PRIVATE DRIVE

C.T.H. "H"

SW OUTLET
4' MANHOLE
RIM=724.00
10" PVC IE=719.00 S
3" ORIFICE IE=719.00
10" ORIFICE 1E= 721.75
SEE DETAIL 3F SHEET 3

CHECK

52' OF 10" PVC @ 3.86%

END SECTION IE= 717.00 S

55' OF 8" PVC @ 3.82%

45' OF 8" PVC @ 8.94%

GRASS
ASPHALT
CONCRETE
CHAIN LINK FENCE
DOOR

1 CURB CUT AND SPILLWAY. SEE DETAIL 3A

2 ASPHALT PAVEMENT SEE DETAIL 3B.

3 CURB AND GUTTER SEE DETAIL 3C

4 SIDEWALK FROM BUILDING TO DRIVEWAY. SEE DETAIL 3D

5' CONCRETE PAVEMENT WITH JOINTS PER WCPA, SEE DETAIL 3B

0' 60' 120'

Clark Dietz ENGINEERS

DESIGN FIRM REGISTRATION No. 184-000450
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PROJECT TITLE

ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

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DATE REVISION

DRAWING TITLE

SITE PLAN

DRAWING No.

8

DWG. 8 OF 14 DWGS.

PLOT DATE: 9/9/2016 5:54 PM

P:\A0980010_ARCOA GROUP - WILMOT ROAD\11 - ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\SITE PLAN.DWG KEVIN K. RISCH SAVE TIME: 9/9/2016 5:46:05 PM

ENDWALL
IE=718.5 SE 8"

40' OF 8" PVC
@ 3.84%

SPILLWAY

75' OF 24" RCP @ 2.94%

EXISTING
E.O.P.

C.T.H. "C" WILMOT ROAD

ADJUST GRADING TO MOVE ENDWALL OUT OF ROW

24" END SECTION
IE=723.50

WETLAND AREA
1350 SF (0.031 ACRES)

STR# (3)
4' CATCH BASIN
N=209949.70
E=2560289.91
RIM=725.00
IE=720.00 NW

24" END SECTION
IE=721.00

NORTHWEST
POND
2YR=721.50
10YR=722.54
100YR=724.10

CURB IS TOO FLAT

SHOW POND SPILLWAY LOCATION

SPILLWAY NEEDED AT LOW POINT

FRONT ENTRANCE

EXISTING SIDEWALK TO REMAIN

Surface 1	Surface 2	Cut	Fill	Net	Cut Factor	Fill Factor	Cut (adjusted)	Fill (adjusted)	Net (adjusted)
Existing	Proposed	17,000 Cu. Yd.	13,000 Cu. Yd.	4,000 Cu. Yd.	1	1.25	17,000 Cu. Yd.	16,300 Cu. Yd.	700 Cu. Yd.

FIRST FLOOR ELEVATION
734.00

PROPOSED BERM

USE A DIFFERENT LINE STYLE TO SHOW LOCATIONS OF REJECT GUTTER

WHAT DO THESE SPOT ELEVATIONS IDENTIFY?

WETLAND AREA
1600 SF (0.037 ACRES)

EXISTING
36-INCH
ROOF DRAIN
SEWER

WETLAND AREA
1000 SF
(0.023 ACRES)

SPILLWAY IS ONLY 40' FROM HIGHPOINT

WHAT CONTOUR IS THIS?

WHAT IS THE IE?

SPILLWAY IS AT HIGHPOINT

IS THIS TO BE GRADED TO DRAIN?

39.7 ft

4:1 MAX

SOUTHWEST POND
2YR=721.57
10YR=722.35
100YR=723.79

INSTEAD OF THE SPILLWAY TO A PIPE CONSIDER INSTALLING CATCH BASINS TO PIPE

WHAT IS THE EXISTING IE? PLACE RIP RAP AT APRON ENDWALL

PROPOSED BERM

WETLAND AREA
6200 SF (0.142 ACRES)

WETLAND AREA
1150 SF (0.026 ACRES)

SW OUTLET
4' MANHOLE
RIM=724.00
10" PVC IE=719.00 S
3" ORIFICE IE=719.00
10" ORIFICE 1E= 721.75
SEE DETAIL 3F SHEET 3

52' OF 10" PVC @ 3.86%

END SECTION
IE= 717.00 S

55' OF 8" PVC @ 3.82%

45' OF 8" PVC @ 8.94%

GRADING LIMITS

EXISTING CATCH BASINS CONNECTED TO INTERNAL PUMPS, ROUTED THROUGH ROOF DRAINS, EXITING INTO THE SOUTHWEST POND

SPILLWAY

SPREAD AND GRADE EXCESS CUT MATERIAL IN THIS AREA, DISTURBED AREAS WILL REQUIRE A MINIMUM OF 4" OF TOPSOIL, MATCH EXISTING PARKING LOT DRAINAGE.

HOW DOES WATER DRAIN?

WATER IS TO FLOW ON EDGE OF PAVEMENT?

REJECT CURB?

SPOT ELEVATION IS A HIGHPOINT OF 734.88 BUT THE SURROUNDING CONTOUR IS 735

TOO FLAT

CURB AND GUTTER IS TOO FLAT

EXISTING CULVERT

C.T.H. "H"

PRIVATE DRIVE

0' 60' 120'

P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION\GRADING PLAN.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:46:05 PM PLOT TIME 9/9/2016 5:54 PM

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ENGINEERS

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PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

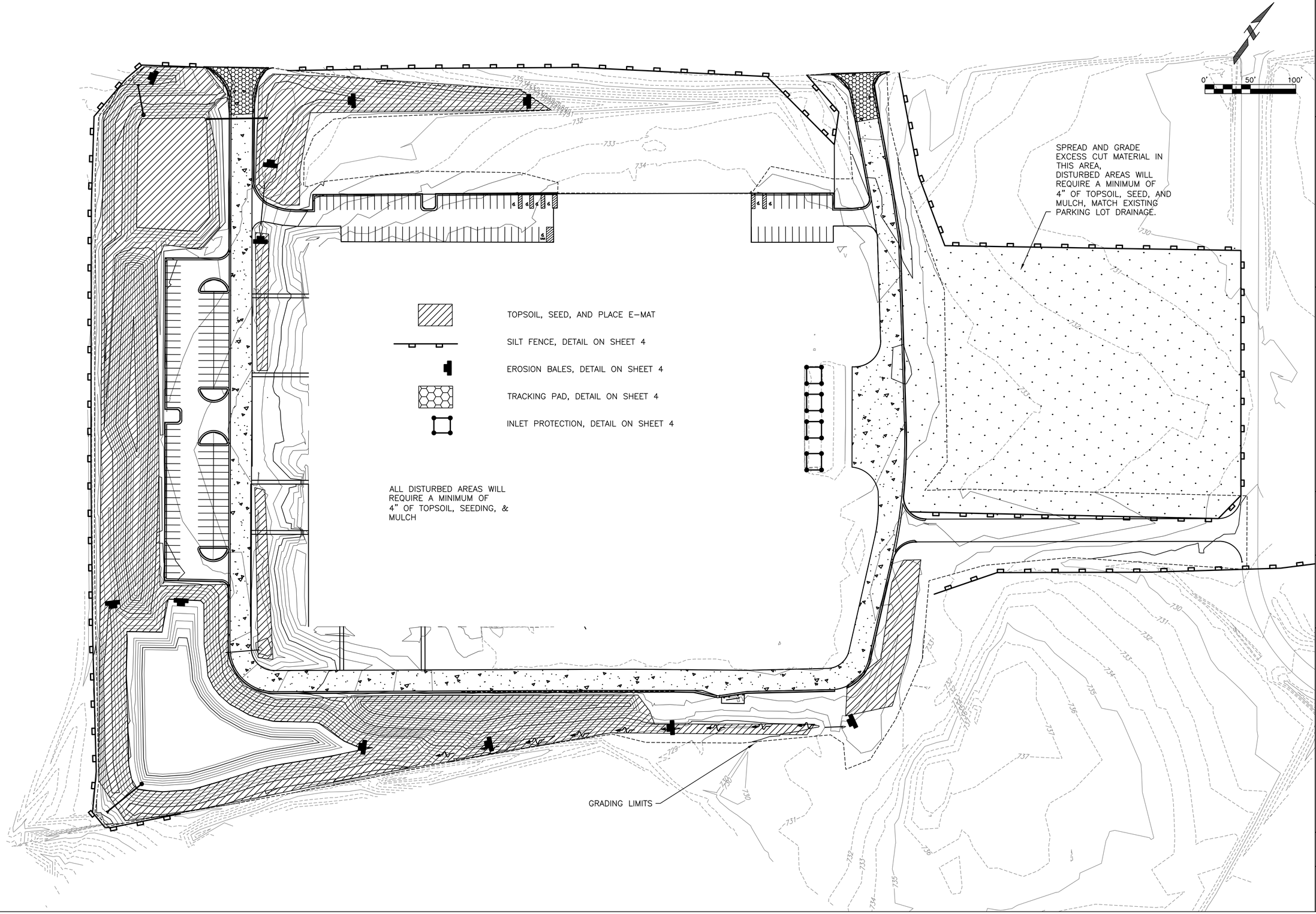
NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE	REVISION

DRAWING TITLE
GRADING PLAN (w/o EXISTING CONTOUR OVERLAP)

DRAWING No.
9
DWG. 9 OF 14 DWGS.

P:\A0980010_ARCOA GROUP - WILMOT ROAD 9201 - ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\EROSION CONTROL PLAN.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 4:31:06 PM PLOT DATE 9/9/2016 5:55 PM



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PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

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DATE REVISION

DRAWING TITLE
EROSION CONTROL PLAN

DRAWING No.
10
DWG. 10 OF 14 DWGS.

PLOT DATE 9/9/2016 5:55 PM
P:\A0980010 ARCOA GROUP — WILMOT ROAD 9201 — ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\SITE PLAN.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:46:05 PM

C.T.H. "C" WILMOT ROAD

NO PROPOSED CONTOURS HERE

SPREAD AND GRADE EXCESS CUT MATERIAL IN THIS AREA, DISTURBED AREAS WILL REQUIRE A MINIMUM OF 4" OF TOPSOIL, MATCH EXISTING PARKING LOT DRAINAGE.

PRIVATE DRIVE

C.T.H. "H"

0' 60' 120'

Clark Dietz
ENGINEERS

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PROJECT TITLE

ARCOA GROUP
WILMOT ROAD

PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
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DATE REVISION

DRAWING TITLE

GRADING PLAN (WITH EXISTING CONTOUR OVERLAP)

DRAWING No.

11

DWG. 11 OF 14 DWGS.

PLOT DATE 9/9/2016 5:55 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\5 REMOVAL PLAN.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:50:45 PM

C.T.H. "C" WILMOT ROAD

0' 60' 120'

LIGHTPOLE REMOVAL

CULVERT TO REMAIN

REMOVE SIGN

REMOVE & REPLACE 2 SW PANELS FOR H.C. RAMP

LIGHTPOLE REMOVAL

REMOVING SIGNS AND POSTS, SIGN PLATES RETURNED TO OWNER

LIGHTPOLE REMOVAL

CLEARING & GRUBBING

ASPHALT REMOVAL ONLY

PAVEMENT PULVERIZING & REGRADING & SHAPING

TREE REMOVAL

COMMON EXCAVATION TO A DEPTH OF 24 INCHES AND REPLACE WITH PULVERIZED MATERIAL

CONCRETE BLOCK & BRICK (9201 Wilmot Rd)

COMMERCIAL BUILDING

FENCE REMOVAL

SAW CUT

CULVERT REMOVAL

CULVERT TO REMAIN

COMMON EXCAVATION TO A DEPTH OF 24 INCHES AND REPLACE WITH PULVERIZED MATERIAL

REMOVE CONCRETE AROUND 36" CULVERT

CLEARING AND GRUBBING FOR POND EXCAVATION

REMOVING POSTS (TYP)

TREE REMOVAL (TYP)

PRIVATE DRIVE

C.T.H. "H" 88TH

Clark Dietz
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PROJECT TITLE
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PLEASANT PRAIRIE, WI

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DATE REVISION

DRAWING TITLE
REMOVALS PLAN

DRAWING No.
12
DWG. 12 OF 14 DWGS.

PLOT DATE 9/9/2016 5:55 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\LANDSCAPING PLAN 1.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:46:41 PM

POND BOTTOM ELEV. 714.0
NORMAL WATER ELEV. 719.0
EMERGENCY SPILLWAY ELEV. 723.6
TOP OF BERM ELEV. 725.0

0' 40' 80'

1. CONTRACTOR RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE TO HAVE SITE MARKED PRIOR TO ANY DIGGING OR EARTHWORK.

2. CONTRACTOR TO VERIFY ALL PLANT QUANTITIES SHOWN ON PLANT LIST AND VERIFY WITH PLAN. REPORT ANY DISCREPANCIES IMMEDIATELY TO GENERAL CONTRACTOR

3. ALL PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK– ANSI Z60.1 (LATEST VERSION). GENERAL CONTRACTOR RESERVES THE RIGHT TO INSPECT, AND POTENTIALLY REJECT, ANY PLANTS THAT ARE INFERIOR, COMPROMISED, UNDERSIZED, DISEASED, IMPROPERLY TRANSPORTED, INSTALLED INCORRECTLY, OR DAMAGED.

4. ANY POTENTIAL PLANT SUBSTITUTIONS MUST BE APPROVED BY THE GENERAL CONTRACTOR. ALL PLANTS MUST BE INSTALLED AS PER SIZES SHOWN ON PLANT MATERIAL SCHEDULE, UNLESS APPROVED BY GENERAL CONTRACTOR. ANY CHANGES TO SIZES SHOWN ON PLAN MUST BE SUBMITTED IN WRITING TO THE GENERAL CONTRACTOR PRIOR TO INSTALLATION.

5. TREE PLANTING: PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. HEMP BURLAP AND TWINE IS PREFERRED OVER TREATED (SEE PLANTING DETAIL). IF WIRE CAGES EXIST ON THE ROOTBALL CUT AND REMOVE THEM FROM TOP AND SIDES OF ROOTBALL ONCE THE TREE HAS BEEN PLACED INTO THE HOLE AND WILL NO LONGER BE MOVED.

6. TREE PLANTING BACKFILL: TREE PLANTING HOLES 80% EXISTING SOIL REMOVED FROM EXCAVATION AND 20% PLANT STARTER MIX, AVOID ANY AIR POCKETS AND DO NOT TAMP SOIL DOWN. DISCARD ANY GRAVEL, HEAVY CLAY, OR STONES. PROVIDE A 3' DEEP, 4' DIAMETER SHREDDED HARDWOOD BARK MULCH RING AROUND ALL LAWN TREES. DO NOT BUILD UP ANY MULCH ONTO TRUNK OF ANY TREE. TREES THAT ARE INSTALLED INCORRECTLY WILL BE REPLACED AT THE TIME AND EXPENSE OF THE LANDSCAPE CONTRACTOR.

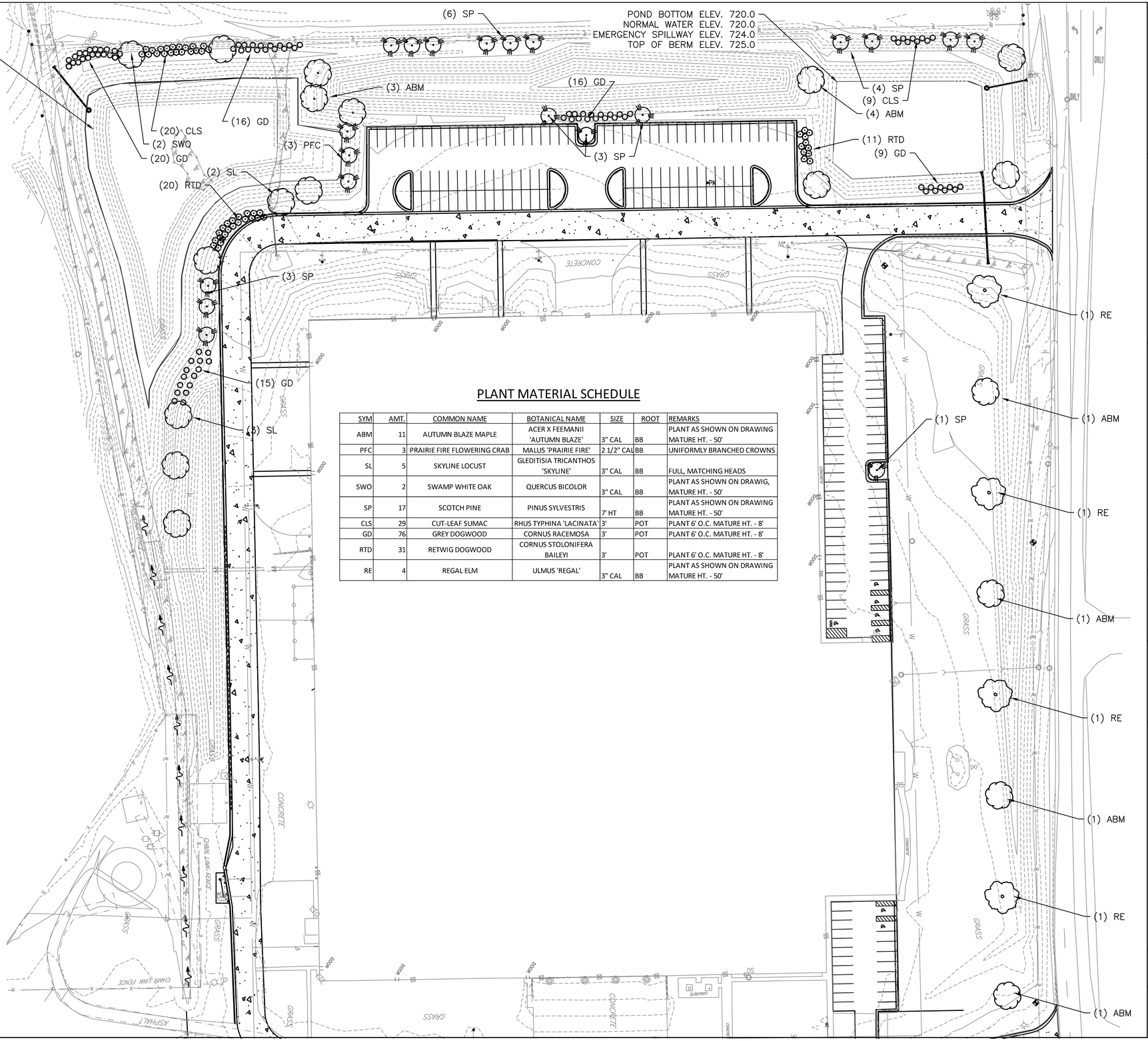
7. SHRUB PLANTING: ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTED AND TOPSOIL. INSTALLED TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND DISPLACE UNDESIRABLE SOIL (SEE PLANTING DETAIL) REMOVE ALL EXCESSIVE GRAVEL, CLAY, AND STONES FROM PLANT BEDS PRIOR TO PLANTING.

8. TOPSOIL– LANDSCAPE CONTRACTOR TO EVALUATE CONDITION OF SITE GRADING PRIOR TO PERFORMING WORK, ALL DETERMINE IF ADDITIONAL TOPSOIL IS REQUIRED TO PROPERLY INSTALL THE PLANTINGS AND TURF AREAS, IF REQUIRED PROVIDE AN ESTIMATE IN BID/PROPOSAL REFLECTING THE COST PER CUBIC YARD TO PROVIDE HAUL AND SPREAD ADDITIONAL TOPSOIL ALONG WITH AN ESTIMATE OF THE QUANTITY OF TOPSOIL WHICH MAY BE REQUIRED.

9. SEE TYPE 'B' FOR 'NO–MOW' LAWN AREAS. 'NO–MOW' FINE FESCUE SEED MIX W/ ANNUAL RYE NURSE CROP (AVAILABLE AT PRAIRIE NURSERY– 608–296–3679) OR EQUIVALENT MIX FROM A REPUTABLE SUPPLIER, APPLY AT 220 LBS PER ACRE OR AT RECOMMENDED RATES FROM SUPPLIER. SEED ALL DISTURBED AREAS, SEE EROSION CONTROL DRAWING (SHEET 9) FOR APPROXIMATE AREA TO BE SEEDED.

10. WARRANTY AND REPLACEMENTS: ALL PLANTINGS ARE TO BE WATERED AT TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED. TREES, EVERGREENS, AND SHRUBS TO BE GUARANTEED 100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. PERENNIALS, GROUNDCOVER, AND ORNAMENTAL GRASSES TO BE GUARANTEED FOR A MINIMUM OF ONE GROWING SEASON. WATERING AND GENERAL ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED BY LANDSCAPE CONTRACTOR TO THE OWNER UPON THE COMPLETION OF THE PROJECT.

11. PROJECT COMPLETION: LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL REVIEW OF THE PROJECT, UPON COMPLETION, WITH THE GENERAL CONTRACTOR, CLIENT/OWNER/REPRESENTATIVE/ENGINEER TO ANSWER QUESTIONS. PROVIDE CARE INSTRUCTIONS (IN WRITING) FOR THE NEW PLANTINGS AND TURF, AND INSURE THAT ALL SPECIFICATIONS HAVE BEEN MET.



PLANT MATERIAL SCHEDULE

SYM	AMT.	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
ABM	11	AUTUMN BLAZE MAPLE	ACER X FEEMANII 'AUTUMN BLAZE'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
PFC	3	PRAIRIE FIRE FLOWERING CRAB	MALUS 'PRAIRIE FIRE'	2 1/2" CAL	BB	UNIFORMLY BRANCHED CROWNS
SL	5	SKYLINE LOCUST	GLEDITISIA TRICANTHOS 'SKYLINE'	3" CAL	BB	FULL, MATCHING HEADS
SWO	2	SWAMP WHITE OAK	QUERCUS BICOLOR	3" CAL	BB	PLANT AS SHOWN ON DRAWIG, MATURE HT. - 50'
SP	17	SCOTCH PINE	PINUS SYLVESTRIS	7' HT	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'
CLS	29	CUT-LEAF SUMAC	RHUS TYPHINA 'LACINATA'	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
GD	76	GREY DOGWOOD	CORNUS RACEMOSA	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
RTD	31	RETWIG DOGWOOD	CORNUS STOLONIFERA BAILEYI	3'	POT	PLANT 6' O.C. MATURE HT. - 8'
RE	4	REGAL ELM	ULMUS 'REGAL'	3" CAL	BB	PLANT AS SHOWN ON DRAWING MATURE HT. - 50'

Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

DRAWING TITLE
LANDSCAPING PLAN

DRAWING No.
13
DWG. 13 OF 14 DWGS.

PLOT DATE 9/9/2016 5:56 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\2 GENERAL NOTES.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:51:38 PM

C.T.H. "C" WILMOT ROAD

Site Around Building
Illuminance (Fc)
Average=1.95 Maximum=18.0
Minimum=0.1 Avg/Min=19.50
Max/Min=180.00

30 FIXTURES – FLD-EHO-70-xx-12-E-UL-SV-1000-40K
7 POLE MOUNT W/NO ARMS, 6 POLE MOUNT W/8' ARMS
17 WALL MOUNT W/8' ARMS

East Entrance
Illuminance (Fc)
Average=3.78 Maximum=16.8
Minimum=0.1 Avg/Min=37.80
Max/Min=168.00

CONCRETE BLOCK & BRICK (9201 Wilmot Rd)

COMMERCIAL BUILDING

Private Drive
Illuminance (Fc)
Average=2.20 Maximum=15.1
Minimum=0.1 Avg/Min=22.00
Max/Min=151.00

West Entrance
Illuminance (Fc)
Average=3.00 Maximum=15.0
Minimum=0.1 Avg/Min=30.00
Max/Min=150.00

PRIVATE DRIVE

Cree Edge™ Series

LED High Output Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Description

The Cree Edge™ High Output Area/Flood luminaire is designed to deliver high lumen packages with precise optical control. The unit features a slim, low profile design that minimizes wind load and a rugged die cast aluminum adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm). The direct mount bracket accessory allows for further mounting flexibility. Available with Cree TrueWhite® Technology, the Cree Edge™ High Output helps to beautifully render true colors and deliver value beyond energy savings.
Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (4000K & 5700K), 90 CRI (5000K)
- **CCT:** 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K) standard
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See http://lighting.cree.com/warranty for warranty terms

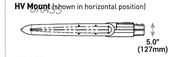
Accessories

Field-Installed

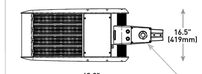
Bird Spikes
XA-BRDSPIKAK12
- 120 LED
XA-BRDSPIKAK24
- 240 LED

Backlight Control Shields
XA-30BLS-4
- Four-pack for 120 LED
- Unpainted stainless steel
XA-30BLS-8
- Eight-pack for 240 LED
- Unpainted stainless steel

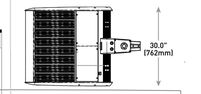
HV Mount (shown in horizontal position)



120 LED



240 LED



LED Count (x10)	Weight
12	45.3 lbs. (20.5kg)
24	80.5 lbs. (36.5kg)

HV Mount (shown in Vertical position)Direct Mount Bracket- see page 13 for weight & dimensions

Ordering Information

Example: ARE-EHO-2M-HV-12-E-UL-SV-700

				HV		E				
Product	Optic			Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EHO	2M Type II Medium 2MB Type II Medium w/BLS 3M Type III Medium	3MB Type III Medium w/BLS 4M Type IV Medium 4MB Type IV Medium w/BLS	5M Type V Medium 5S Type V Short AF Automotive Frontline-Optic™	HV Horizontal/ Vertical Tenon - For EHO-UNV direct mount bracket, refer to Tenons & Brackets on page 12	12 24	E	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	700 700mA 1000 1000mA	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current F Fuse - When code dictates fusing, use time delay fuse - Refer to ML spec sheet for availability with ML options - Not available with UH voltage ML Multi-Level - Refer to ML spec sheet for details - Intended for downlight applications at 0° tilt - Not available with UH voltage or 240 LEDs with 1000mA drive current R NEMA® Photocell Receptacle - 3-pin receptacle per ANSI C136.10 - Intended for downlight applications with maximum 45° tilt - Consult factory for vertical tenon application - Photocell and shorting cap by others - Refer to ML spec sheet for availability with ML options 40K 4000K Color Temperature - Minimum 70 CRI - Color temperature per luminaire 50K 5000K Color Temperature - Minimum 90 CRI - Utilizes Cree TrueWhite® Technology - Color temperature per luminaire
FLD-EHO PK	15 15° Flood 25 25° Flood	40 40° Flood 70 70° Flood	5N Sign N6 NEMA® 6							

NOTE: Price adder may apply depending on configuration

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415 Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Rev. Date: V7 05/20/2016

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CHECKED BY: KKR
DATE CHECKED: 7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

DRAWING TITLE
LIGHTING & PHOTOMETRICS PLAN

DRAWING No.
14
DWG. 14 OF 14 DWGS.

SITE PLAN:

PLAN NORTH

0 40 80 160 FEET

EXISTING SITE AND BUILDING

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

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JULY 25, 2016 #15308

Cornerstone Architects Ltd.

WILMOT ROAD (C.T.H.C)

REMOVE PAVED PARKING LOT

(62) CAR PARKING STALLS

2ND FLOOR VACANT 100%
1ST FLOOR VACANT 50%

2-STORY OFFICE

(22) CAR PARKING STALLS

VACANT

VACANT

PATIO

EXISTING CONCRETE BLOCK & BRICK FACILITY

135'-0"

(90) CAR PARKING STALLS

LOADING DOCKS

INTERIOR DOCKS

WAREHOUSE OFFICE ±821 SQ.FT.

WAREHOUSE ±306,285 SQ.FT.

CENTER OFFICE

(10) EXTERIOR DOCKS

INTERIOR DOCKS

CANOPY TO BE REMOVED

SHED TO BE REMOVED

REMOVE PAVED DRIVE

REMOVE FENCE

EXISTING WATER TOWER

FUTURE DEVELOPMENT

REMOVE PAVED PARKING LOT INCLUDING LIGHT POLES AND REPLACE WITH GRASS

NORTH/SOUTH PRIVATE ROAD

30'-0"

EAST/WEST ACCESS DRIVE

FUTURE DEVELOPMENT

REMOVE PAVED DRIVE

FUTURE DEVELOPMENT

EXISTING FIRE HOUSE

88TH AVENUE

DEMOLITION PLAN:

0 30 60 120 FEET

PLAN NORTH

PROPOSED DEMOLITION

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

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Cornerstone Architects Ltd.

WILMOT ROAD (C.T.H.C)

(PUBLIC STREET - WIDTH VARIES)

2ND FLOOR VACANT 100%
1ST FLOOR VACANT 50%

(62) CAR PARKING STALLS

(22) CAR PARKING STALLS

2-STORY OFFICE

VACANT

VACANT

EXISTING CONCRETE BLOCK & BRICK FACILITY

PATIO

135'-0"

LOADING DOCKS

INTERIOR DOCKS

(10) EXTERIOR DOCKS

WAREHOUSE ±306,285 SQ.FT.

WAREHOUSE OFFICE ±821 SQ.FT.

CENTER OFFICE

INTERIOR DOCKS

CANOPY TO BE REMOVED

SHED TO BE REMOVED

TRAILER STORAGE

NEW LANDSCAPED BERM

NEW LANDSCAPED BERM

(90) CAR PARKING STALLS

EXISTING WATER TOWER

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NORTH/SOUTH PRIVATE ROAD

FUTURE DEVELOPMENT

EXISTING FIRE HOUSE

30'-0"

EAST/WEST ACCESS DRIVE

FUTURE DEVELOPMENT

88TH AVENUE

Zoning Ordinance for the Village of Pleasant Prairie, WI
Kenosha County

§ 420-50 Minimum off-street parking spaces required.

The minimum number of off-street parking spaces shall be as follows:

Manufacturing: 5 spaces plus 1 space per employee on the largest shift.

Warehouse/distribution centers: 1 space for every 2 employees during any 12-hour period

PARKING PROVIDED:
205 CAR PARKING SPACES PROVIDED
118 FUTURE PARKING SPACES PROVIDED

SITE PLAN:

PLAN NORTH

0 30 60 120 FEET

PROPOSED DEVELOPMENT

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

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JULY 25, 2016 #15308

Cornerstone Architects Ltd.

WILMOT ROAD (C.T.H.C)

2ND FLOOR VACANT 100%
1ST FLOOR VACANT 50%

(62) CAR PARKING STALLS

(22) CAR PARKING STALLS

2-STORY OFFICE

VACANT

VACANT

stormwater drainage, retention basin, access and maintenance easement

EXISTING CONCRETE BLOCK & BRICK FACILITY

PATIO

LOADING DOCKS

INTERIOR DOCKS

(10) EXTERIOR DOCKS

WAREHOUSE ±306,285 SQ.FT.

WAREHOUSE OFFICE ±821 SQ.FT.

CENTER OFFICE

INTERIOR DOCKS

NEW LANDSCAPED BERM

(90) CAR PARKING STALLS

TRAILER STORAGE

20' access and maintenance easement

NEW LANDSCAPED BERM

stormwater drainage, retention basin, access and maintenance easement

20' watermain, access and maintenance easement

20' access and maintenance easement

EXISTING WATER TOWER

VERIFY LOCATION OF EASEMENT WITH FIELD LOCATES. EASEMENT SHALL BE CENTERED OVER EXISTING WATER MAIN

20' watermain, access and maintenance easement

20', access and maintenance easement

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

EAST/WEST ACCESS DRIVE
20' access and maintenance easement

NORTH/SOUTH PRIVATE ROAD
40' access and maintenance easement

40' access and maintenance easement

EXISTING FIRE HOUSE

88TH AVENUE

EASEMENT PLAN: 0 30 60 120 FEET

PLAN NORTH

PROPOSED EASEMENTS

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

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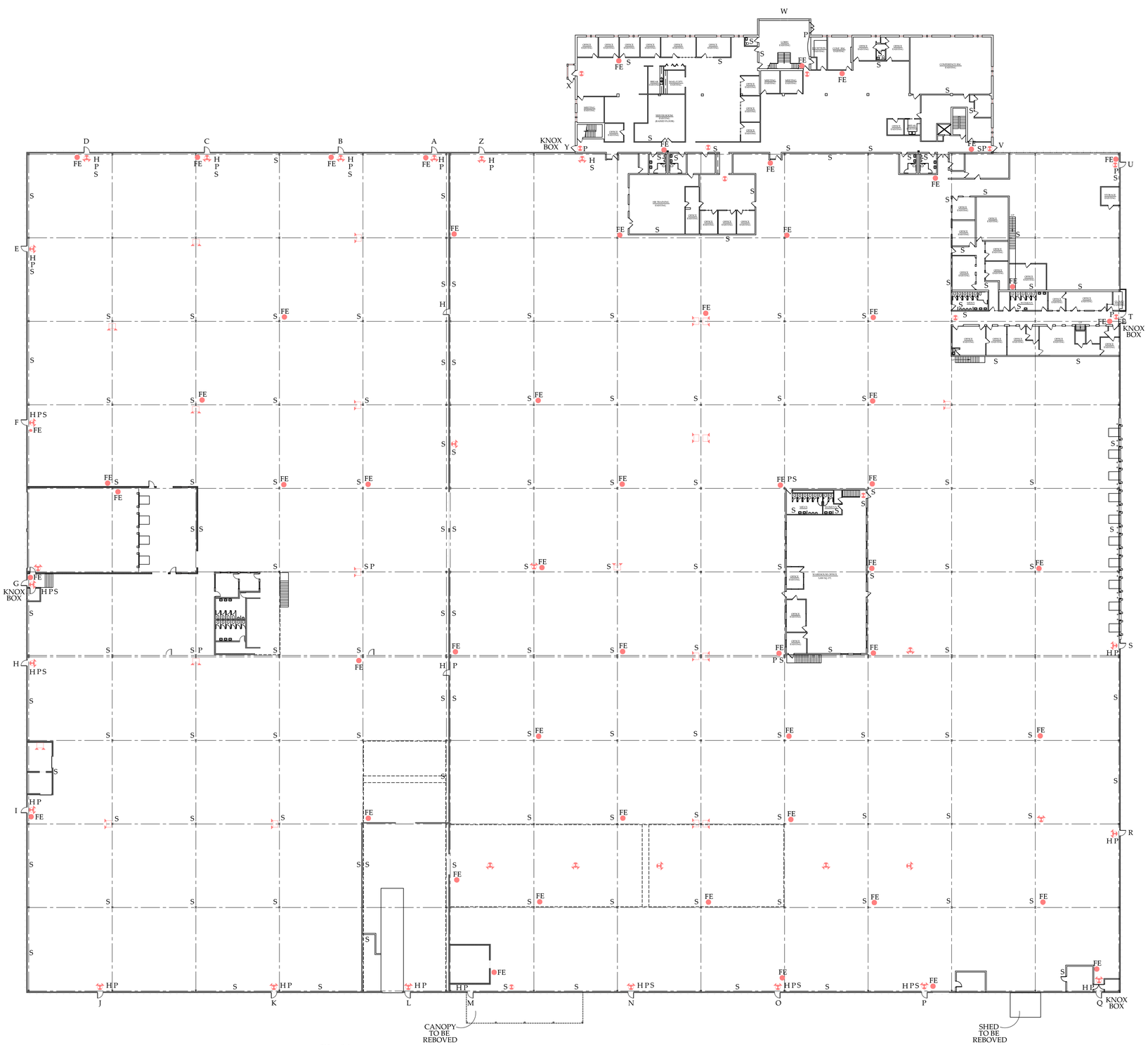
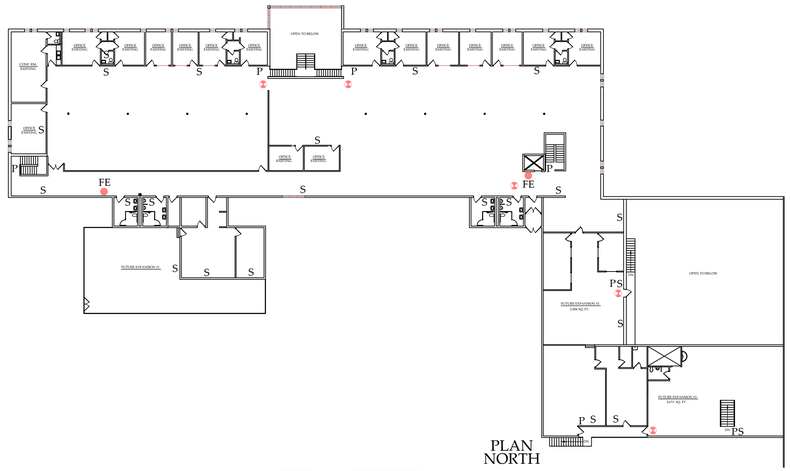


FIRST FLOOR PLAN:

0 20 40 80 FEET

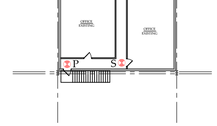
PLAN NORTH



SECOND FLOOR PLAN:

0 20 40 80 FEET

PLAN NORTH



SECOND FLOOR PLAN:

0 20 40 80 FEET

PLAN NORTH

SYMBOLS KEY:

FE = FIRE EXSTIGUISHER

S = HORN & SROBE

P = PULL

H = HOSE CONNECTION

= EMERGENCY LIGHT

= EXIT

= EXIT & EMERGENCY LIGHT

- ALL EXTERIOR MAN DOORS SHALL BE REPLACED AND NEW LOCKSETS W/EXTERIOR HANDLES SHALL BE PROVIDED.
- FULLY SPRINKLERED, ESFR SYSTEM, WITH FIRE PUMP.
- 26' CLEAR HEIGHT

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PROPOSED DEVELOPMENT

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

JULY 25, 2016 #15308

Cornerstone Architects Ltd.

REPORT

Exhibit B

9201 WILMOT ROAD

Stormwater Management Plan

Prepared for: Arcoa Group Capital LLC

September 9th, 2016

Prepared by: Clark Dietz,

Inc. Date: **Sept. 9th,** 2016

Professional Consulting and Design Services

Clark Dietz
ENGINEERS

TABLE OF CONTENTS

Introduction……3

Design Criteria……3

Water Quantity……3
Water Quality……3

Existing Site Conditions……4

Post Development Site Conditions……4

Peak Discharge……5

TSS Reduction……5

Erosion Control……5

Maintenance……8

Conclusion……8

APPENDICES

Appendix A……Location Map
Property Information

Appendix B……Soils Report
Soils Report

Appendix C……Existing Site Conditions
Hydrology Exhibit
HydroCAD Report

Appendix D……Proposed Site Conditions
Proposed Hydrology Exhibit
Proposed HydroCAD Report

Appendix E……Grading and Erosion Control Plan

Appendix F……Water Quality
WinSLAMM Output Data

Appendix G……Maintenance Exhibits

LANDOWNER/DEVELOPER INFORMATION:

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Managing Partner
ARCOA Group Capital, LLC
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Brandon Flunker, E.I.T.
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Kenosha Office

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Kenosha, WI 53140
262.842.2414 - office

Introduction

The project is located on a 22.35 acre site at 9201 Wilmot Road, in the Village of Pleasant Prairie, Kenosha County, WI. This property is mainly contained in the SE ¼ of Section 8, Township 1 North, Range 22 East. The property is owned by Arcoa Group Capital LLC. The project location map can be found in Appendix A.

The existing location contains an 8.34 acre building with paved parking lots around the building. The property is bounded on the Northwest side by Wilmot Road (County Highway C), the Southwest by a subdivision, undeveloped land to the Southeast, and a parking lot on the Northeast.

Design Criteria

State of Wisconsin Administrative Code

- NR151 and NR216

Village of Pleasant Prairie

- Chapter 298- Stormwater Management and Stormwater Drainage System Facilities

Water Quantity:

22.35 acres of the site will be disturbed (pre building conditions) with a future increase in impervious surface over one acre. The Village of Pleasant Prairie performance standards are as follows:

a) By design, the peak flow discharge rates of stormwater runoff under the post-development conditions shall be controlled and reduced as follows:

    i. One-hundred-year, twenty-four-hour, post-development peak runoff discharge shall not exceed the lesser of:

        1. Ten-year, twenty-four-hour, pre-development peak runoff discharge; or
        2. 0.3 cubic feet per second per acre (cfs); or
        3. Maximum hydraulic capacity of existing downstream conveyance facilities as determined by the Village.

    ii. Two-year, twenty-four-hour, post-development peak runoff discharges shall not exceed the lesser of:
        1. Two-year, twenty-four-hour, pre-developed peak runoff discharge; or
        2. 0.04 cubic feet per second (cfs) per acre.

Water Quality:

The Wisconsin DNR Technical Standards (NR151.12 (5)(a)(1)) For new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80% based on an average annual rainfall, as compared to no runoff management controls. NR151.12(4)(1)(a) *Low Imperviousness.* Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on an average annual rainfall. However, when designing appropriate infiltration systems to meet this requirement, no more than 1% of the project site is required as an effective infiltration area.

Existing Site Conditions

The map in Appendix C shows the existing hydrology of the site, which was previously analyzed by National Surveying and Engineering. Though this site was previously developed, this stormwater management plan will address the existing site conditions previous to development. Stormwater management was not implemented when the site was initially developed. The site contained 0 acres of impervious area when it was all row crops. The minimum curve number (CN) for row crops as required by the Village is 74 for TR-55 modeling of this site.

	Existing Peak Runoff		
	2-year (cfs)	10-year (cfs)	100-year (cfs)
TOTAL SITE	19.51	38.67	81.36

These discharge rates were calculated with the modeling program HydroCAD 10.0. Appendix C contains the pre-development modeling report for the site. NRCS soils map indicates a native silt loam soil which is considered soil class C, see Appendix B. The existing hydrology will not determine the required discharge release rates for this site.

Post- Development Site Conditions

Stormwater that falls on the property will be directed towards two ponds on the West side of the site. Water that falls on the impervious surfaces will surface drain to curb cuts and spillways. The stormwater will reach the ponds through culverts and ditches. Several of the existing culverts will be left in place. Existing drainage patterns will be maintained as much as possible.

Southwest Detention Pond

The Southwest Detention Pond has been sized to contain rainfall from the southwest basin as shown on the Proposed Conditions Hydrology Map in Appendix D. All of the water that falls on the roof will drain to this pond. Rainfall from half of the west parking lot and the southern driveway will drain to swales connected to the detention pond. The pond will have an outlet structure with a 3 inch orifice at elevation 719, as well as an orifice at elevation 721.5. The outlet structure will drain via a 10" PVC pipe to an existing swale that carries water offsite. An overflow rip rap weir will be installed to handle 100-year and above storms. Pond details are provided in Appendix F.

Northwest Detention Pond

The Northwest Detention Basin will accept water from the front grassed area of the building along Wilmot Road, as well as the two front parking lots. This basin was sized to also accommodate a parking lot addition at a later date.

	Proposed Total Storage (af)	Proposed Peak Discharge	
		2-year (cfs)	100-year (cfs)
Southwest Pond	4.702	.47	8.46
Northwest Pond	1.997	.26	.66

Peak Discharge

The tributary areas were analyzed using TR-55 methods to determine both the existing and proposed runoff. The HydroCAD modeling reports are included in Appendix D for the proposed condition. The proposed discharge as compared to the allowable discharge by the Village ordinance is as follows:

	Allowable Discharge (24.8 Acres)		Proposed Peak Discharge	
	2-year (.03 cfs/acre)	100-year (.4 cfs/acre)	2-year (cfs)	100-year (cfs)
TOTAL SITE	.74	9.93	.72	8.88

Runoff reduction is achieved. The combination of outlet structures and available storage volume are utilized.

TSS Reduction

Appendix F contains the WinSLAMM output and input information for the TSS reduction modeling of the project site. The site will reduce TSS by 88.01% with the use of both basins and the swale to the Northwest Basin located in the front of the building along Wilmot Road.

Erosion Control

Appendix E contains the grading and erosion control plans for the project. In addition to the stormwater upgrades and minor geometric changes to the site, a large asphalt parking lot on the Northeast side of the building will be removed. Spoil material from the ponds will be graded over this area to bring it back to its original elevations. This area was not included in this stormwater management plan, but is part of the erosion control plan for the work being done.

Description of Intended Sequence of Major Land Disturbing Activities

Project Sequence:

- Construction Staking of the site
- Install Erosion Control
- Pulverize Pavement
- Regrade Parking Lot
- Pour Concrete Curbing

- Pave Roadway
- Restoration work

A detailed anticipated construction schedule can be provided upon request.

Total Area of Site/ Total Area of Site Disturbance

6.15 Acres of the 22.35 Acre site will be disturbed.

Description of Best Management Practices

General Requirements

i. The preservation of existing vegetation where attainable and the stabilization of those portions of the project site disturbed by construction activities.
ii. Structural practices to divert flow away from exposed soils, to store flows, or to otherwise limit runoff and discharges from the project site.
iii. Structural measures shall be installed on upland soils.
iv. Management of overland flow at the project site.
v. Trapping of sediment in channelized flow.
vi. Protection of downslope drainage inlets.
vii. Minimization of tracking at the site.
viii. Clean-up of off-site sediment deposits.
ix. Proper handling and disposal of building and waste material from the project site.
x. Stabilization of drainage ways.
xi. Installation of permanent stabilization practices as soon as possible after final grading.
xii. Minimization of dust to the maximum extent practicable.

Site-Specific Requirements

The prime contractor shall be responsible for the installation, maintenance and removal (if applicable) of BMP erosion control measures as identified in the Project Plans. These erosion control measures will be placed on-site to prevent soil, sediment or other pollutants from entering storm sewer and conveyance systems. Erosion control measures may include, but are not limited to: silt fencing, storm drain inlet protection, dust control, stone tracking pad and/or tire washing, seeding, mulching, or ditch checks.
Additional erosion control measures may be directed by the engineer, owner, or regulatory official before, during, or after construction, as deemed necessary.

i. Silt Fence

Silt fence is a temporary sediment barrier of entrenched permeable geotextile fabric designed to intercept and slow the flow of sediment-laden sheet flow runoff from small areas of disturbed soil. Installation and maintenance shall be followed in accordance with WDNR Conservation Practice Standard 1056.

ii. Seeding for Construction Site Erosion Control

The purpose of permanent seeding is to permanently stabilize areas of disturbed or exposed soil. The purpose of temporary seeding (one year or less) is to reduce runoff and erosion until permanent vegetation or other erosion control practices can be established. Installation and maintenance shall be followed in accordance with WDNR Conservation Practice Standard 1059.

iii. Ditch Check

A temporary dam constructed across a swale or drainage ditch to reduce the velocity of water flowing in the channel. Ditch Checks can be constructed out of stone, a double row of straw bales or from engineered products found on the Wisconsin Department of Transportation (WisDOT) Erosion Control Product Acceptability List (PAL). Installation and maintenance shall be followed in accordance with WDNR Conservation Practice Standard 1062.

7.0 Erosion Control Inspections

The contractor or owner's designated representative shall inspect the project site in accordance with NR
216.48. Inspections shall be conducted at least once per week during the time construction or maintenance activity is being pursued on the project site, and at all of the following times:

a) Within 24 hours after every precipitation event that produces 0.5 inches of rain or more during a 24– hour period, or that results in any discharge, and to determine the appropriate corrective action, if any.

b) At each stage, as new portions of the project site are disturbed.

c) Upon completing the installation of permanent best management practices to stabilize disturbed areas at a project site or selected site.

d) At the completion of the project. The inspection to be performed at the completion of the project shall be made before the Owner and Engineer provide the prime contractor with written notice of final acceptance of the project.

Contractor shall correct any deficiencies immediately (within 24 hours of rainfall event) and maintain erosion control measures as needed to correct inadequacies of erosion control system. Contractor shall stage or phase the work in a method to cover disturbed areas in a timely manner prior to continuing subsequent work. Inspectors shall document each inspection on the inspection report form. The inspection report is considered part of a project diary.

Maintenance

The owners of the site shall provide maintenance for the ponds, outlet structures, and drainage swales. They must be inspected annually and after each significant runoff event. Any eroded or slumping areas around embankments must be repaired and the outlets shall be freed of debris. See Appendix G for the draft maintenance agreement.

Conclusion

This site is implementing Best Management Practices (BMPs) to the maximum extent practicable for the site. TSS reduction requirement of 80% will be met with a reduction of 88.01%. Discharge release rate requirements will be met. The 2-year release rate of .72 cfs is less than the required .74 cfs. The 100-year release rate of 8.88 cfs is less than the required 9.93 cfs.

Appendix A

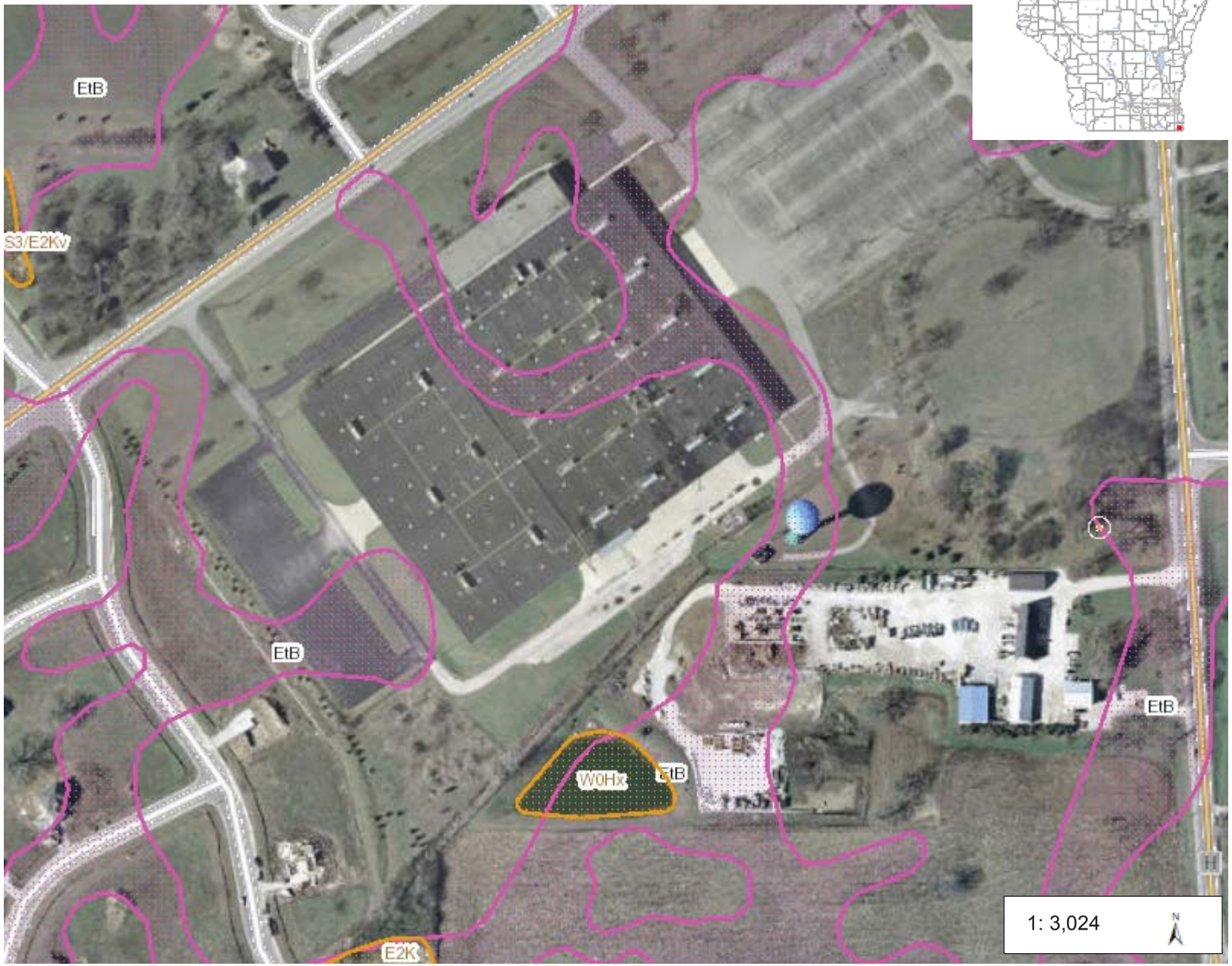
Location Map

Clark Dietz
ENGINEERS

PROJECT LOCATION: 9201 WILMOT ROAD, VILLAGE OF PLEASANT PRAIRIE, WI.

Map created with Microsoft Bing Maps

Surface Water Data Viewer Map



1: 3,024

Legend

- Wetland Class Points
  - Dammed pond
  - Excavated pond
  - Filled excavated pond
  - Filled/drained wetland
  - Wetland too small to delineate
- Filled Points
- Wetland Class Areas
  - Wetland
  - Upland
- Filled Areas
- NRCS Wetspots
- Wetland Indicators
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
  - Interstate Highway
  - State Highway
  - US Highway
- County and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- 2010 Air Photos (WROC)

Notes

0.1 0 0.05 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

© Latitude Geographics Group Ltd.

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made aregarding accuracy, applicability for a particular use, completemenss, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: http://dnr.wi.gov/legal/

Appendix B

Soils Report

Clark Dietz
ENGINEERS

87° 55' 17" W
87° 54' 48" W
424400
424500
424600
424700
424800
424900
425000
42° 33' 41" N
42° 33' 12" N
4712500
4712400
4712300
4712200
4712100
4712000
4711900
4711800
4711700
80th St
H
Wilmot Rd
Driveway
C
AtA
AtA
MeB
EtB
EtB
MeB2
MeB2
MeB
MeB
EtB
MeB2
EtB
EtB
Map Scale: 1:4,250 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 50 100 200 300
Feet
0 200 400 800 1200
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kenosha and Racine Counties, Wisconsin
Survey Area Data: Version 12, Sep 25, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2011—Mar 14, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

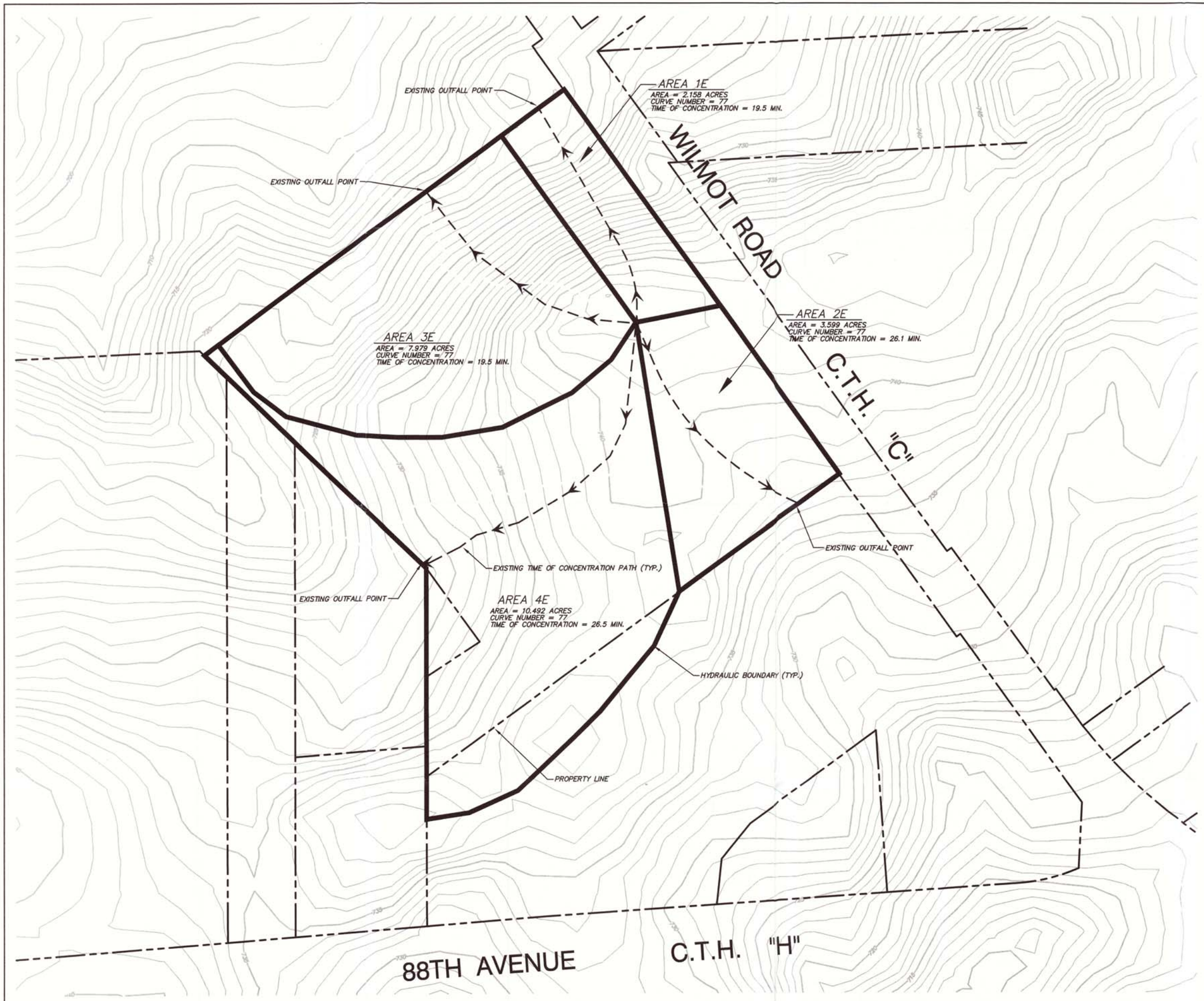
Map Unit Legend

Kenosha and Racine Counties, Wisconsin (WI601)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	0.4	1.0%
EtB	Elliott silty clay loam, 2 to 6 percent slopes	11.1	26.1%
MeB	Markham silt loam, 2 to 6 percent slopes	3.2	7.6%
MeB2	Markham silt loam, 2 to 6 percent slopes, eroded	27.6	65.3%
Totals for Area of Interest		**42.3**	**100.0%**

Appendix C

Existing Site Conditions

Clark Dietz
ENGINEERS



LEGEND

- INDICATES HYDRAULIC BOUNDARY
- EXISTING CONTOUR LINE
- EXISTING TIME OF CONCENTRATION PATH

N

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 100 ft.

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

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

NATIONAL SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED, WRITTEN CONSENT OF NATIONAL SURVEY & ENGINEERING.

PROJECT MANAGER: MARTIN D. WORDEN, P.E.

9201 Wilmot, Pleasant Prairie, WI

PLEASANT PRAIRIE, WI

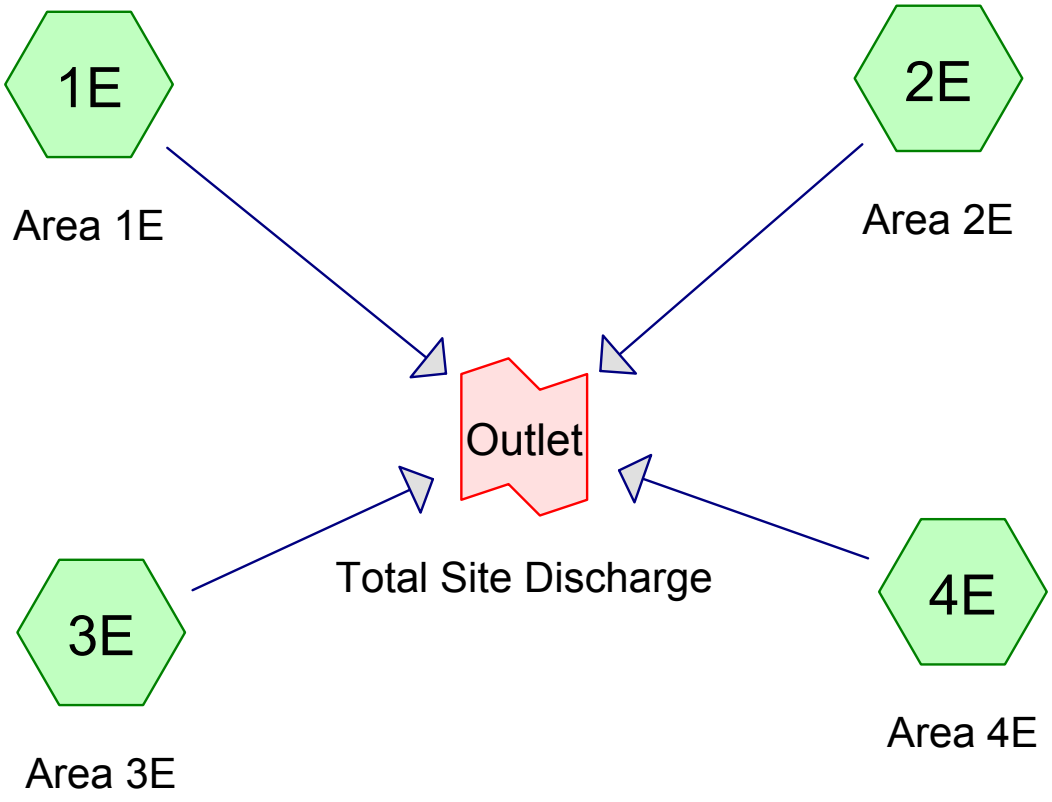
PRE-DEVELOPMENT HYDROLOGIC CONDITIONS

REVISIONS	
DATE	BY
09-27-06	JES
04-04-08	DMK

National Survey & Engineering
Telephone 262-781-1000
Facsimile 262-781-8466
16745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nsae.com

NSE PROJECT NO.: 3060128
DATE: 04-21-06 SCALE: 1"=100'
SHEET NO. 1 OF 2

P:\3060128\dwg\2007_2008\HYDRED11.dwg, 1 OF 2, 9/26/2008 2:29:53 PM, vss



Subcat Reach Pond Link

Routing Diagram for Existing Conditions
Prepared by Clark Dietz, Inc., Printed 7/6/2016
HydroCAD® 10.00-13 s/n 08752 © 2014 HydroCAD Software Solutions LLC

Project Notes

This Existing Site Conditions HydroCAD Model is based on National Survey & Engineering's pre-development Hydrologic Conditions Map.

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
3.599	77	VPP Ordiance, C Soils Row Crops (2E)
10.490	77	VPP Ordiance, C Soils, Row Crops (4E)
2.158	77	VPP Ordinance C Soils, Row Crops (1E)
7.979	77	VPP Ordinance, C Soils Row Crops (3E)
24.226	**77**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
24.226	Other	1E, 2E, 3E, 4E
24.226		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchme Numbers
0.000	0.000	0.000	0.000	3.599	3.599	VPP Ordiance, C Soils Row Crops	
0.000	0.000	0.000	0.000	10.490	10.490	VPP Ordiance, C Soils, Row Crops	
0.000	0.000	0.000	0.000	2.158	2.158	VPP Ordinance C Soils, Row Crops	
0.000	0.000	0.000	0.000	7.979	7.979	VPP Ordinance, C Soils Row Crops	
0.000	**0.000**	**0.000**	**0.000**	**24.226**	**24.226**	**TOTAL AREA**	

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Area 1E Runoff Area=2.158 ac 0.00% Impervious Runoff Depth>0.77"
Flow Length=527' Tc=19.1 min CN=77 Runoff=2.00 cfs 0.139 af

Subcatchment 2E: Area 2E Runoff Area=3.599 ac 0.00% Impervious Runoff Depth>0.77"
Flow Length=546' Tc=25.7 min CN=77 Runoff=2.77 cfs 0.231 af

Subcatchment 3E: Area 3E Runoff Area=7.979 ac 0.00% Impervious Runoff Depth>0.77"
Flow Length=554' Tc=19.0 min CN=77 Runoff=7.41 cfs 0.514 af

Subcatchment 4E: Area 4E Runoff Area=10.490 ac 0.00% Impervious Runoff Depth>0.77"
Flow Length=782' Tc=26.0 min CN=77 Runoff=8.01 cfs 0.673 af

Link Outlet: Total Site Discharge Inflow=19.51 cfs 1.557 af
Primary=19.51 cfs 1.557 af

Total Runoff Area = 24.226 ac Runoff Volume = 1.557 af Average Runoff Depth = 0.77"
100.00% Pervious = 24.226 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1E: Area 1E

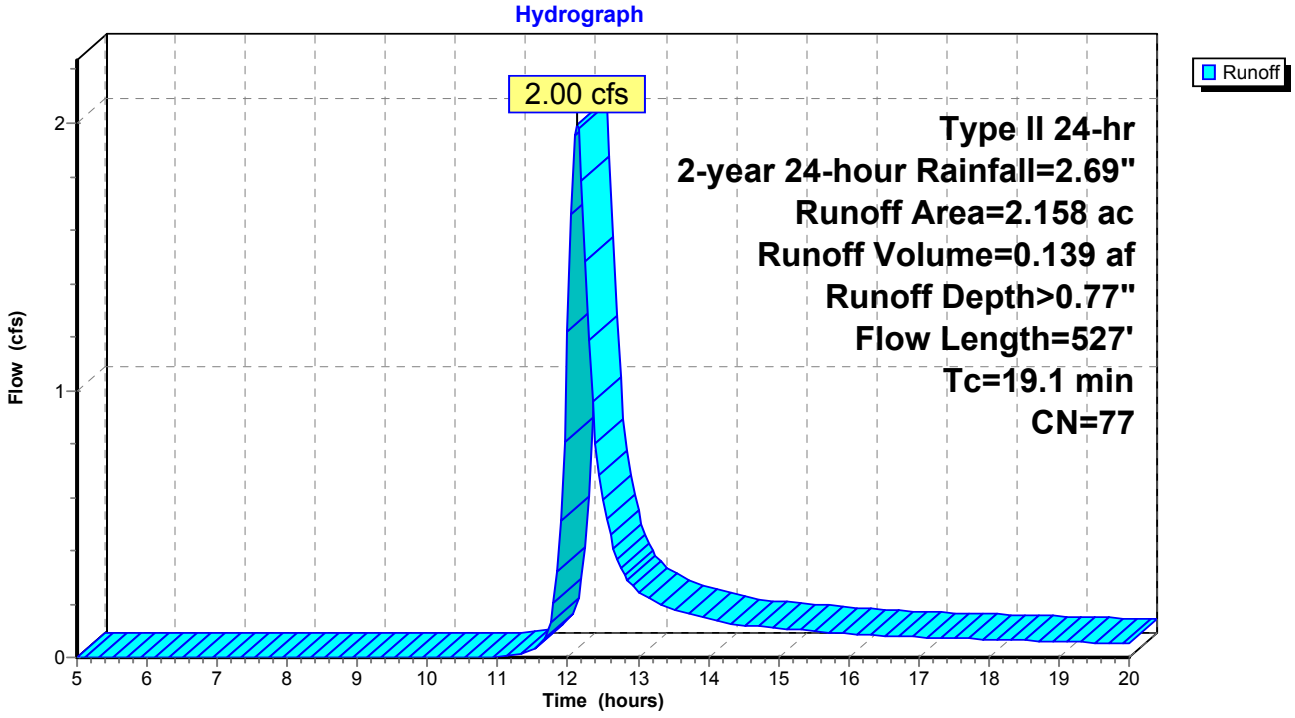
Runoff = 2.00 cfs @ 12.13 hrs, Volume= 0.139 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
*	2.158	77	VPP Ordinance C Soils, Row Crops
	2.158		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	131	0.0191	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.9	19	0.0710	0.17		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.3	299	0.0604	3.96		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.0	78	0.0060	1.25		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.1	527	Total			

Subcatchment 1E: Area 1E



Summary for Subcatchment 2E: Area 2E

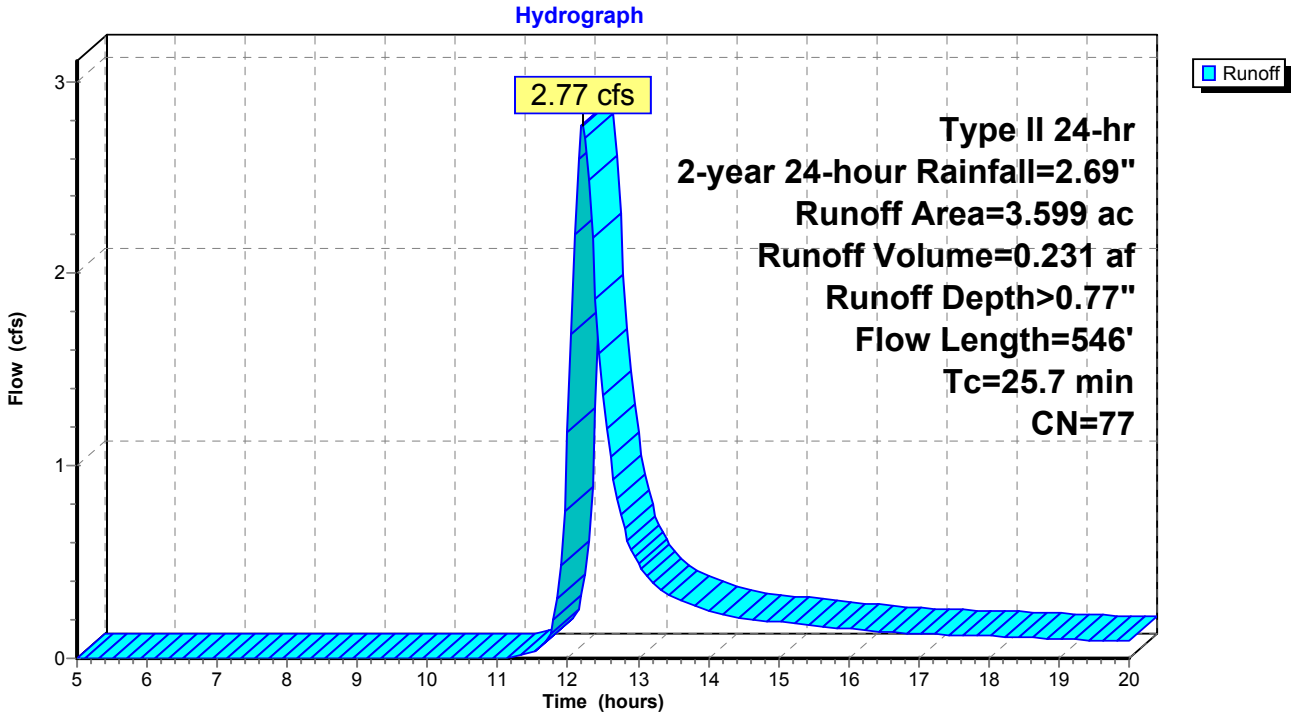
Runoff = 2.77 cfs @ 12.21 hrs, Volume= 0.231 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
*	3.599	77	VPP Ordiance, C Soils Row Crops
	3.599		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.1	396	0.0101	1.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
25.7	546	Total			

Subcatchment 2E: Area 2E



Summary for Subcatchment 3E: Area 3E

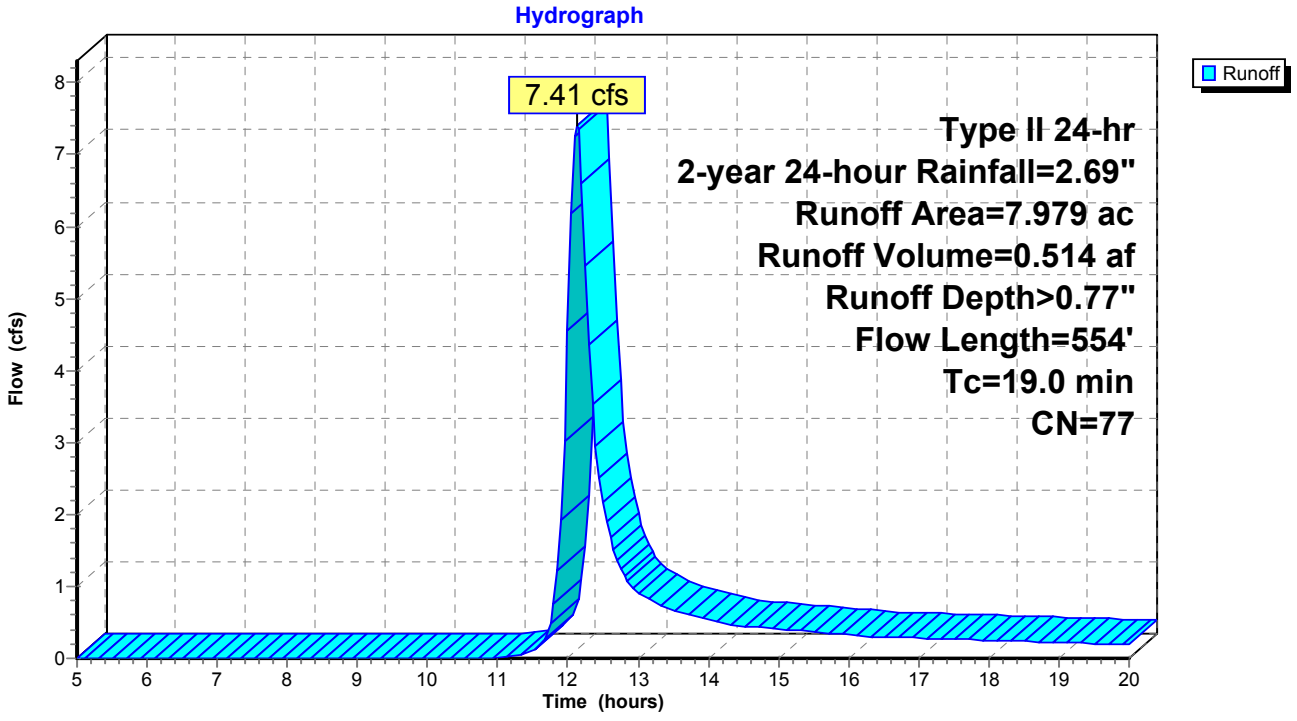
Runoff = 7.41 cfs @ 12.13 hrs, Volume= 0.514 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
*	7.979	77	VPP Ordinance, C Soils Row Crops
	7.979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	150	0.0175	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.8	404	0.0566	3.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.0	554	Total			

Subcatchment 3E: Area 3E



Summary for Subcatchment 4E: Area 4E

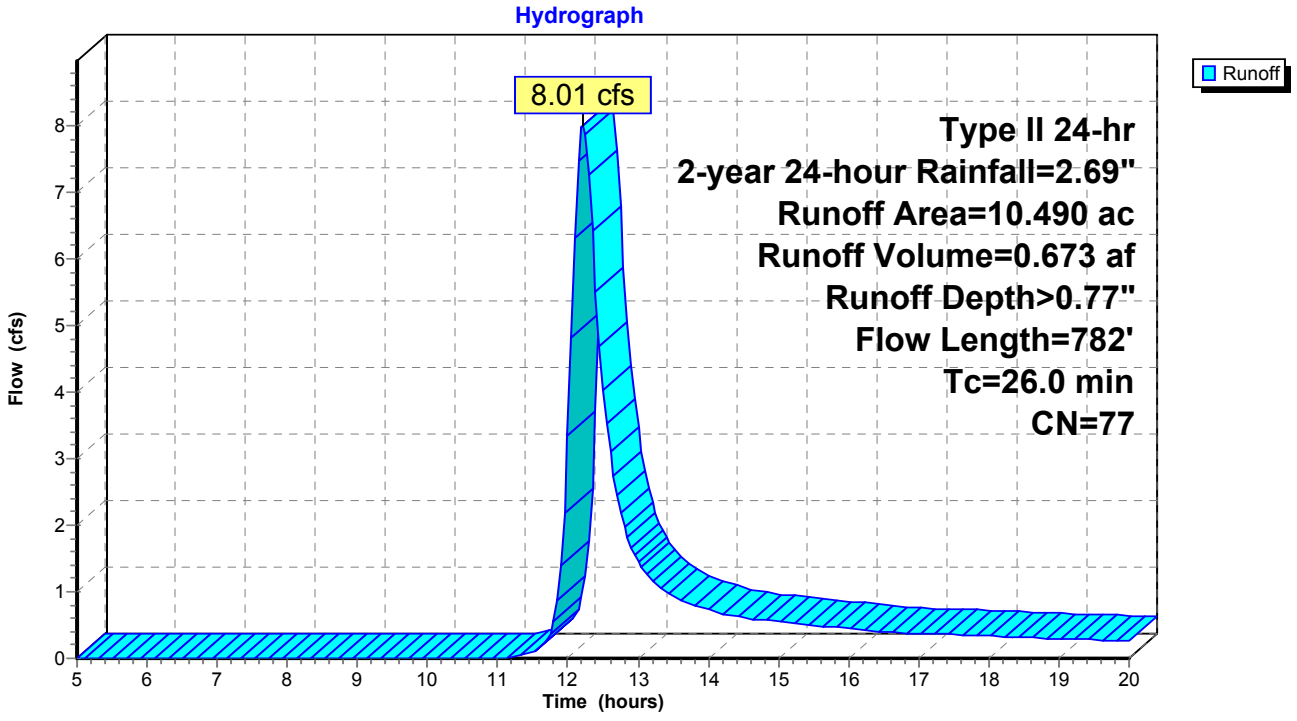
Runoff = 8.01 cfs @ 12.22 hrs, Volume= 0.673 af, Depth> 0.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
*	10.490	77	VPP Ordiance, C Soils, Row Crops
	10.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.4	632	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
26.0	782	Total			

Subcatchment 4E: Area 4E

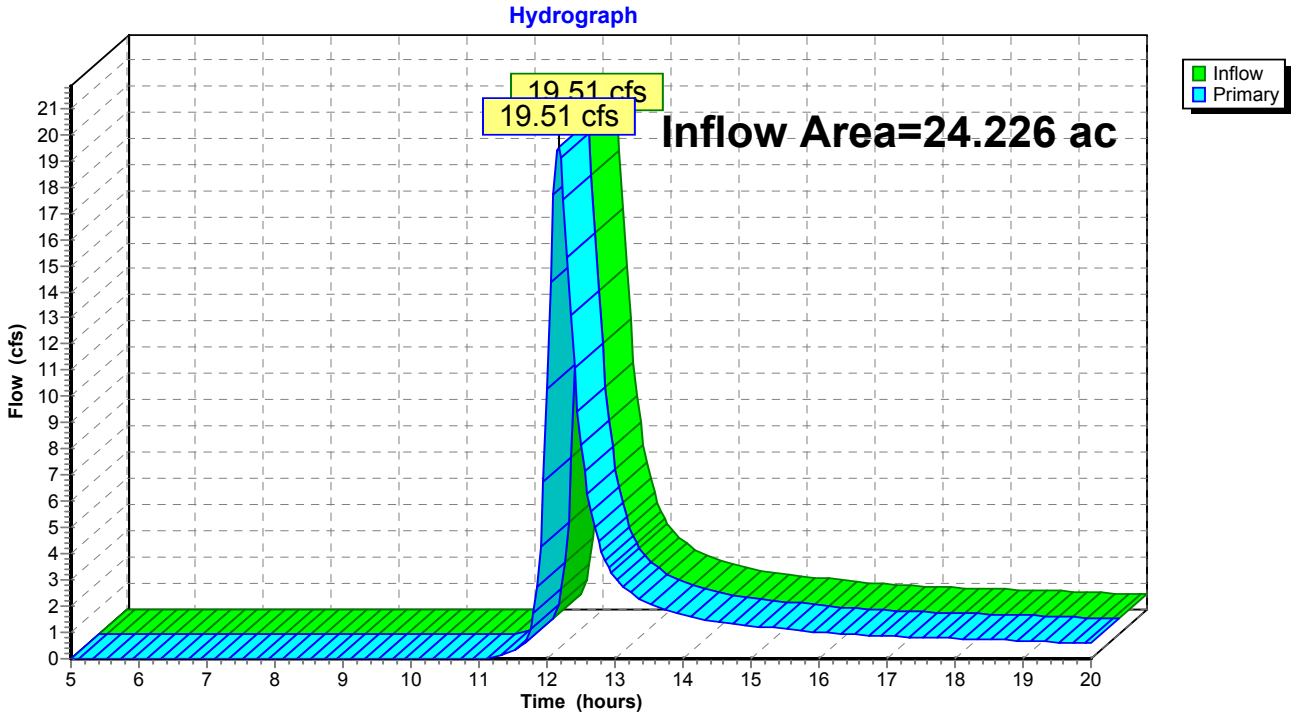


Summary for Link Outlet: Total Site Discharge

Inflow Area = 24.226 ac, 0.00% Impervious, Inflow Depth > 0.77" for 2-year 24-hour event
Inflow = 19.51 cfs @ 12.17 hrs, Volume= 1.557 af
Primary = 19.51 cfs @ 12.17 hrs, Volume= 1.557 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Outlet: Total Site Discharge



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Area 1E Runoff Area=2.158 ac 0.00% Impervious Runoff Depth>1.48"
Flow Length=527' Tc=19.1 min CN=77 Runoff=3.94 cfs 0.266 af

Subcatchment 2E: Area 2E Runoff Area=3.599 ac 0.00% Impervious Runoff Depth>1.48"
Flow Length=546' Tc=25.7 min CN=77 Runoff=5.50 cfs 0.443 af

Subcatchment 3E: Area 3E Runoff Area=7.979 ac 0.00% Impervious Runoff Depth>1.48"
Flow Length=554' Tc=19.0 min CN=77 Runoff=14.62 cfs 0.984 af

Subcatchment 4E: Area 4E Runoff Area=10.490 ac 0.00% Impervious Runoff Depth>1.48"
Flow Length=782' Tc=26.0 min CN=77 Runoff=15.88 cfs 1.290 af

Link Outlet: Total Site Discharge Inflow=38.67 cfs 2.982 af
Primary=38.67 cfs 2.982 af

Total Runoff Area = 24.226 ac Runoff Volume = 2.982 af Average Runoff Depth = 1.48"
100.00% Pervious = 24.226 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1E: Area 1E

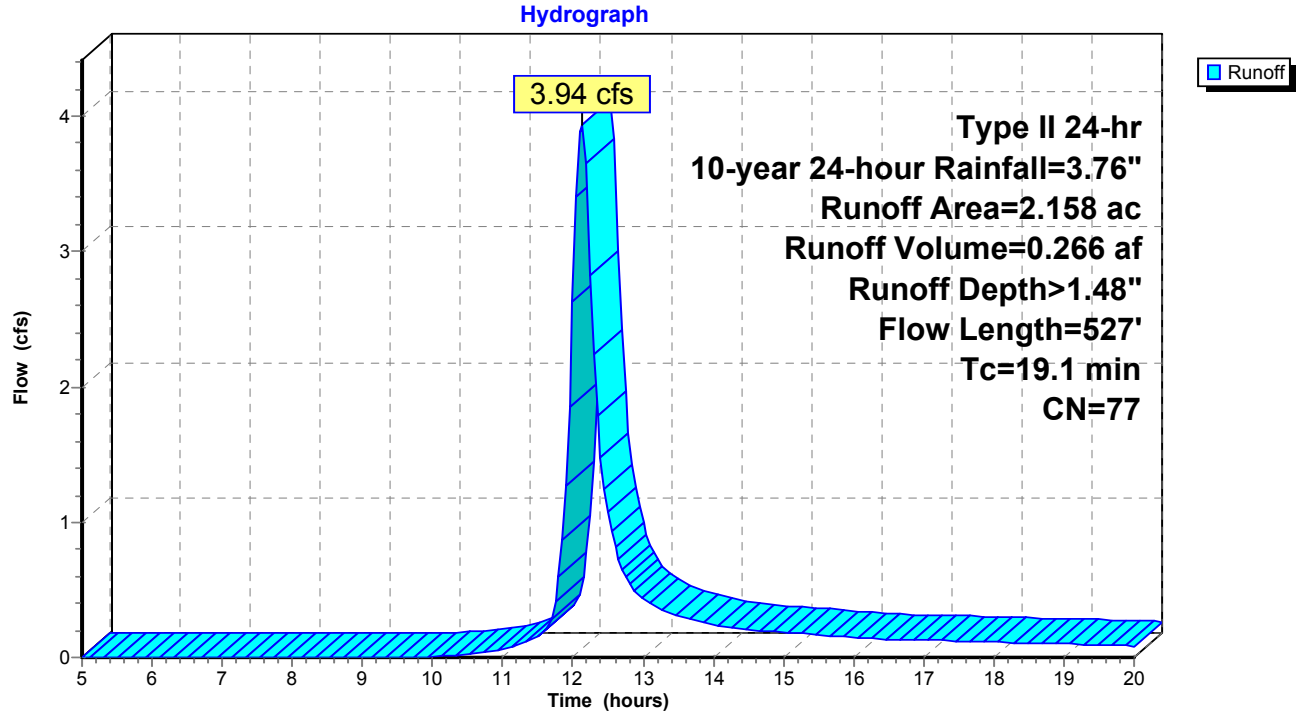
Runoff = 3.94 cfs @ 12.12 hrs, Volume= 0.266 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
*	2.158	77	VPP Ordinance C Soils, Row Crops
	2.158		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	131	0.0191	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.9	19	0.0710	0.17		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.3	299	0.0604	3.96		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.0	78	0.0060	1.25		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.1	527	Total			

Subcatchment 1E: Area 1E



Summary for Subcatchment 2E: Area 2E

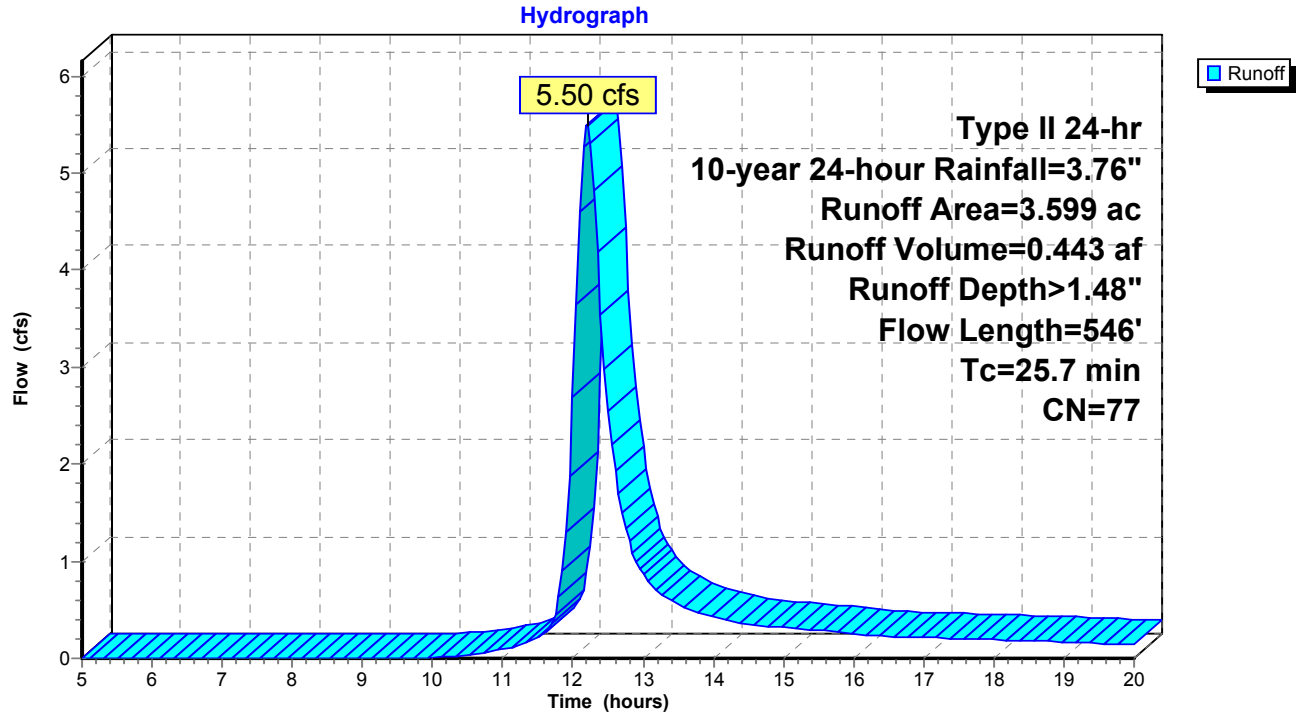
Runoff = 5.50 cfs @ 12.20 hrs, Volume= 0.443 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
*	3.599	77	VPP Ordiance, C Soils Row Crops
	3.599		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.1	396	0.0101	1.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
25.7	546	Total			

Subcatchment 2E: Area 2E



Summary for Subcatchment 3E: Area 3E

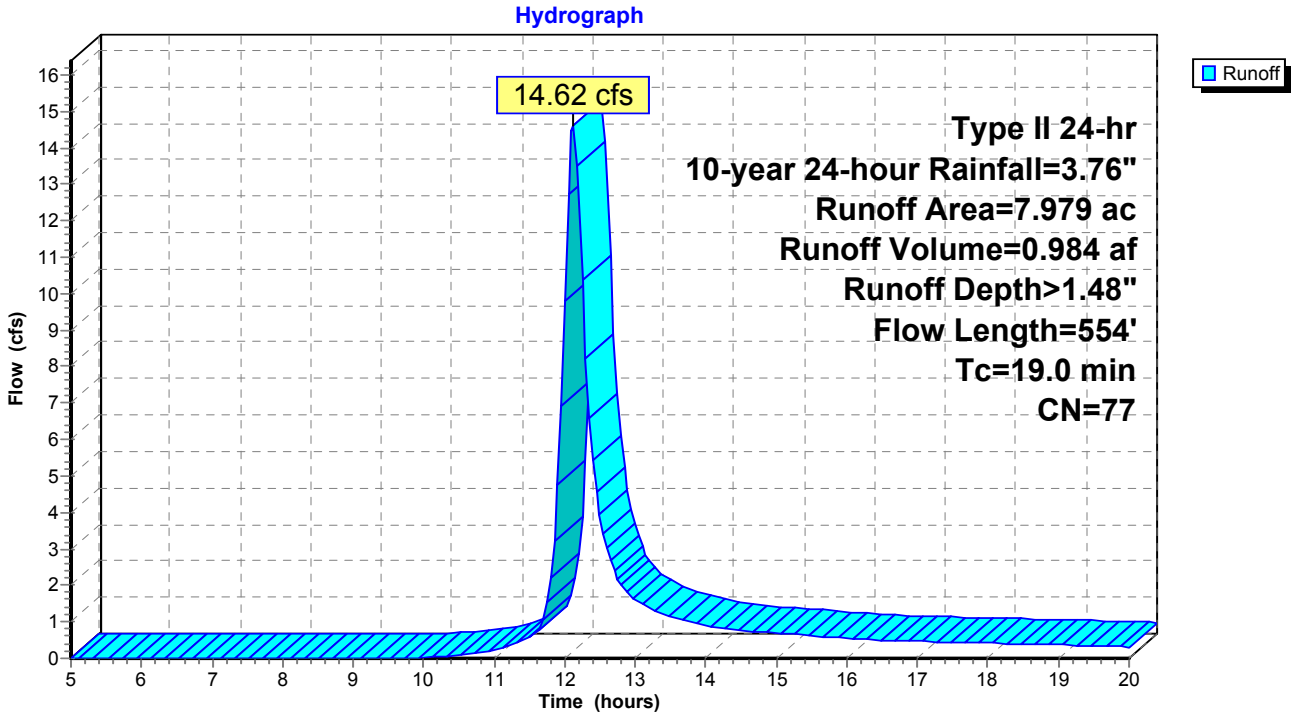
Runoff = 14.62 cfs @ 12.12 hrs, Volume= 0.984 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
*	7.979	77	VPP Ordinance, C Soils Row Crops
	7.979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	150	0.0175	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.8	404	0.0566	3.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.0	554	Total			

Subcatchment 3E: Area 3E



Summary for Subcatchment 4E: Area 4E

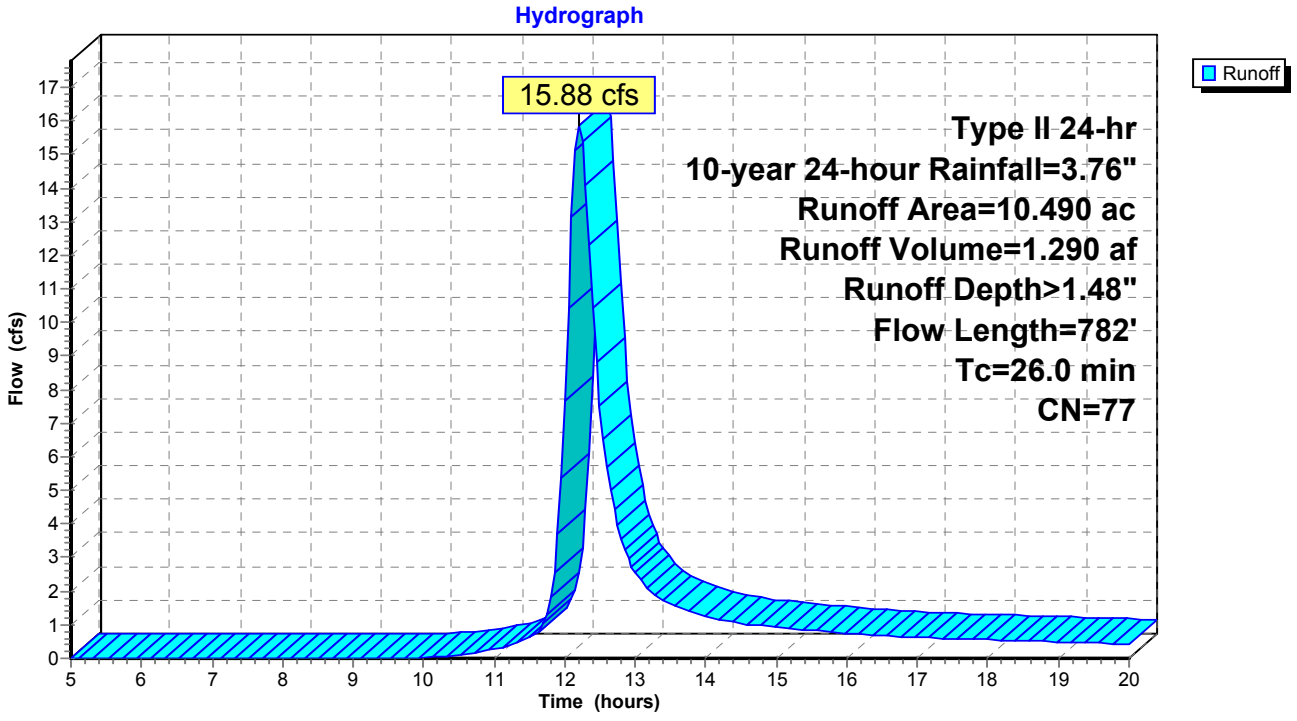
Runoff = 15.88 cfs @ 12.21 hrs, Volume= 1.290 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
*	10.490	77	VPP Ordiance, C Soils, Row Crops
	10.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.4	632	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
26.0	782	Total			

Subcatchment 4E: Area 4E

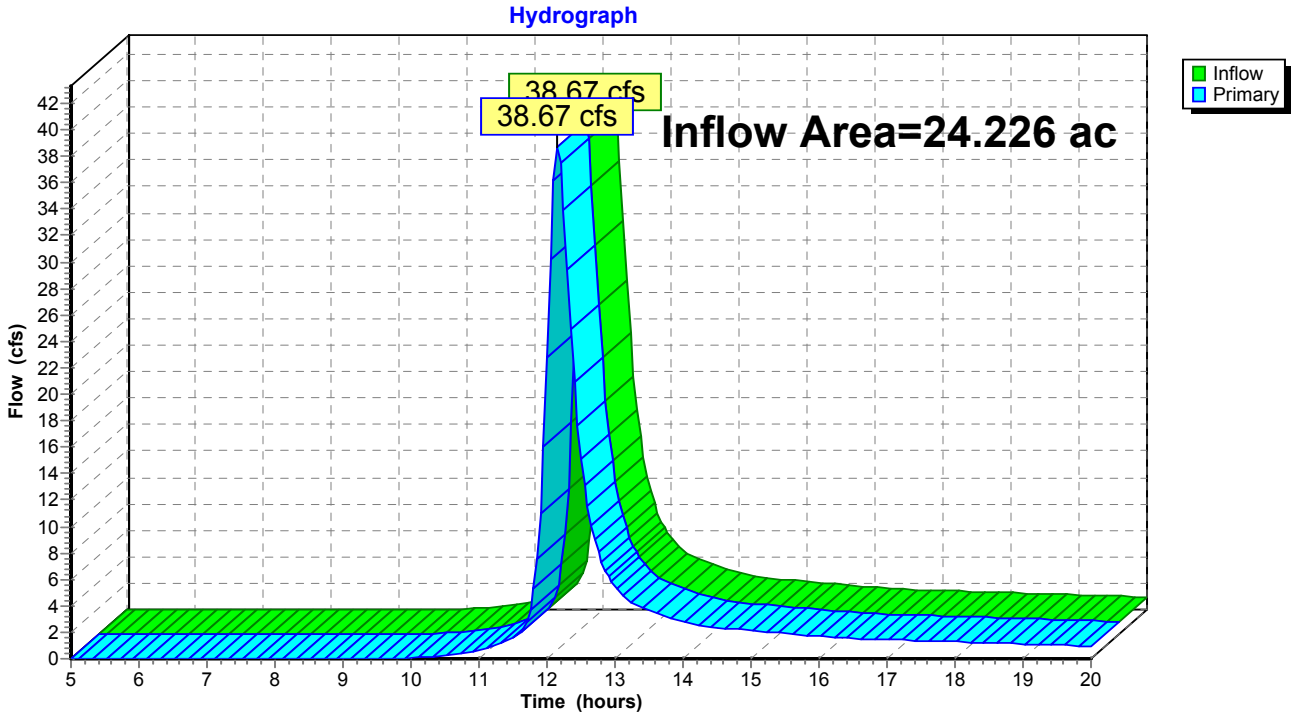


Summary for Link Outlet: Total Site Discharge

Inflow Area = 24.226 ac, 0.00% Impervious, Inflow Depth > 1.48" for 10-year 24-hour event
Inflow = 38.67 cfs @ 12.16 hrs, Volume= 2.982 af
Primary = 38.67 cfs @ 12.16 hrs, Volume= 2.982 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Outlet: Total Site Discharge



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1E: Area 1E Runoff Area=2.158 ac 0.00% Impervious Runoff Depth>3.10"
Flow Length=527' Tc=19.1 min CN=77 Runoff=8.25 cfs 0.558 af

Subcatchment 2E: Area 2E Runoff Area=3.599 ac 0.00% Impervious Runoff Depth>3.10"
Flow Length=546' Tc=25.7 min CN=77 Runoff=11.57 cfs 0.929 af

Subcatchment 3E: Area 3E Runoff Area=7.979 ac 0.00% Impervious Runoff Depth>3.10"
Flow Length=554' Tc=19.0 min CN=77 Runoff=30.61 cfs 2.064 af

Subcatchment 4E: Area 4E Runoff Area=10.490 ac 0.00% Impervious Runoff Depth>3.10"
Flow Length=782' Tc=26.0 min CN=77 Runoff=33.45 cfs 2.707 af

Link Outlet: Total Site Discharge Inflow=81.36 cfs 6.258 af
Primary=81.36 cfs 6.258 af

Total Runoff Area = 24.226 ac Runoff Volume = 6.258 af Average Runoff Depth = 3.10"
100.00% Pervious = 24.226 ac 0.00% Impervious = 0.000 ac

Summary for Subcatchment 1E: Area 1E

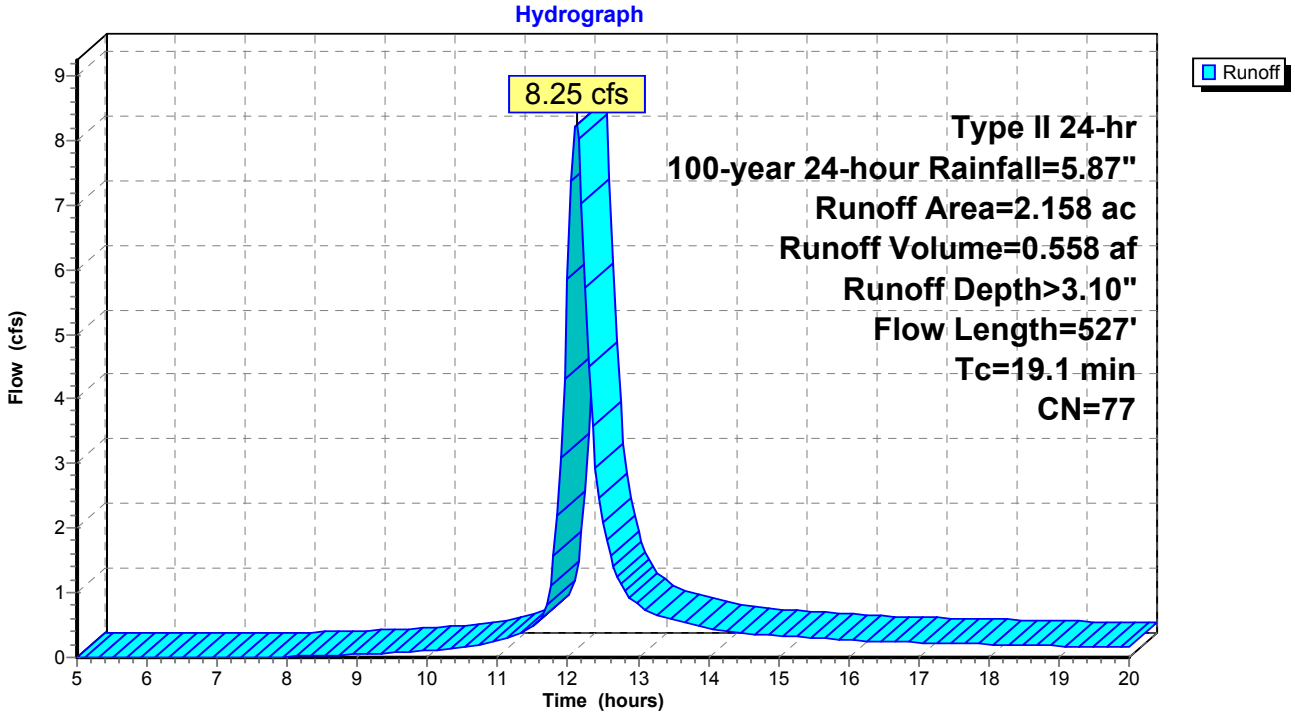
Runoff = 8.25 cfs @ 12.12 hrs, Volume= 0.558 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
*	2.158	77	VPP Ordinance C Soils, Row Crops
	2.158		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.9	131	0.0191	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.9	19	0.0710	0.17		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.3	299	0.0604	3.96		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
1.0	78	0.0060	1.25		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.1	527	Total			

Subcatchment 1E: Area 1E



Summary for Subcatchment 2E: Area 2E

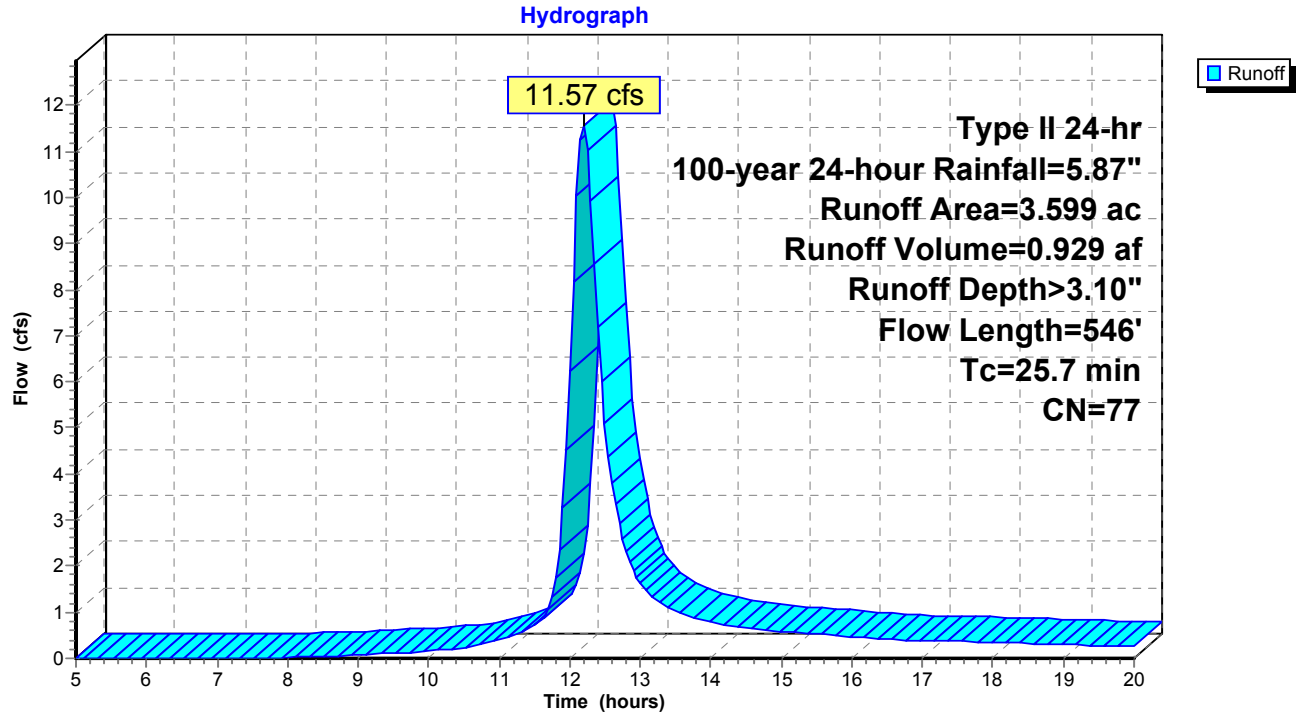
Runoff = 11.57 cfs @ 12.19 hrs, Volume= 0.929 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
*	3.599	77	VPP Ordiance, C Soils Row Crops
	3.599		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.1	396	0.0101	1.62		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
25.7	546	Total			

Subcatchment 2E: Area 2E



Summary for Subcatchment 3E: Area 3E

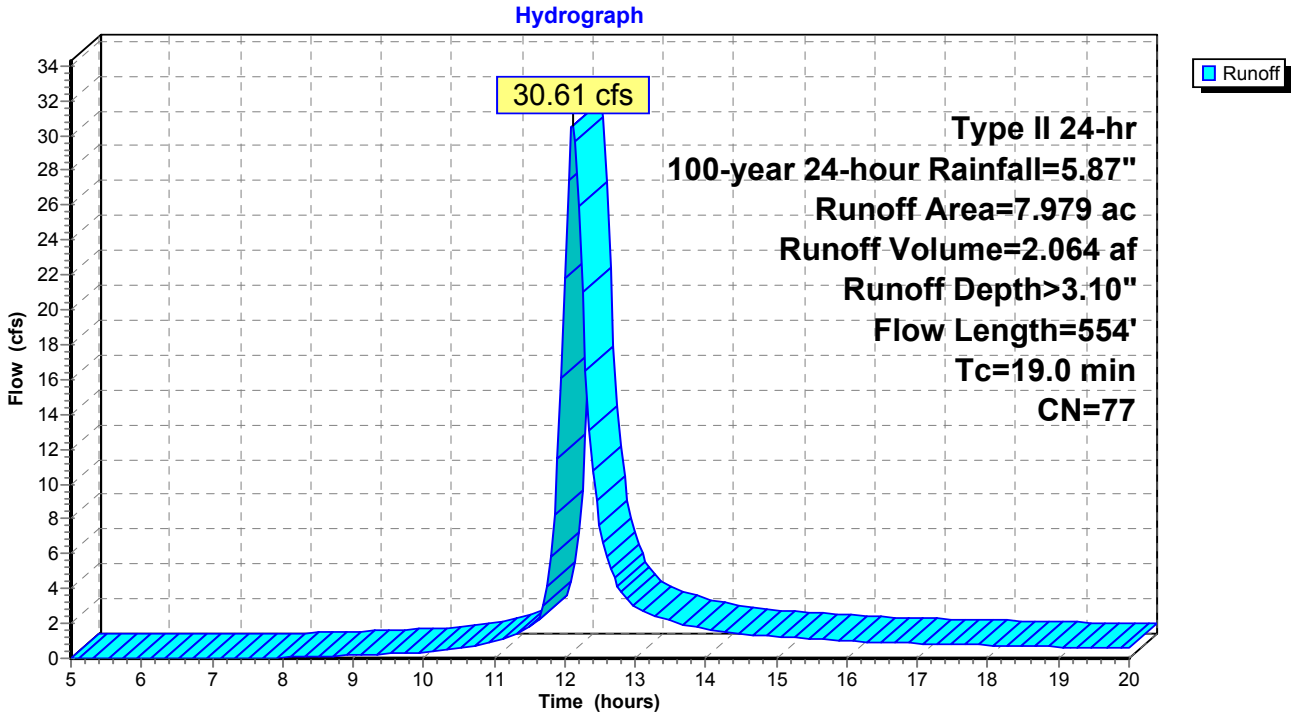
Runoff = 30.61 cfs @ 12.11 hrs, Volume= 2.064 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
*	7.979	77	VPP Ordinance, C Soils Row Crops
	7.979		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.2	150	0.0175	0.15		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
1.8	404	0.0566	3.83		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
19.0	554	Total			

Subcatchment 3E: Area 3E



Summary for Subcatchment 4E: Area 4E

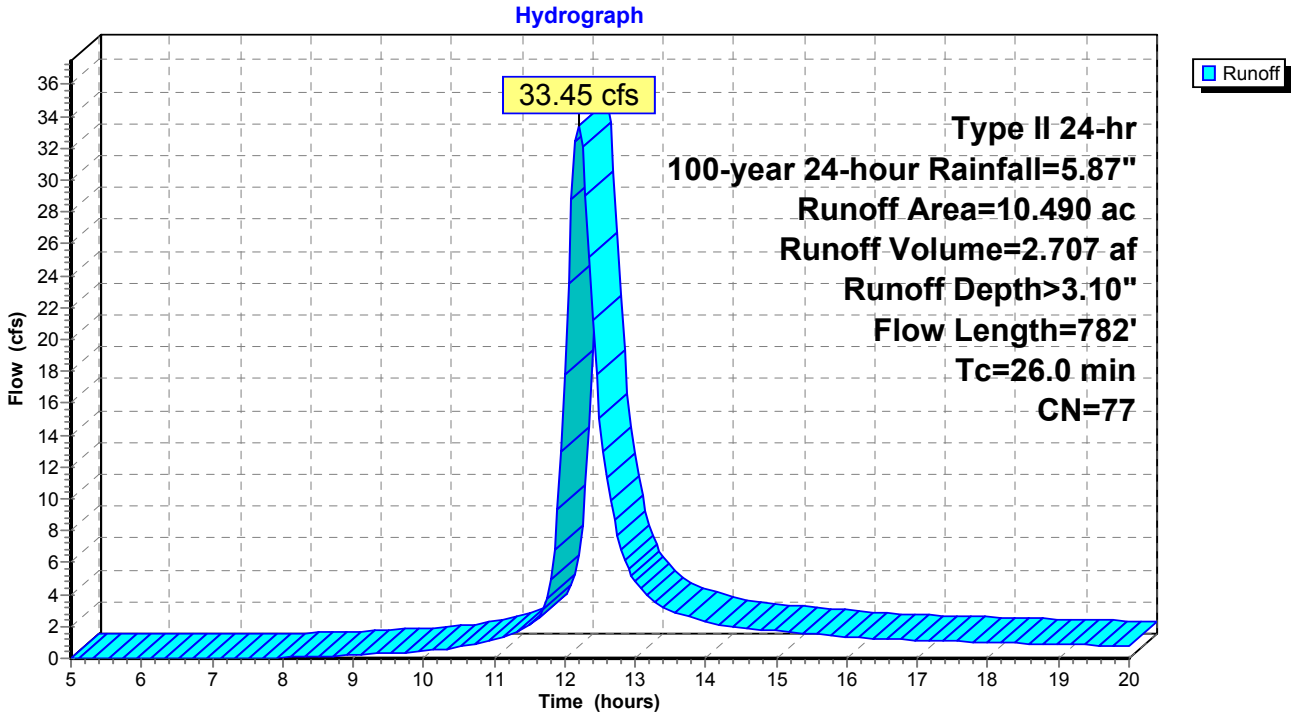
Runoff = 33.45 cfs @ 12.20 hrs, Volume= 2.707 af, Depth> 3.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
*	10.490	77	VPP Ordiance, C Soils, Row Crops
	10.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
21.6	150	0.0100	0.12		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.69"
4.4	632	0.0220	2.39		**Shallow Concentrated Flow,** Unpaved Kv= 16.1 fps
26.0	782	Total			

Subcatchment 4E: Area 4E

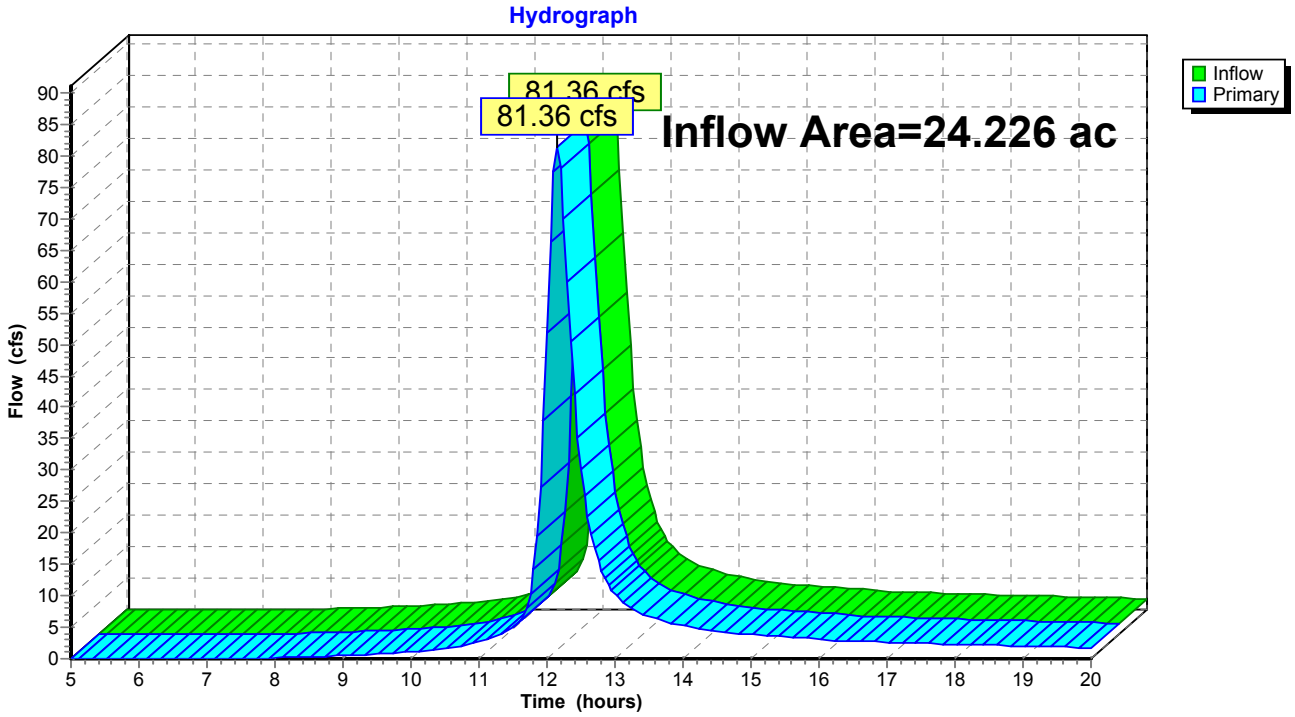


Summary for Link Outlet: Total Site Discharge

Inflow Area = 24.226 ac, 0.00% Impervious, Inflow Depth > 3.10" for 100-year 24-hour event
Inflow = 81.36 cfs @ 12.15 hrs, Volume= 6.258 af
Primary = 81.36 cfs @ 12.15 hrs, Volume= 6.258 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link Outlet: Total Site Discharge



Appendix D

Proposed Site Conditions

Clark Dietz
ENGINEERS

PLOT DATE 9/9/2016 7:58 AM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\PROPOSED CONDITIONS.DWG BRANDON L. FLUNKER SAVE TIME 9/8/2016 5:26:59 PM

C.T.H. "C" WILMOT ROAD

WETLAND

North Basin
Curve Number: 85
Time of Concentration: 33.1 min
Area=6.83 acres
Pond Discharges:
2-Year: .28 CFS
100-Year: 1.29 CFS

Hydraulic Boundary

FUTURE ADDITIONAL IMPERVIOUS SURFACE

South Basin
Curve Number: 90Time of Concentration: 23.3 Min.
Area=17.934 Acres
Pond Discharges:
2-Year: .37 CFS
100-Year: 5.89 CFS

Grading Limits

Time of Concentration Path

0' 50' 100'

Clark Dietz ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

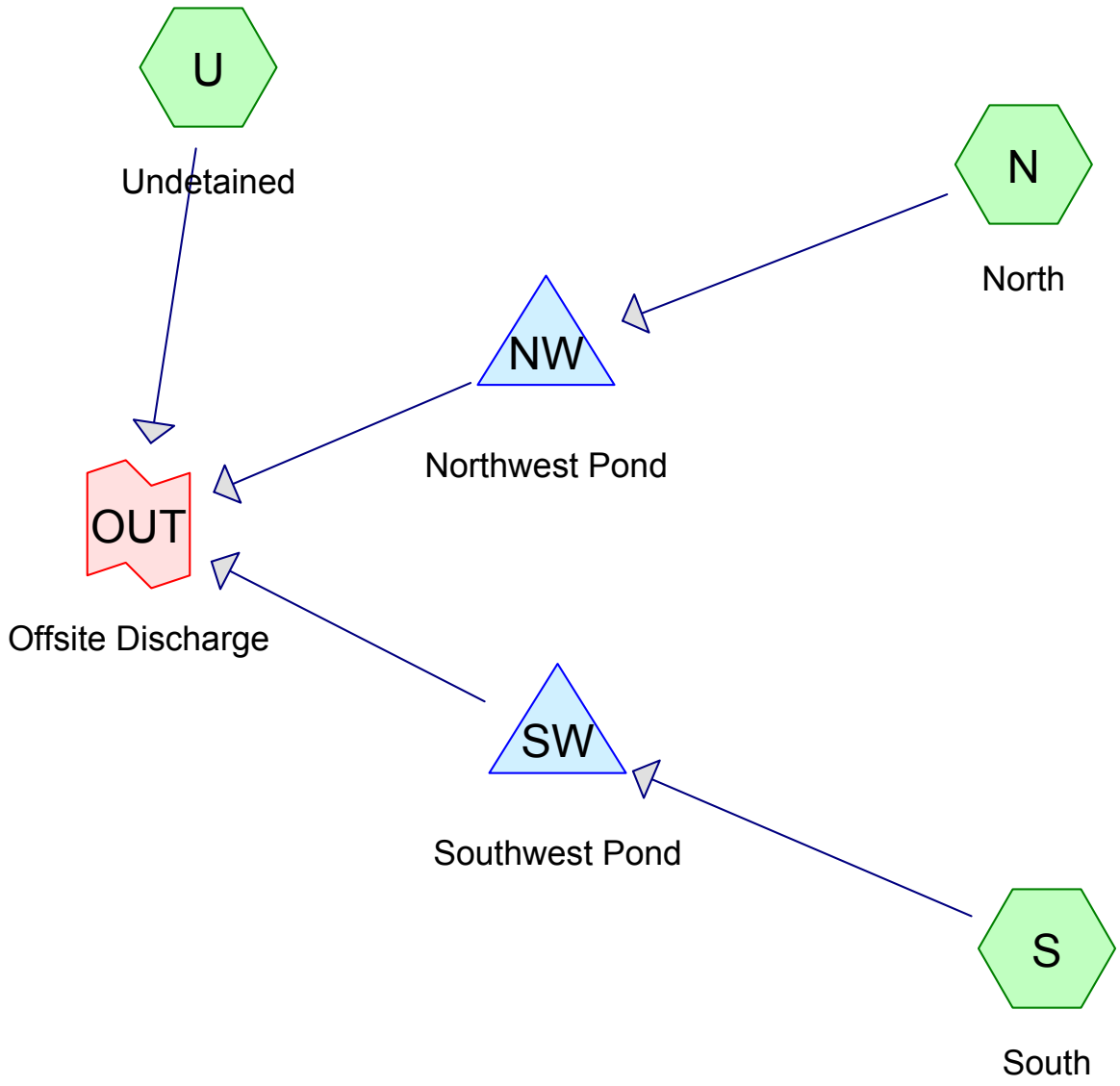
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE CHECKED:

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

DRAWING TITLE
PROPOSED CONDITIONS

DRAWING No.
B
DWG. B OF DWGS.



Subcat Reach Pond Link

Routing Diagram for Arcoa Wilmot Proposed with additions review 1
Prepared by Clark Dietz, Inc., Printed 9/8/2016
HydroCAD® 10.00-13 s/n 08752 © 2014 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
9.791	74	>75% Grass cover, Good, HSG C (N, S)
1.535	98	Addition of Parking (N)
0.793	98	Additional Pavement (S)
1.565	98	Paved roads w/curbs & sewers, HSG C (N)
9.812	98	Unconnected roofs, HSG C (S)
0.074	74	Undetained (U)
1.270	98	Water Surface, HSG C (S)
24.840	**88**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
22.438	HSG C	N, S
0.000	HSG D	
2.402	Other	N, S, U
24.840		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	9.791	0.000	0.000	9.791	>75% Grass cover, Good	N, S
0.000	0.000	0.000	0.000	1.535	1.535	Addition of Parking	N
0.000	0.000	0.000	0.000	0.793	0.793	Additional Pavement	S
0.000	0.000	1.565	0.000	0.000	1.565	Paved roads w/curbs & sewers	N
0.000	0.000	9.812	0.000	0.000	9.812	Unconnected roofs	S
0.000	0.000	0.000	0.000	0.074	0.074	Undetained	U
0.000	0.000	1.270	0.000	0.000	1.270	Water Surface	S
0.000	**0.000**	**22.438**	**0.000**	**2.402**	**24.840**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	NW	720.00	718.50	50.0	0.0300	0.013	8.0	0.0	0.0
2	SW	719.00	718.00	50.0	0.0200	0.013	10.0	0.0	0.0

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment N: North Runoff Area=6.832 ac 45.37% Impervious Runoff Depth>1.32"
Flow Length=509' Tc=33.1 min CN=85 Runoff=7.33 cfs 0.751 af

Subcatchment S: South Runoff Area=17.934 ac 66.22% Impervious Runoff Depth>1.69"
Flow Length=1,206' Tc=23.3 min CN=90 Runoff=30.87 cfs 2.530 af

Subcatchment U: Undetained Runoff Area=0.074 ac 0.00% Impervious Runoff Depth>0.72"
Flow Length=25' Slope=0.2500 '/' Tc=1.3 min CN=74 Runoff=0.10 cfs 0.004 af

Pond NW: Northwest Pond Peak Elev=721.50' Storage=22,659 cf Inflow=7.33 cfs 0.751 af
Outflow=0.28 cfs 0.265 af

Pond SW: Southwest Pond Peak Elev=721.57' Storage=94,459 cf Inflow=30.87 cfs 2.530 af
Outflow=0.37 cfs 0.361 af

Link OUT: Offsite Discharge Inflow=0.64 cfs 0.631 af
Primary=0.64 cfs 0.631 af

Total Runoff Area = 24.840 ac Runoff Volume = 3.285 af Average Runoff Depth = 1.59"
39.71% Pervious = 9.865 ac 60.29% Impervious = 14.975 ac

Summary for Subcatchment N: North

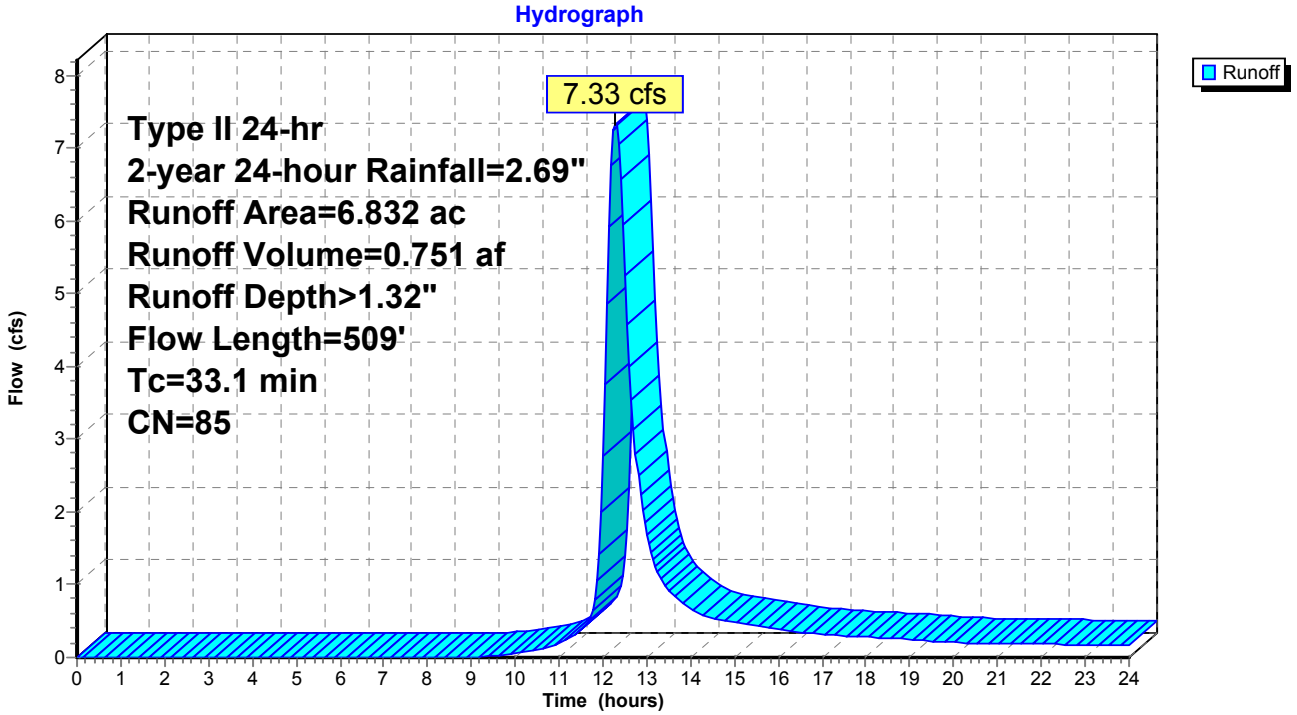
Runoff = 7.33 cfs @ 12.29 hrs, Volume= 0.751 af, Depth> 1.32"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
	3.732	74	>75% Grass cover, Good, HSG C
	1.565	98	Paved roads w/curbs & sewers, HSG C
*	1.200	98	Addition of Parking
*	0.335	98	Addition of Parking
	6.832	85	Weighted Average
	3.732		54.63% Pervious Area
	3.100		45.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.4	220	0.0167	0.12		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 2.69"
1.0	100	0.0600	1.71		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
0.7	189	0.0200	4.28	21.41	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
33.1	509	Total			

Subcatchment N: North



Summary for Subcatchment S: South

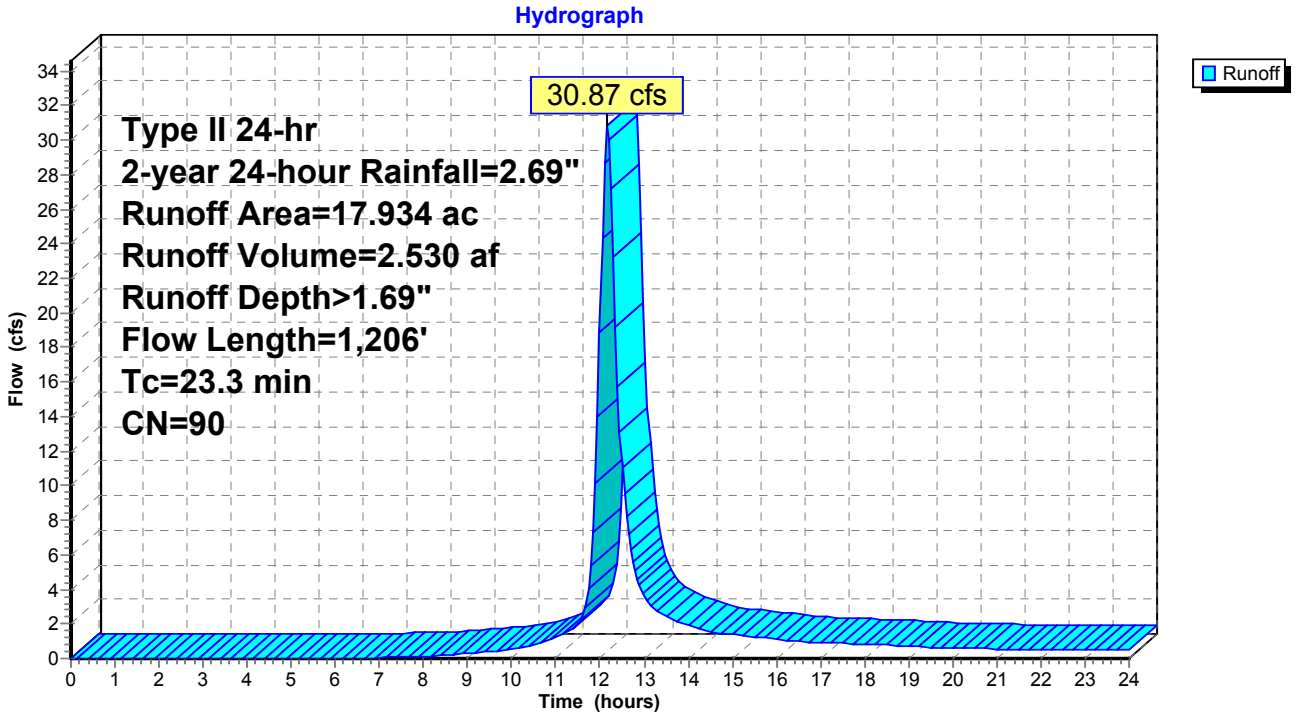
Runoff = 30.87 cfs @ 12.16 hrs, Volume= 2.530 af, Depth> 1.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
	6.059	74	>75% Grass cover, Good, HSG C
	9.812	98	Unconnected roofs, HSG C
	1.270	98	Water Surface, HSG C
*	0.793	98	Additional Pavement
	17.934	90	Weighted Average
	6.059		33.78% Pervious Area
	11.875		66.22% Impervious Area
	9.812		82.63% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	66	0.0500	1.67		**Sheet Flow, parking to grass** Smooth surfaces n= 0.011 P2= 2.69"
17.9	234	0.0300	0.22		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.69"
3.1	29	0.0005	0.16		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
1.6	877	0.0900	9.09	45.43	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
23.3	1,206	Total			

Subcatchment S: South



Summary for Subcatchment U: Undetained

[49] Hint: Tc<2dt may require smaller dt

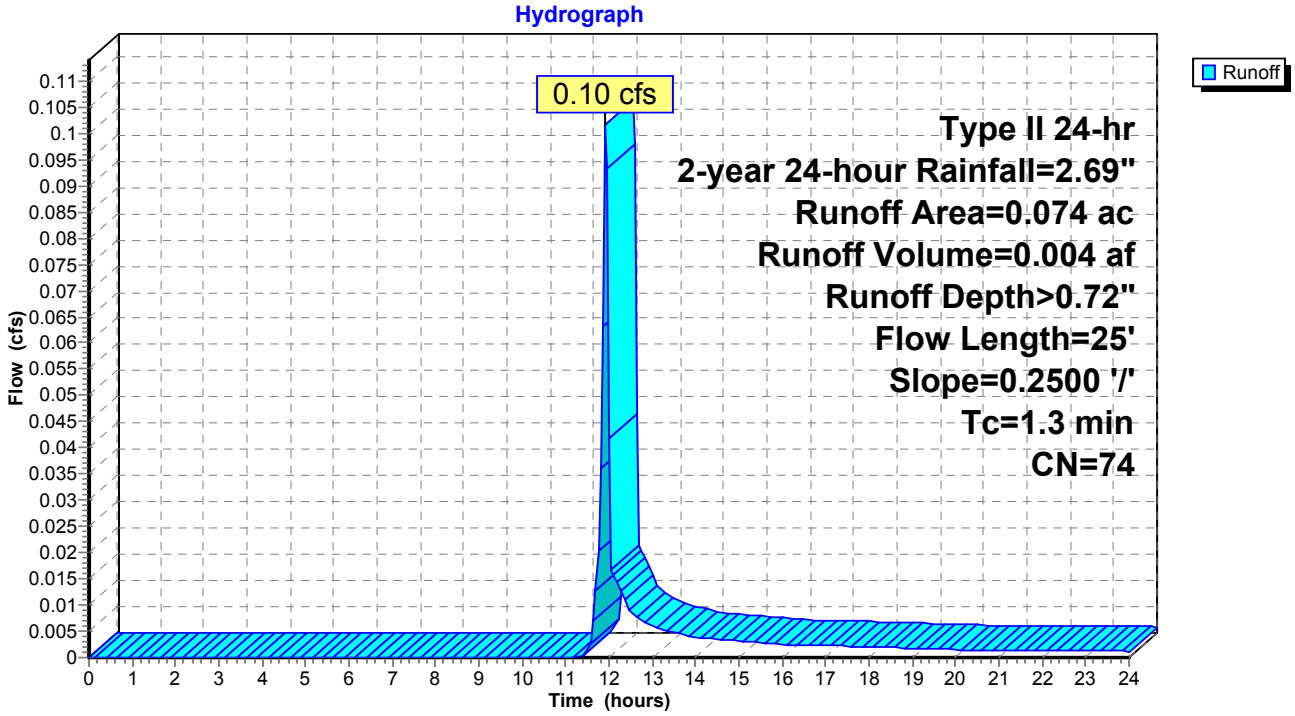
Runoff = 0.10 cfs @ 11.92 hrs, Volume= 0.004 af, Depth> 0.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-year 24-hour Rainfall=2.69"

	Area (ac)	CN	Description
*	0.074	74	Undetained
	0.074		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	25	0.2500	0.32		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment U: Undetained



Summary for Pond NW: Northwest Pond

Inflow Area = 6.832 ac, 45.37% Impervious, Inflow Depth > 1.32" for 2-year 24-hour event
Inflow = 7.33 cfs @ 12.29 hrs, Volume= 0.751 af
Outflow = 0.28 cfs @ 18.15 hrs, Volume= 0.265 af, Atten= 96%, Lag= 351.9 min
Primary = 0.28 cfs @ 18.15 hrs, Volume= 0.265 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 721.50' @ 18.15 hrs Surf.Area= 16,556 sf Storage= 22,659 cf

Plug-Flow detention time= 365.4 min calculated for 0.265 af (35% of inflow)
Center-of-Mass det. time= 238.3 min (1,088.9 - 850.6)

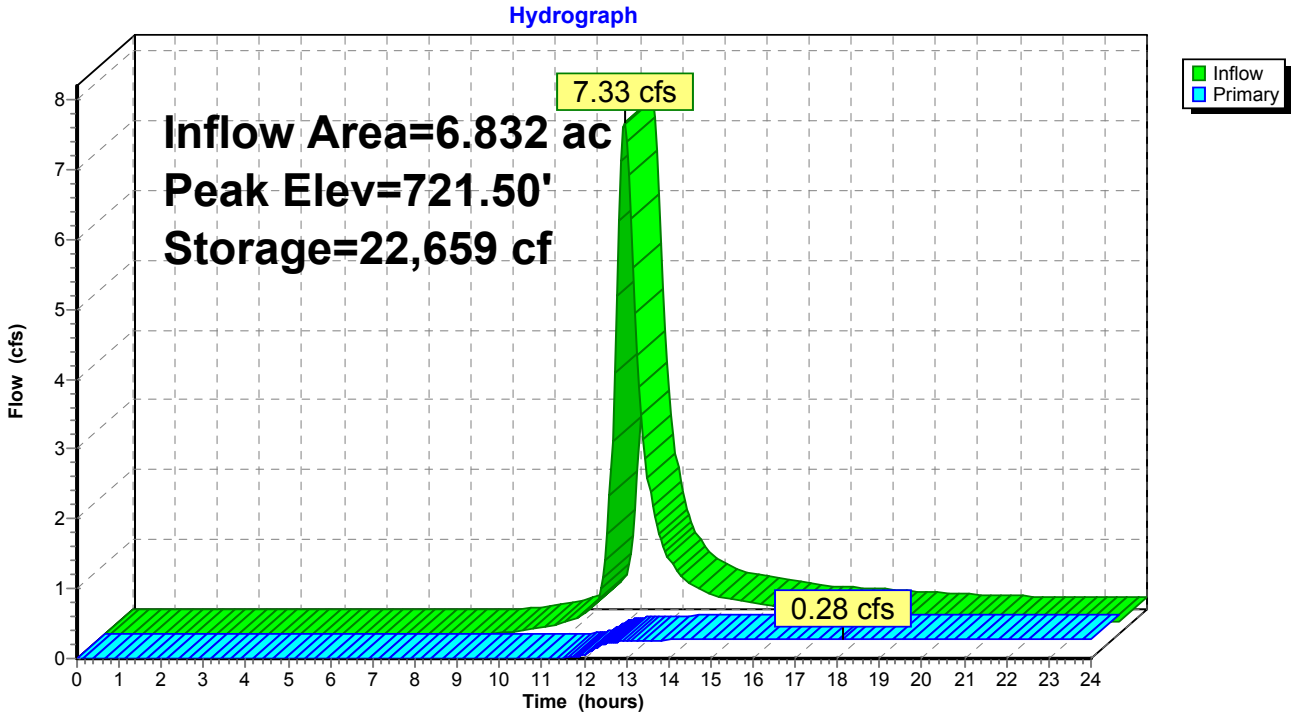
Volume	Invert	Avail.Storage	Storage Description
#1	720.00'	93,768 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
720.00	13,633	464.8	0	0	13,633
721.00	15,550	493.0	14,581	14,581	15,835
722.00	17,579	521.5	16,554	31,135	18,191
723.00	19,722	550.0	18,640	49,775	20,680
724.00	21,978	578.0	20,840	70,615	23,256
725.00	24,348	606.0	23,153	93,768	25,959

Device	Routing	Invert	Outlet Devices
#1	Primary	720.00'	**8.0" Round Culvert** L= 50.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 720.00' / 718.50' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	720.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Primary	724.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.28 cfs @ 18.15 hrs HW=721.50' (Free Discharge)
- **1=Culvert** (Passes 0.28 cfs of 1.60 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.28 cfs @ 5.65 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond NW: Northwest Pond



Summary for Pond SW: Southwest Pond

Inflow Area = 17.934 ac, 66.22% Impervious, Inflow Depth > 1.69" for 2-year 24-hour event
Inflow = 30.87 cfs @ 12.16 hrs, Volume= 2.530 af
Outflow = 0.37 cfs @ 24.00 hrs, Volume= 0.361 af, Atten= 99%, Lag= 710.3 min
Primary = 0.37 cfs @ 24.00 hrs, Volume= 0.361 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 721.57' @ 24.00 hrs Surf.Area= 43,164 sf Storage= 94,459 cf

Plug-Flow detention time= 417.8 min calculated for 0.361 af (14% of inflow)
Center-of-Mass det. time= 255.5 min (1,078.9 - 823.4)

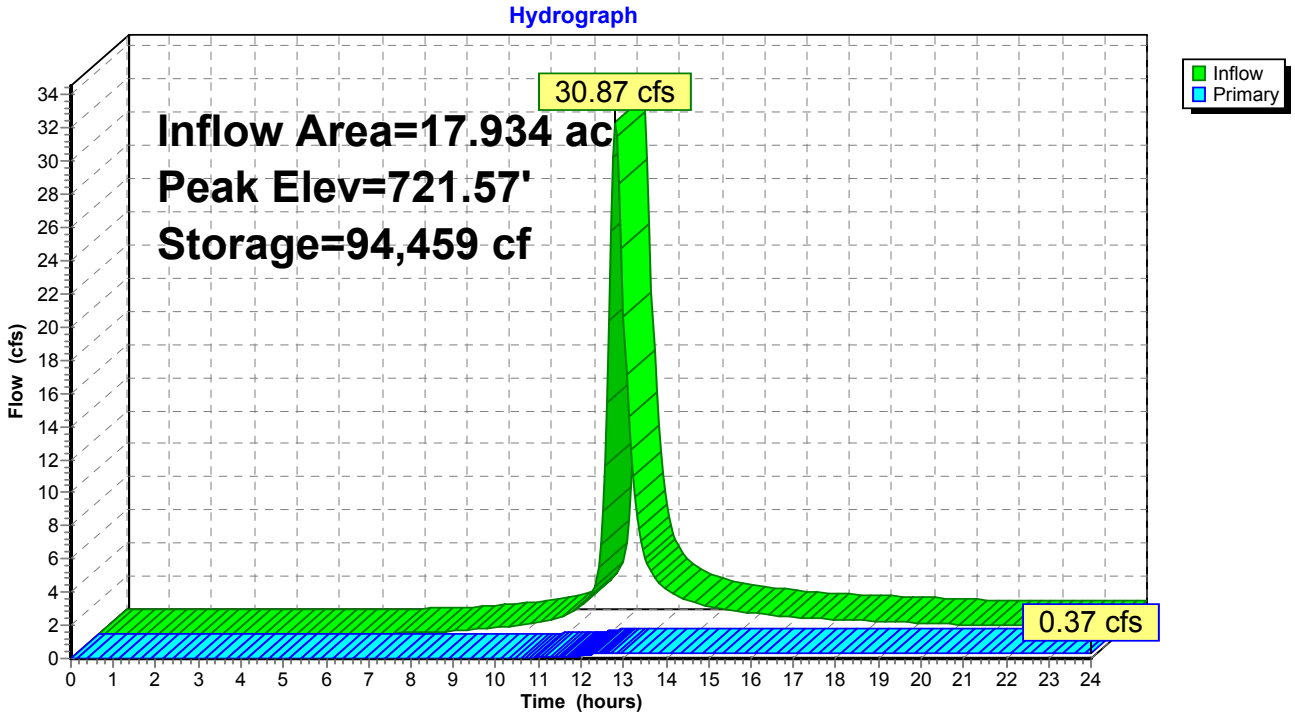
Volume	Invert	Avail.Storage	Storage Description
#1	719.00'	213,962 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
719.00	28,282	901.0	0	0	28,282
720.00	36,261	1,015.0	32,189	32,189	45,690
721.00	40,526	1,126.0	38,374	70,563	64,632
722.00	45,200	1,179.0	42,842	113,404	74,422
723.00	50,223	1,270.0	47,689	161,094	92,198
724.00	55,558	1,613.7	52,868	213,962	171,083

Device	Routing	Invert	Outlet Devices
#1	Primary	719.00'	**10.0" Round Culvert** L= 50.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 719.00' / 718.00' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	719.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	721.75'	**10.0" Vert. Orifice/Grate** C= 0.600
#4	Primary	723.60'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.37 cfs @ 24.00 hrs HW=721.57' (Free Discharge)
- **1=Culvert** (Passes 0.37 cfs of 3.40 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.37 cfs @ 7.53 fps)
  - **3=Orifice/Grate** (Controls 0.00 cfs)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond SW: Southwest Pond

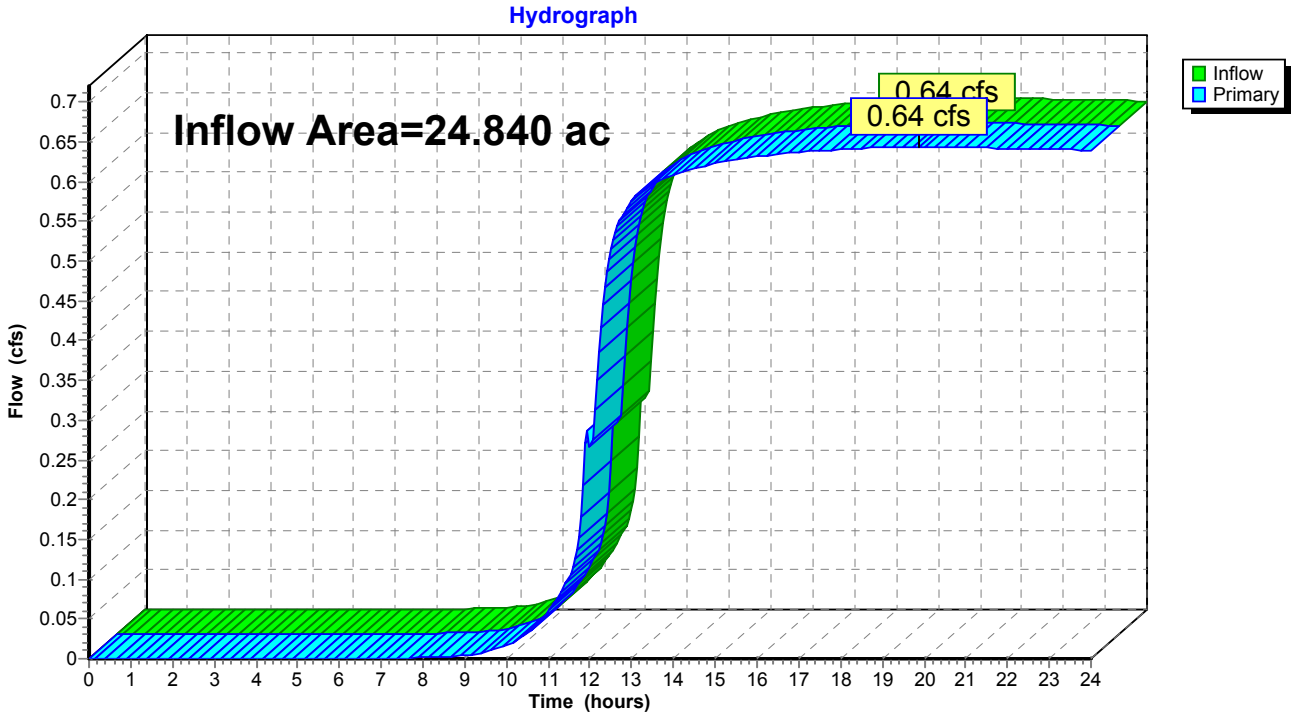


Summary for Link OUT: Offsite Discharge

Inflow Area = 24.840 ac, 60.29% Impervious, Inflow Depth > 0.30" for 2-year 24-hour event
Inflow = 0.64 cfs @ 19.89 hrs, Volume= 0.631 af
Primary = 0.64 cfs @ 19.89 hrs, Volume= 0.631 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link OUT: Offsite Discharge



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment N: North Runoff Area=6.832 ac 45.37% Impervious Runoff Depth>2.23"
Flow Length=509' Tc=33.1 min CN=85 Runoff=12.46 cfs 1.268 af

Subcatchment S: South Runoff Area=17.934 ac 66.22% Impervious Runoff Depth>2.68"
Flow Length=1,206' Tc=23.3 min CN=90 Runoff=48.28 cfs 4.004 af

Subcatchment U: Undetained Runoff Area=0.074 ac 0.00% Impervious Runoff Depth>1.42"
Flow Length=25' Slope=0.2500 '/' Tc=1.3 min CN=74 Runoff=0.21 cfs 0.009 af

Pond NW: Northwest Pond Peak Elev=722.54' Storage=40,848 cf Inflow=12.46 cfs 1.268 af
Outflow=0.37 cfs 0.359 af

Pond SW: Southwest Pond Peak Elev=722.35' Storage=129,305 cf Inflow=48.28 cfs 4.004 af
Outflow=1.52 cfs 1.232 af

Link OUT: Offsite Discharge Inflow=1.89 cfs 1.600 af
Primary=1.89 cfs 1.600 af

Total Runoff Area = 24.840 ac Runoff Volume = 5.280 af Average Runoff Depth = 2.55"
39.71% Pervious = 9.865 ac 60.29% Impervious = 14.975 ac

Summary for Subcatchment N: North

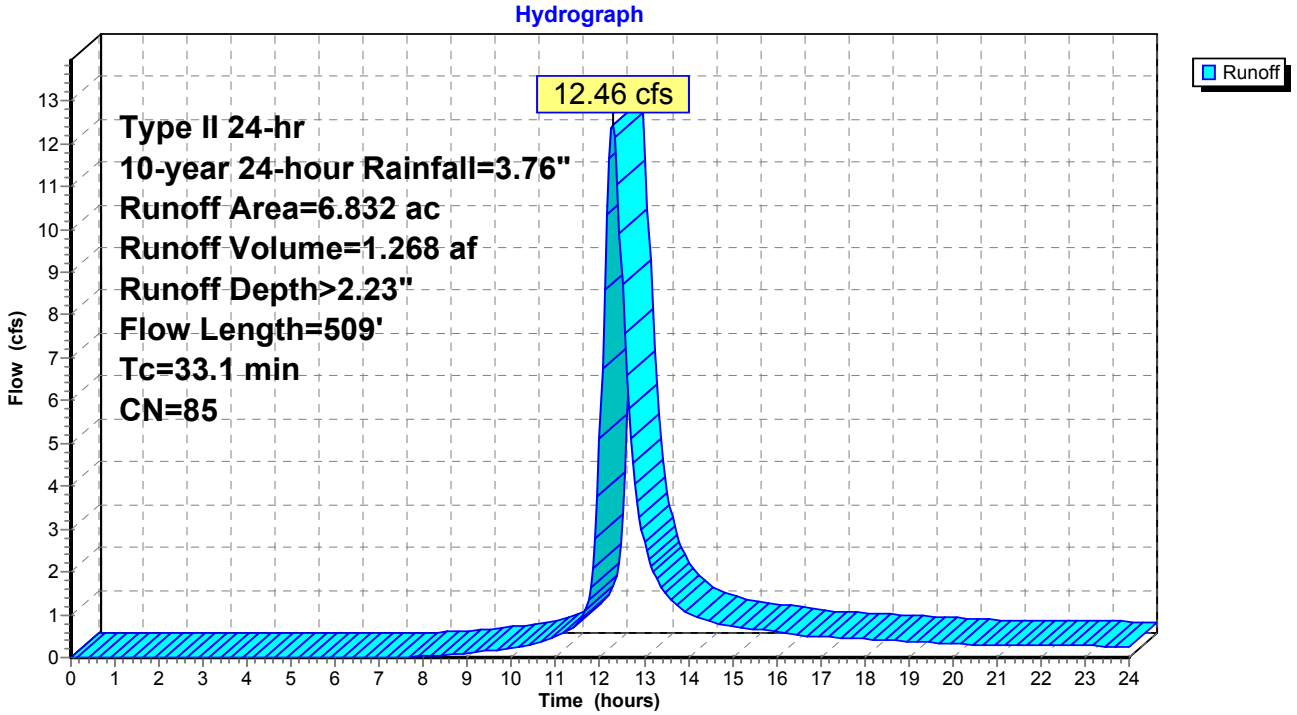
Runoff = 12.46 cfs @ 12.28 hrs, Volume= 1.268 af, Depth> 2.23"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
	3.732	74	>75% Grass cover, Good, HSG C
	1.565	98	Paved roads w/curbs & sewers, HSG C
*	1.200	98	Addition of Parking
*	0.335	98	Addition of Parking
	6.832	85	Weighted Average
	3.732		54.63% Pervious Area
	3.100		45.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.4	220	0.0167	0.12		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 2.69"
1.0	100	0.0600	1.71		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
0.7	189	0.0200	4.28	21.41	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
33.1	509	Total			

Subcatchment N: North



Summary for Subcatchment S: South

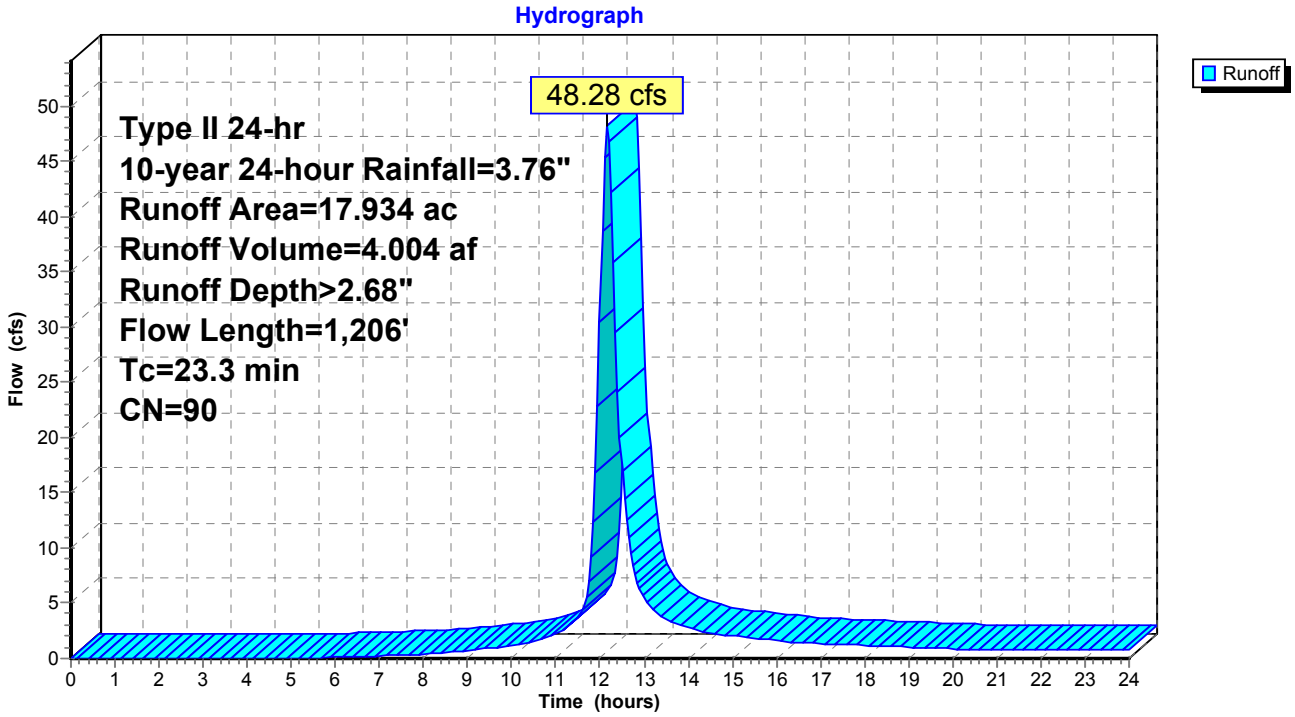
Runoff = 48.28 cfs @ 12.16 hrs, Volume= 4.004 af, Depth> 2.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
	6.059	74	>75% Grass cover, Good, HSG C
	9.812	98	Unconnected roofs, HSG C
	1.270	98	Water Surface, HSG C
*	0.793	98	Additional Pavement
	17.934	90	Weighted Average
	6.059		33.78% Pervious Area
	11.875		66.22% Impervious Area
	9.812		82.63% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	66	0.0500	1.67		**Sheet Flow, parking to grass** Smooth surfaces n= 0.011 P2= 2.69"
17.9	234	0.0300	0.22		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.69"
3.1	29	0.0005	0.16		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
1.6	877	0.0900	9.09	45.43	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
23.3	1,206	Total			

Subcatchment S: South



Summary for Subcatchment U: Undetained

[49] Hint: Tc<2dt may require smaller dt

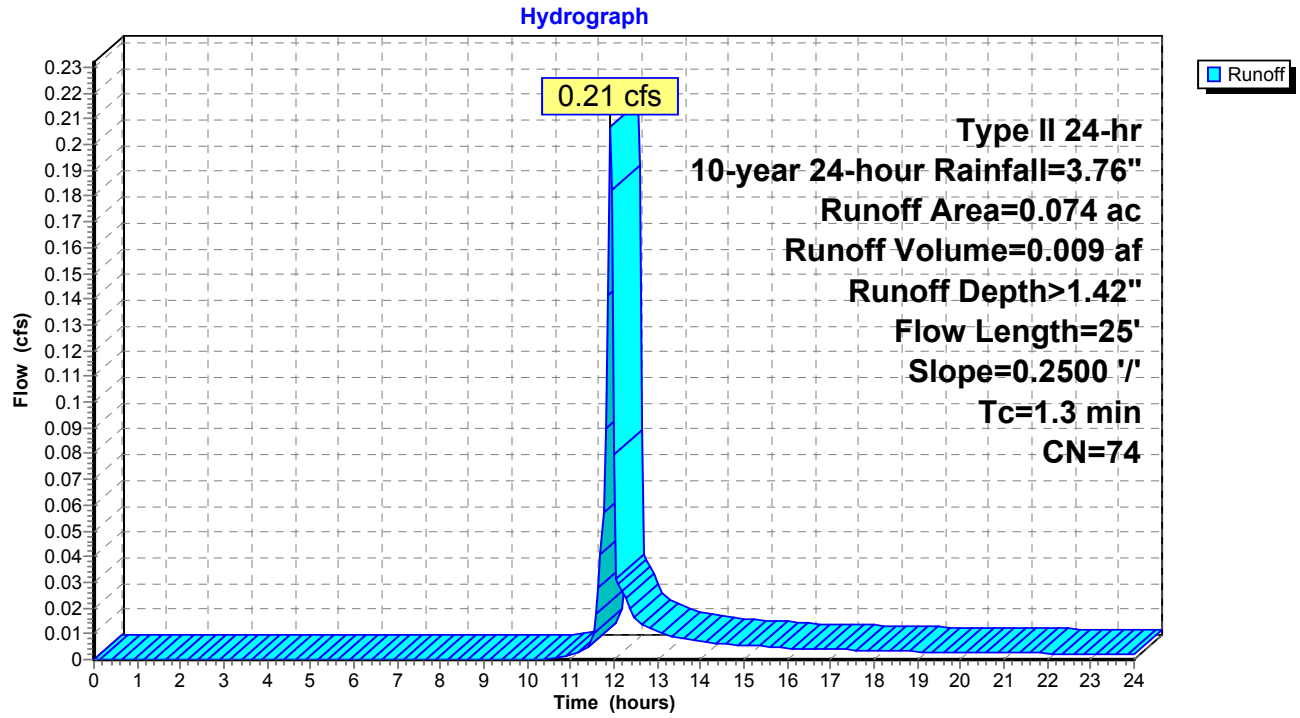
Runoff = 0.21 cfs @ 11.91 hrs, Volume= 0.009 af, Depth> 1.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-year 24-hour Rainfall=3.76"

	Area (ac)	CN	Description
*	0.074	74	Undetained
	0.074		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	25	0.2500	0.32		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment U: Undetained



Summary for Pond NW: Northwest Pond

Inflow Area = 6.832 ac, 45.37% Impervious, Inflow Depth > 2.23" for 10-year 24-hour event
Inflow = 12.46 cfs @ 12.28 hrs, Volume= 1.268 af
Outflow = 0.37 cfs @ 19.21 hrs, Volume= 0.359 af, Atten= 97%, Lag= 415.7 min
Primary = 0.37 cfs @ 19.21 hrs, Volume= 0.359 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 722.54' @ 19.21 hrs Surf.Area= 18,711 sf Storage= 40,848 cf

Plug-Flow detention time= 376.1 min calculated for 0.358 af (28% of inflow)
Center-of-Mass det. time= 245.7 min (1,081.8 - 836.1)

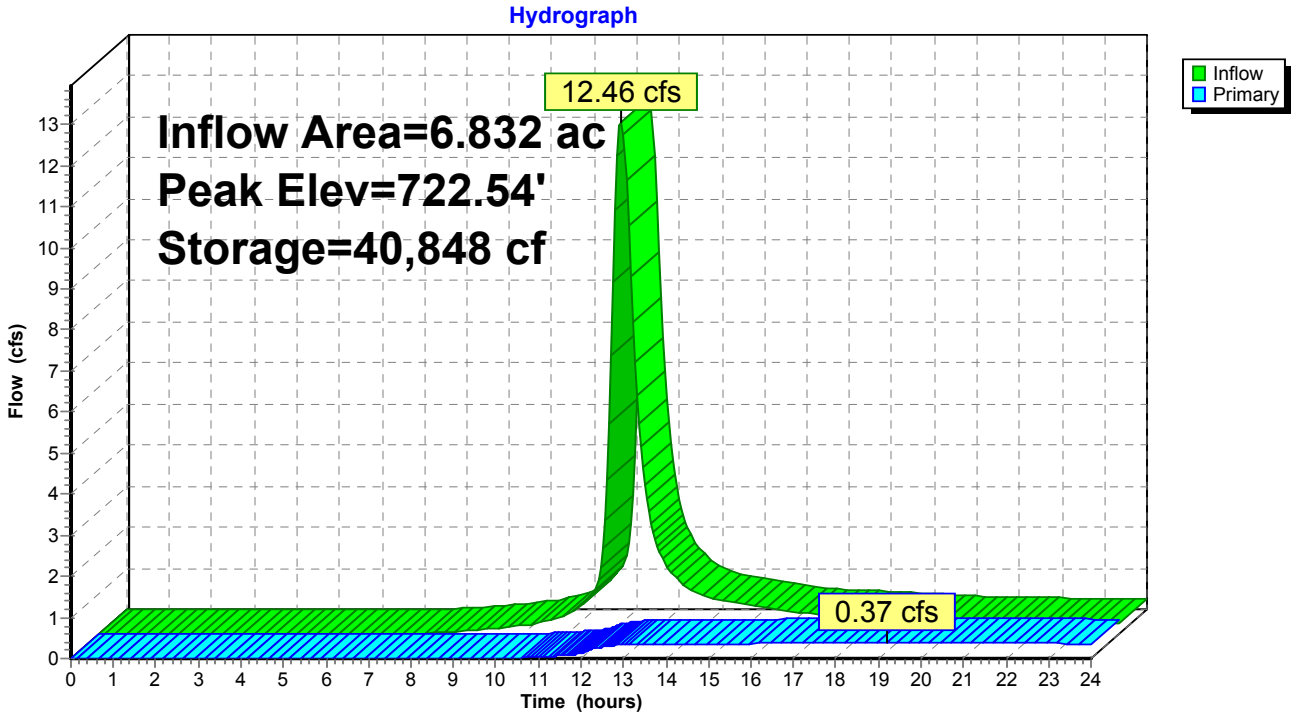
Volume	Invert	Avail.Storage	Storage Description
#1	720.00'	93,768 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
720.00	13,633	464.8	0	0	13,633
721.00	15,550	493.0	14,581	14,581	15,835
722.00	17,579	521.5	16,554	31,135	18,191
723.00	19,722	550.0	18,640	49,775	20,680
724.00	21,978	578.0	20,840	70,615	23,256
725.00	24,348	606.0	23,153	93,768	25,959

Device	Routing	Invert	Outlet Devices
#1	Primary	720.00'	**8.0" Round Culvert** L= 50.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 720.00' / 718.50' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	720.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Primary	724.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.37 cfs @ 19.21 hrs HW=722.54' (Free Discharge)
- **1=Culvert** (Passes 0.37 cfs of 2.20 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.37 cfs @ 7.48 fps)
- **3=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond NW: Northwest Pond



Summary for Pond SW: Southwest Pond

Inflow Area = 17.934 ac, 66.22% Impervious, Inflow Depth > 2.68" for 10-year 24-hour event
Inflow = 48.28 cfs @ 12.16 hrs, Volume= 4.004 af
Outflow = 1.52 cfs @ 16.22 hrs, Volume= 1.232 af, Atten= 97%, Lag= 243.7 min
Primary = 1.52 cfs @ 16.22 hrs, Volume= 1.232 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 722.35' @ 16.22 hrs Surf.Area= 46,904 sf Storage= 129,305 cf

Plug-Flow detention time= 402.2 min calculated for 1.230 af (31% of inflow)
Center-of-Mass det. time= 269.7 min (1,080.3 - 810.6)

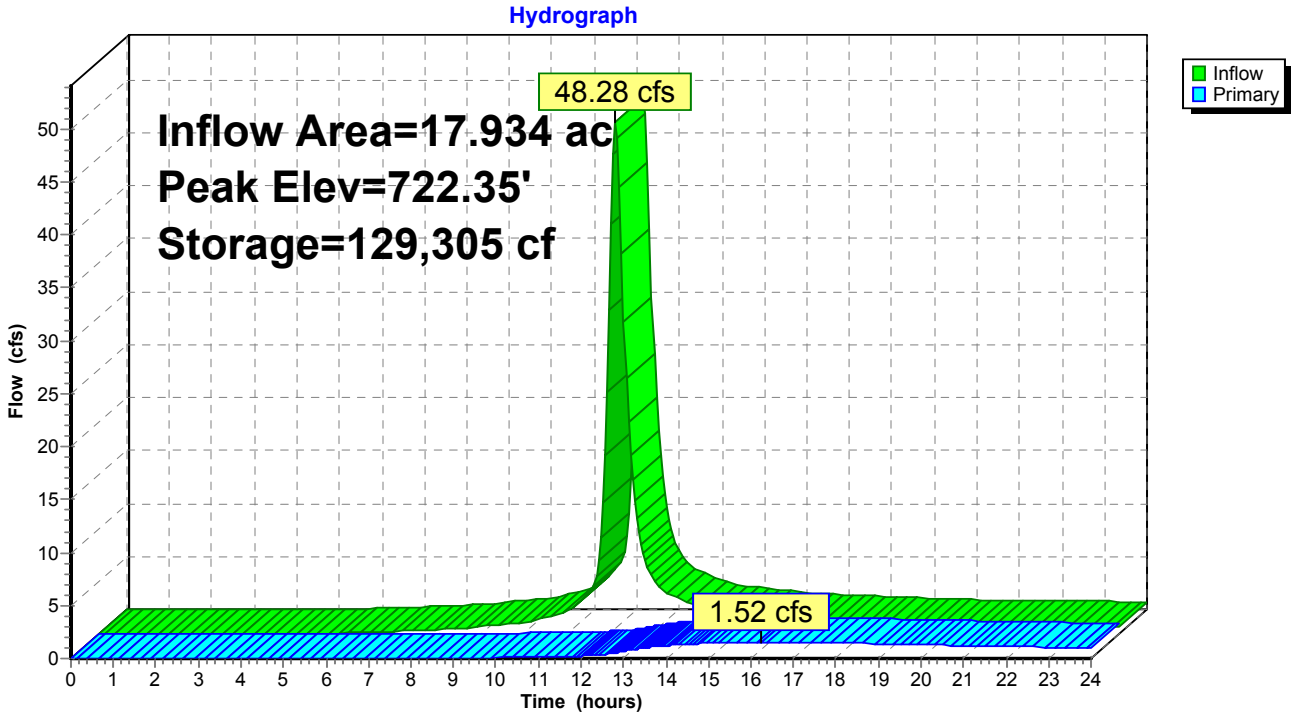
Volume	Invert	Avail.Storage	Storage Description
#1	719.00'	213,962 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
719.00	28,282	901.0	0	0	28,282
720.00	36,261	1,015.0	32,189	32,189	45,690
721.00	40,526	1,126.0	38,374	70,563	64,632
722.00	45,200	1,179.0	42,842	113,404	74,422
723.00	50,223	1,270.0	47,689	161,094	92,198
724.00	55,558	1,613.7	52,868	213,962	171,083

Device	Routing	Invert	Outlet Devices
#1	Primary	719.00'	**10.0" Round Culvert** L= 50.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 719.00' / 718.00' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	719.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	721.75'	**10.0" Vert. Orifice/Grate** C= 0.600
#4	Primary	723.60'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.52 cfs @ 16.22 hrs HW=722.35' (Free Discharge)
- **1=Culvert** (Passes 1.52 cfs of 3.97 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.42 cfs @ 8.64 fps)
  - **3=Orifice/Grate** (Orifice Controls 1.10 cfs @ 2.63 fps)
- **4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond SW: Southwest Pond

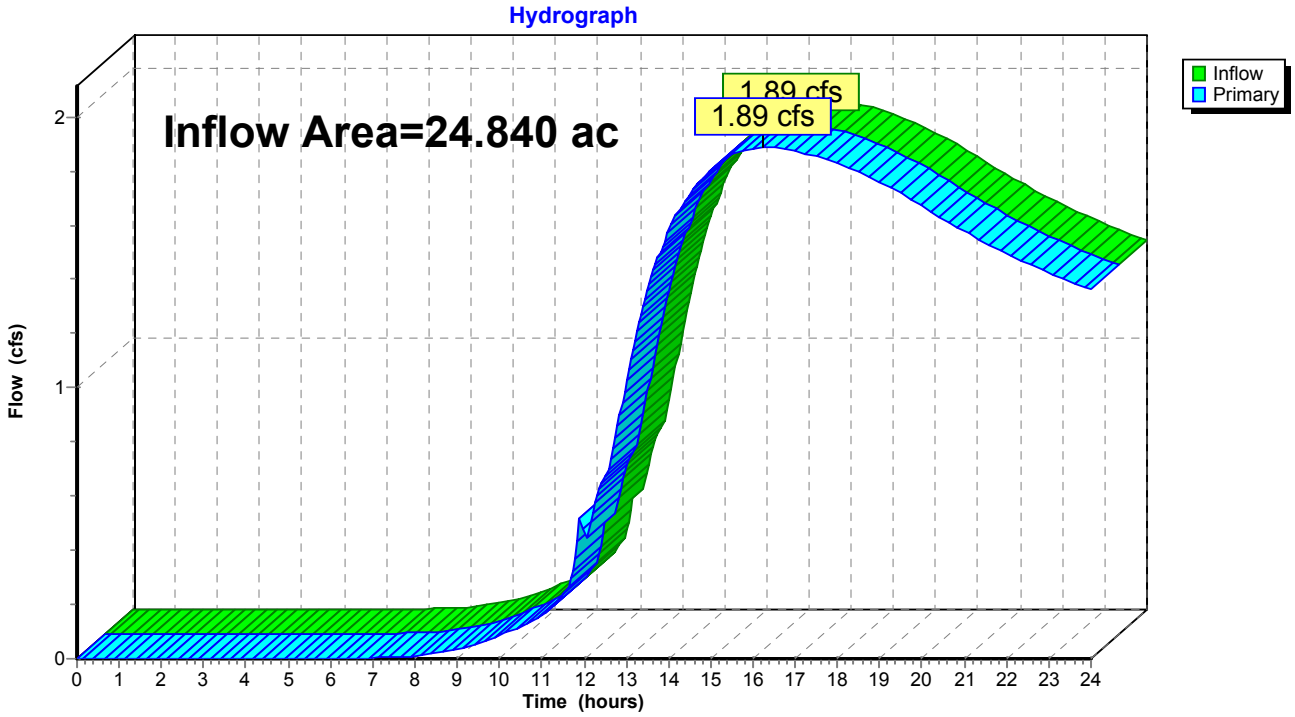


Summary for Link OUT: Offsite Discharge

Inflow Area = 24.840 ac, 60.29% Impervious, Inflow Depth > 0.77" for 10-year 24-hour event
Inflow = 1.89 cfs @ 16.25 hrs, Volume= 1.600 af
Primary = 1.89 cfs @ 16.25 hrs, Volume= 1.600 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link OUT: Offsite Discharge



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment N: North Runoff Area=6.832 ac 45.37% Impervious Runoff Depth>4.15"
Flow Length=509' Tc=33.1 min CN=85 Runoff=23.04 cfs 2.363 af

Subcatchment S: South Runoff Area=17.934 ac 66.22% Impervious Runoff Depth>4.70"
Flow Length=1,206' Tc=23.3 min CN=90 Runoff=82.64 cfs 7.021 af

Subcatchment U: Undetained Runoff Area=0.074 ac 0.00% Impervious Runoff Depth>3.08"
Flow Length=25' Slope=0.2500 '/' Tc=1.3 min CN=74 Runoff=0.45 cfs 0.019 af

Pond NW: Northwest Pond Peak Elev=724.10' Storage=72,878 cf Inflow=23.04 cfs 2.363 af
Outflow=1.29 cfs 0.743 af

Pond SW: Southwest Pond Peak Elev=723.79' Storage=202,302 cf Inflow=82.64 cfs 7.021 af
Outflow=5.89 cfs 3.598 af

Link OUT: Offsite Discharge Inflow=6.39 cfs 4.360 af
Primary=6.39 cfs 4.360 af

Total Runoff Area = 24.840 ac Runoff Volume = 9.403 af Average Runoff Depth = 4.54"
39.71% Pervious = 9.865 ac 60.29% Impervious = 14.975 ac

Summary for Subcatchment N: North

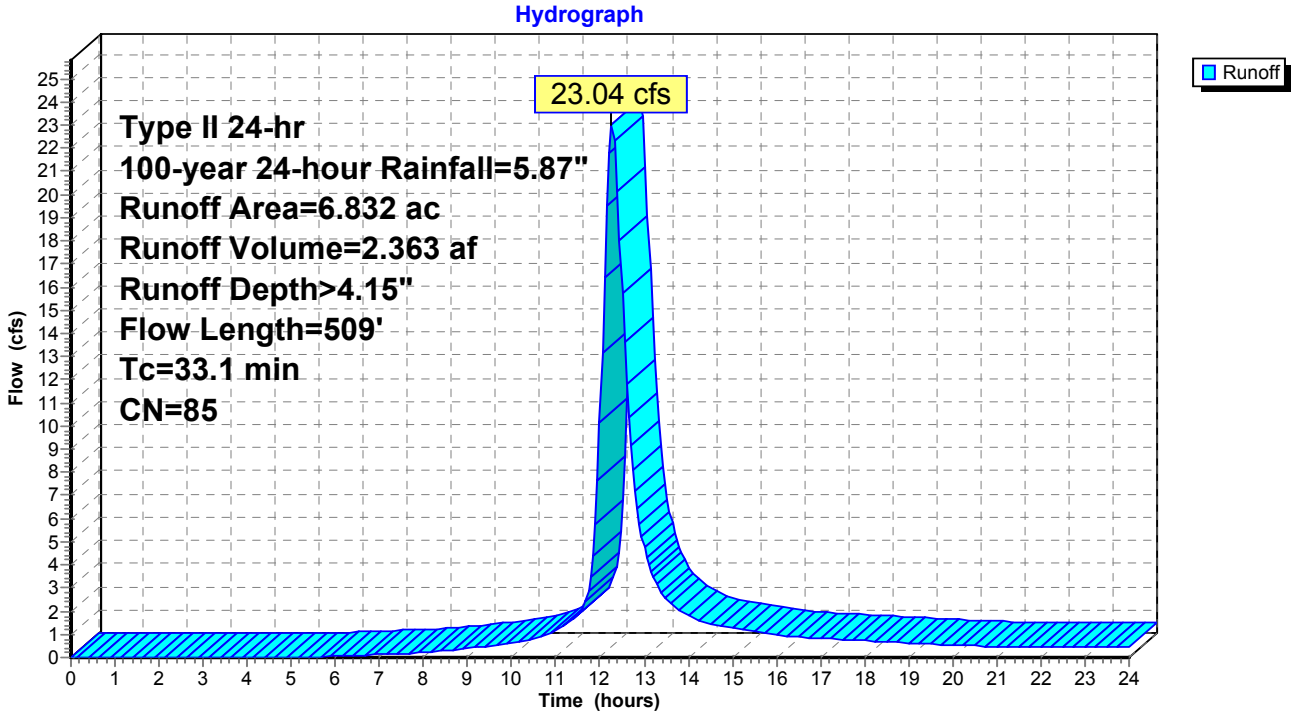
Runoff = 23.04 cfs @ 12.27 hrs, Volume= 2.363 af, Depth> 4.15"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
	3.732	74	>75% Grass cover, Good, HSG C
	1.565	98	Paved roads w/curbs & sewers, HSG C
*	1.200	98	Addition of Parking
*	0.335	98	Addition of Parking
	6.832	85	Weighted Average
	3.732		54.63% Pervious Area
	3.100		45.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
31.4	220	0.0167	0.12		**Sheet Flow, Grass** Grass: Dense n= 0.240 P2= 2.69"
1.0	100	0.0600	1.71		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
0.7	189	0.0200	4.28	21.41	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
33.1	509	Total			

Subcatchment N: North



Summary for Subcatchment S: South

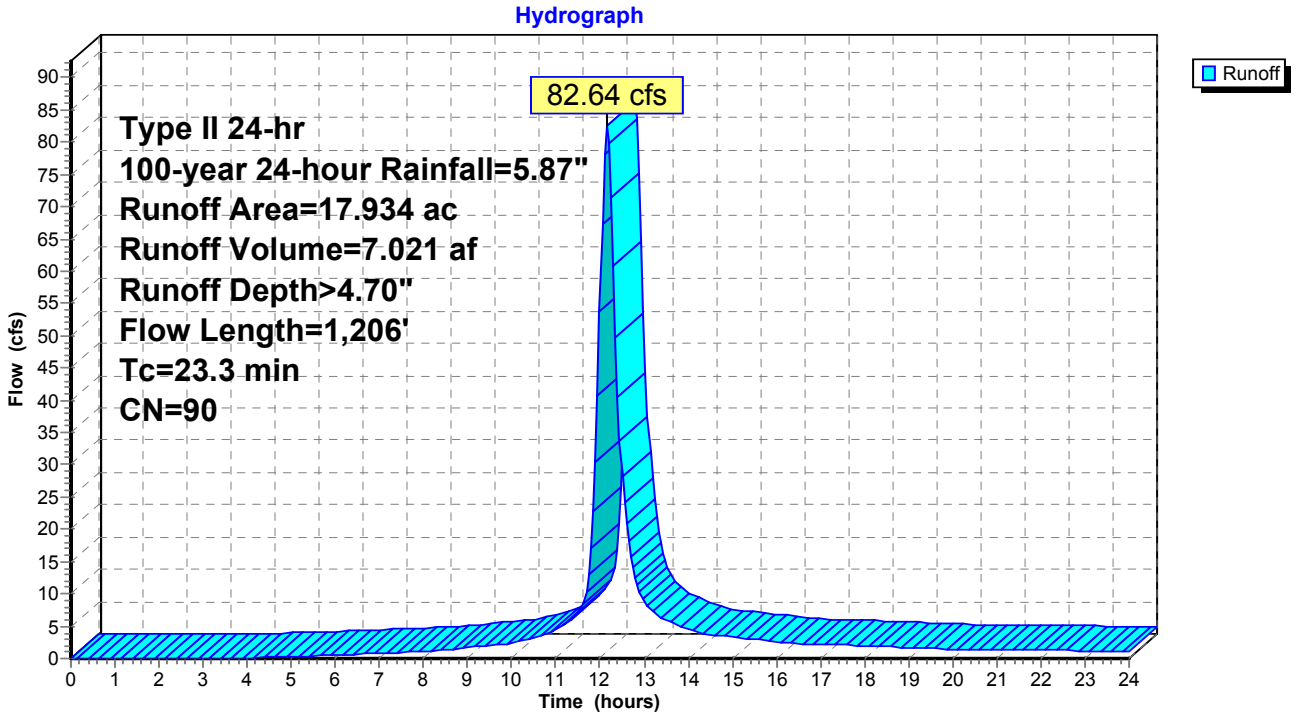
Runoff = 82.64 cfs @ 12.16 hrs, Volume= 7.021 af, Depth> 4.70"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
	6.059	74	>75% Grass cover, Good, HSG C
	9.812	98	Unconnected roofs, HSG C
	1.270	98	Water Surface, HSG C
*	0.793	98	Additional Pavement
	17.934	90	Weighted Average
	6.059		33.78% Pervious Area
	11.875		66.22% Impervious Area
	9.812		82.63% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.7	66	0.0500	1.67		**Sheet Flow, parking to grass** Smooth surfaces n= 0.011 P2= 2.69"
17.9	234	0.0300	0.22		**Sheet Flow, grass** Grass: Short n= 0.150 P2= 2.69"
3.1	29	0.0005	0.16		**Shallow Concentrated Flow, grass to ditch** Short Grass Pasture Kv= 7.0 fps
1.6	877	0.0900	9.09	45.43	**Channel Flow, ditch** Area= 5.0 sf Perim= 8.3' r= 0.60' n= 0.035 Earth, dense weeds
23.3	1,206	Total			

Subcatchment S: South



Summary for Subcatchment U: Undetained

[49] Hint: Tc<2dt may require smaller dt

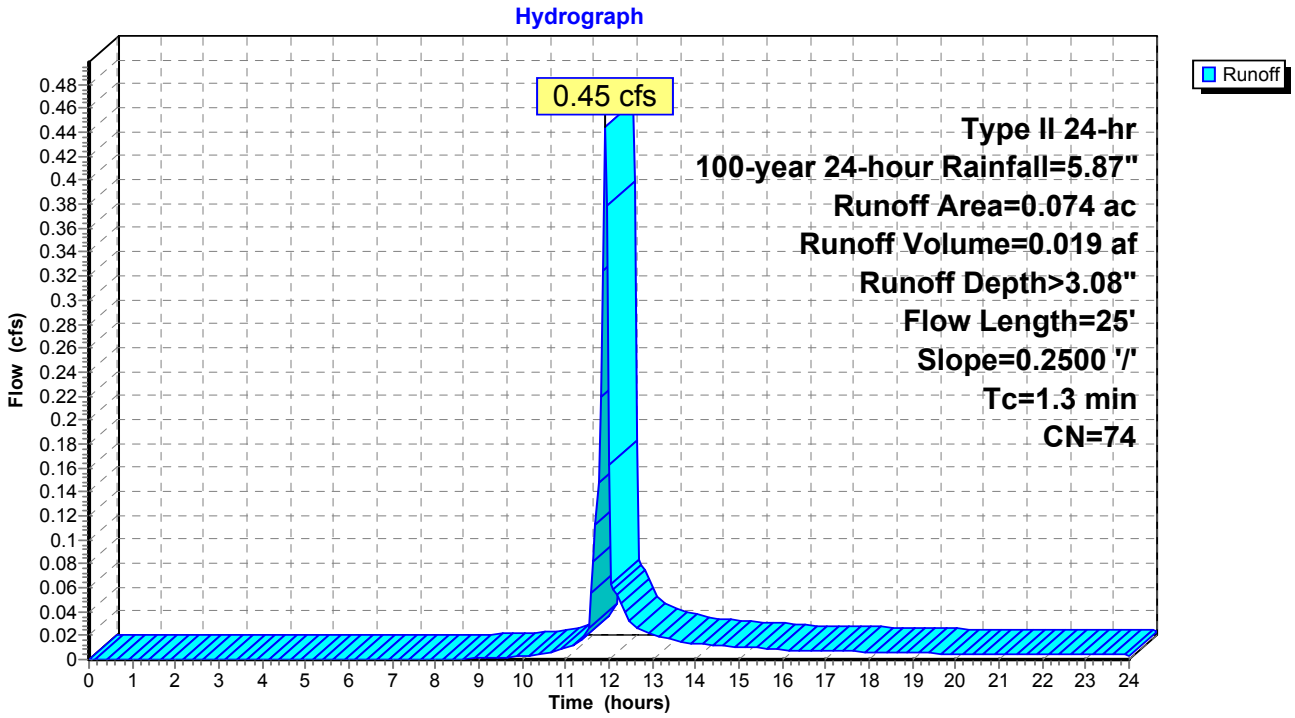
Runoff = 0.45 cfs @ 11.91 hrs, Volume= 0.019 af, Depth> 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-year 24-hour Rainfall=5.87"

	Area (ac)	CN	Description
*	0.074	74	Undetained
	0.074		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	25	0.2500	0.32		**Sheet Flow,** Grass: Short n= 0.150 P2= 2.69"

Subcatchment U: Undetained



Summary for Pond NW: Northwest Pond

Inflow Area = 6.832 ac, 45.37% Impervious, Inflow Depth > 4.15" for 100-year 24-hour event
Inflow = 23.04 cfs @ 12.27 hrs, Volume= 2.363 af
Outflow = 1.29 cfs @ 14.88 hrs, Volume= 0.743 af, Atten= 94%, Lag= 156.7 min
Primary = 1.29 cfs @ 14.88 hrs, Volume= 0.743 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 724.10' @ 14.88 hrs Surf.Area= 22,215 sf Storage= 72,878 cf

Plug-Flow detention time= 349.2 min calculated for 0.742 af (31% of inflow)
Center-of-Mass det. time= 217.6 min (1,036.5 - 818.9)

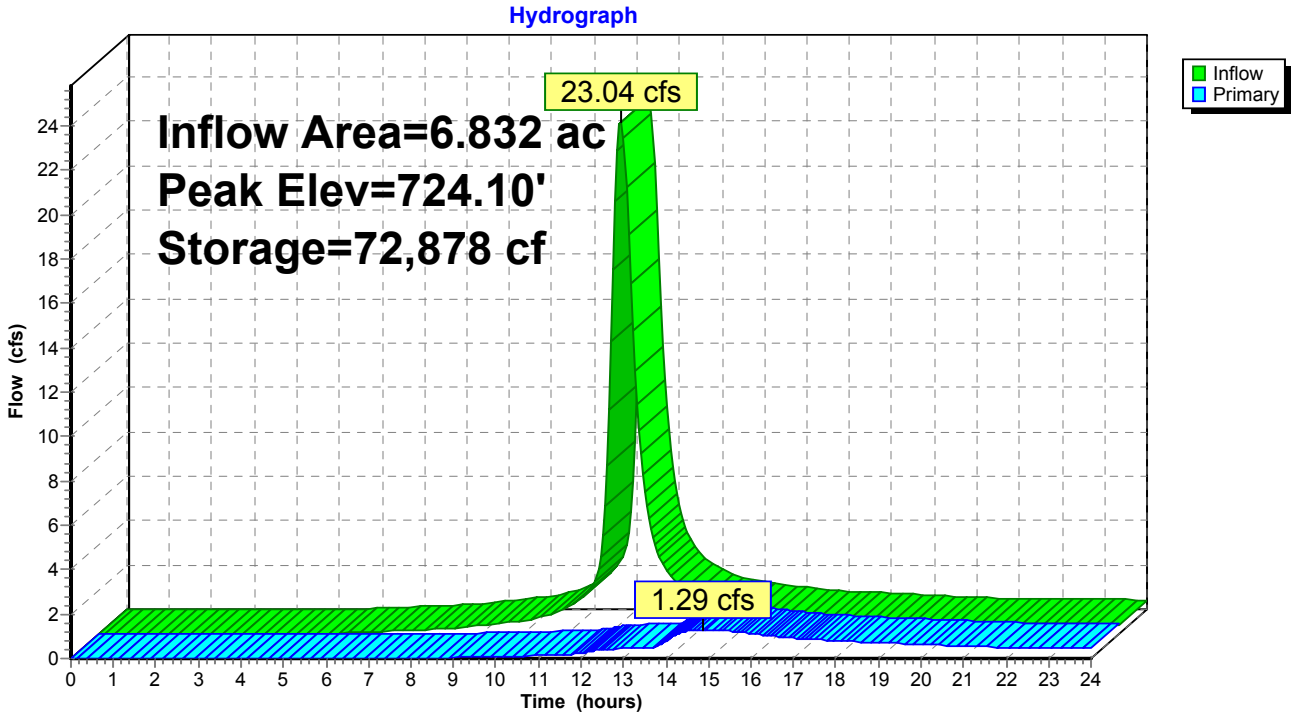
Volume	Invert	Avail.Storage	Storage Description
#1	720.00'	93,768 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
720.00	13,633	464.8	0	0	13,633
721.00	15,550	493.0	14,581	14,581	15,835
722.00	17,579	521.5	16,554	31,135	18,191
723.00	19,722	550.0	18,640	49,775	20,680
724.00	21,978	578.0	20,840	70,615	23,256
725.00	24,348	606.0	23,153	93,768	25,959

Device	Routing	Invert	Outlet Devices
#1	Primary	720.00'	**8.0" Round Culvert** L= 50.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 720.00' / 718.50' S= 0.0300 '/' Cc= 0.900 n= 0.013, Flow Area= 0.35 sf
#2	Device 1	720.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Primary	724.00'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.29 cfs @ 14.88 hrs HW=724.10' (Free Discharge)
- **1=Culvert** (Passes 0.47 cfs of 2.88 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.47 cfs @ 9.60 fps)
- **3=Broad-Crested Rectangular Weir** (Weir Controls 0.82 cfs @ 0.80 fps)

Pond NW: Northwest Pond



Summary for Pond SW: Southwest Pond

Inflow Area = 17.934 ac, 66.22% Impervious, Inflow Depth > 4.70" for 100-year 24-hour event
Inflow = 82.64 cfs @ 12.16 hrs, Volume= 7.021 af
Outflow = 5.89 cfs @ 13.50 hrs, Volume= 3.598 af, Atten= 93%, Lag= 80.6 min
Primary = 5.89 cfs @ 13.50 hrs, Volume= 3.598 af

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 723.79' @ 13.50 hrs Surf.Area= 54,404 sf Storage= 202,302 cf

Plug-Flow detention time= 352.3 min calculated for 3.590 af (51% of inflow)
Center-of-Mass det. time= 241.4 min (1,036.5 - 795.2)

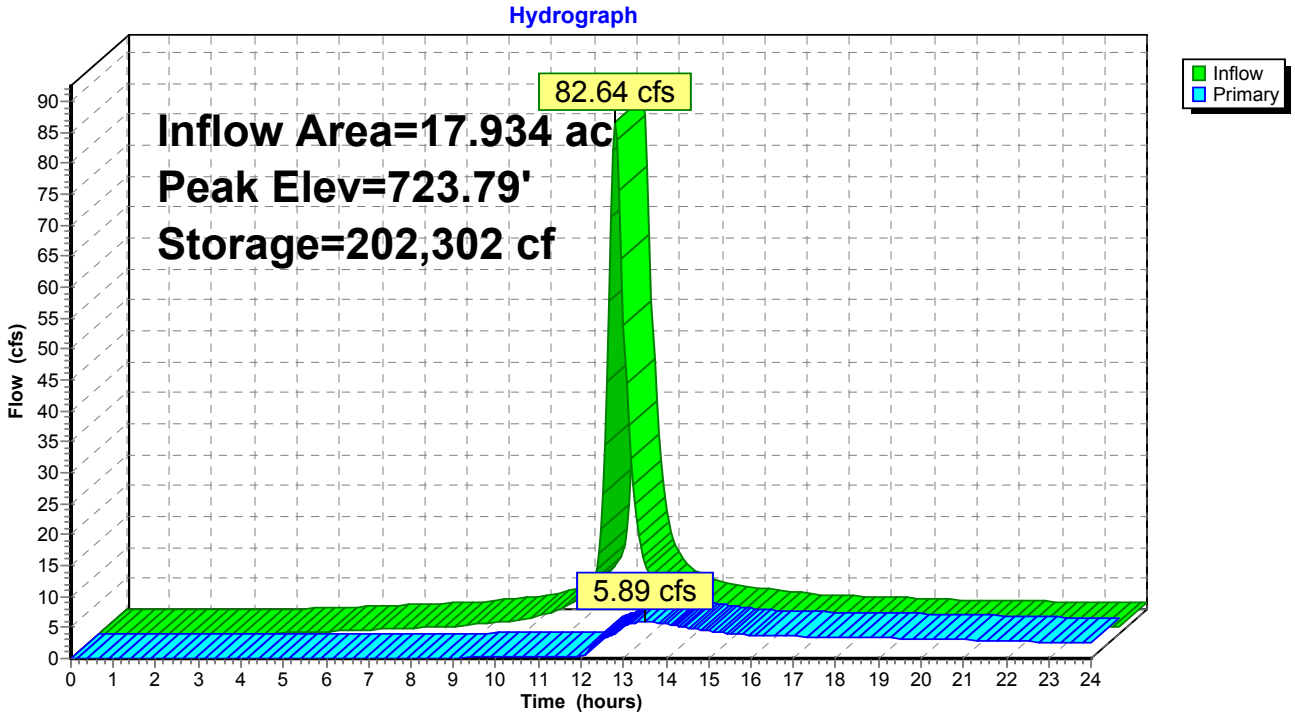
Volume	Invert	Avail.Storage	Storage Description
#1	719.00'	213,962 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
719.00	28,282	901.0	0	0	28,282
720.00	36,261	1,015.0	32,189	32,189	45,690
721.00	40,526	1,126.0	38,374	70,563	64,632
722.00	45,200	1,179.0	42,842	113,404	74,422
723.00	50,223	1,270.0	47,689	161,094	92,198
724.00	55,558	1,613.7	52,868	213,962	171,083

Device	Routing	Invert	Outlet Devices
#1	Primary	719.00'	**10.0" Round Culvert** L= 50.0' CMP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 719.00' / 718.00' S= 0.0200 '/' Cc= 0.900 n= 0.013, Flow Area= 0.55 sf
#2	Device 1	719.00'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	721.75'	**10.0" Vert. Orifice/Grate** C= 0.600
#4	Primary	723.60'	**10.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=5.88 cfs @ 13.50 hrs HW=723.79' (Free Discharge)
- **1=Culvert** (Passes 3.85 cfs of 4.84 cfs potential flow)
  - **2=Orifice/Grate** (Orifice Controls 0.51 cfs @ 10.40 fps)
  - **3=Orifice/Grate** (Orifice Controls 3.34 cfs @ 6.13 fps)
- **4=Broad-Crested Rectangular Weir** (Weir Controls 2.03 cfs @ 1.08 fps)

Pond SW: Southwest Pond

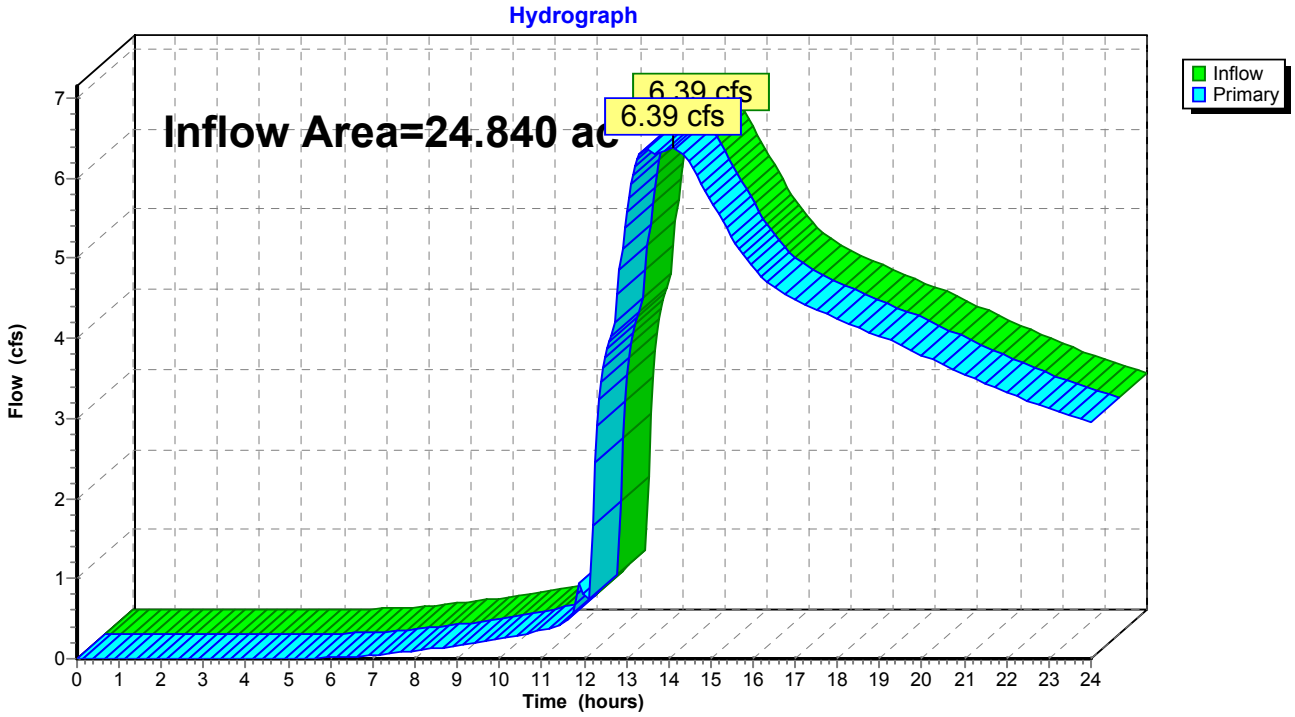


Summary for Link OUT: Offsite Discharge

Inflow Area = 24.840 ac, 60.29% Impervious, Inflow Depth > 2.11" for 100-year 24-hour event
Inflow = 6.39 cfs @ 14.11 hrs, Volume= 4.360 af
Primary = 6.39 cfs @ 14.11 hrs, Volume= 4.360 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

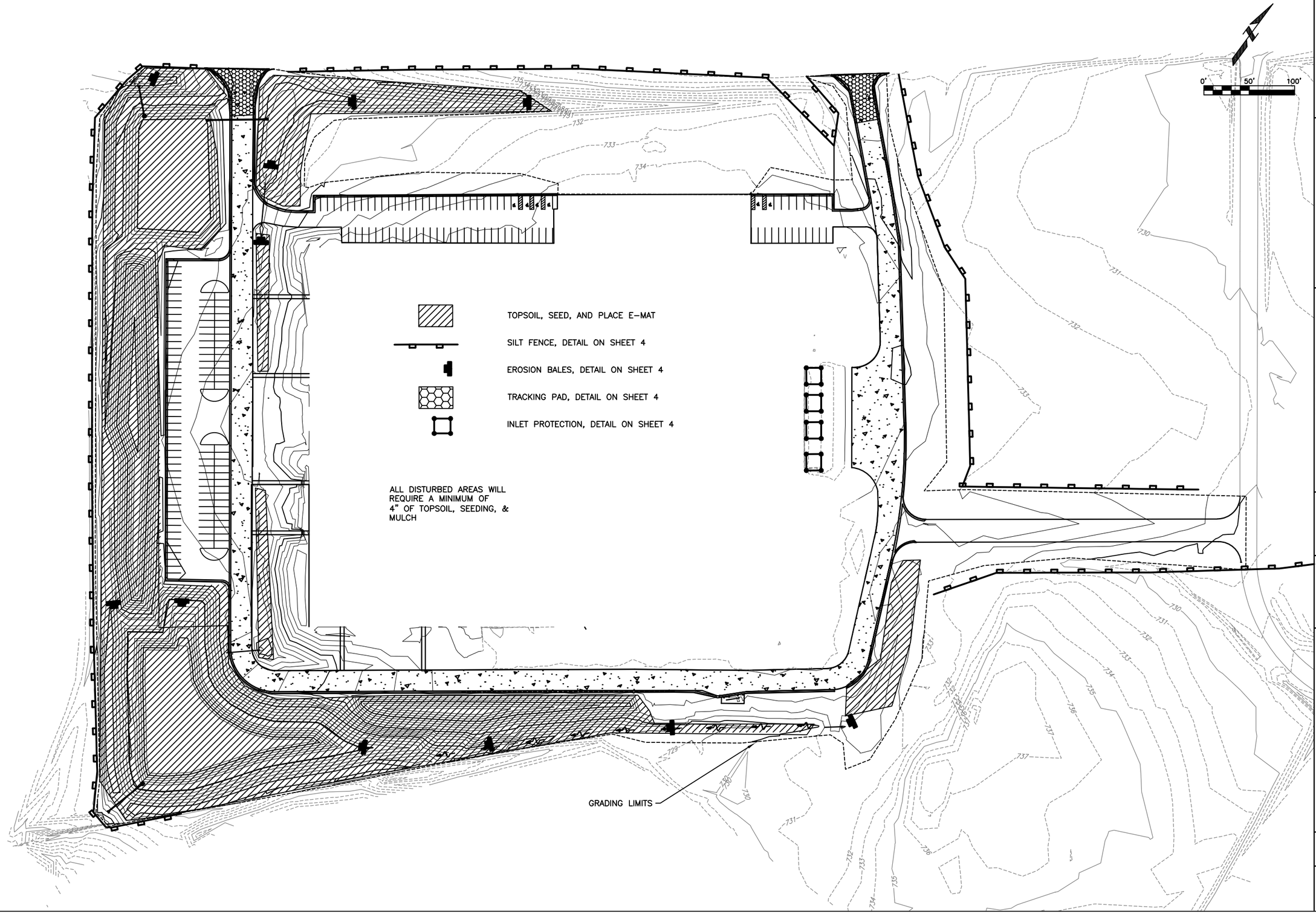
Link OUT: Offsite Discharge



Appendix E

Grading and Erosion Control Plan

Clark Dietz
ENGINEERS



Clark Dietz
ENGINEERS
DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY: KKR
DRAWN BY: BLF
CHECKED BY: KKR
DATE CHECKED: 7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

DRAWING TITLE
EROSION CONTROL PLAN

DRAWING No.
8
DWG. 8 OF 12 DWGS.

PLOT DATE 9/9/2016 7:39 AM
P:\A0980010_ARCOA GROUP - WILMOT ROAD 9201 - ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\EROSION CONTROL PLAN.DWG BRANDON L. FLUNKER SAVE TIME 9/8/2016 5:26:49 PM

Appendix F

Water Quality

Clark Dietz
ENGINEERS

SLAMM for Windows Version 10.2.0
(c) Copyright Robert Pitt and John Voorhees 2012
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Data file name: P:\A0980010_Arcoa Group - Wilmot Road 9201 - Engin\Stormwater\Stormwater Management Plan Documents\Appendix F\Modeling\ARCOA WILMOT Revision 1.mdb
Data file description:
Rain file name: C:\Program Files (x86)\WinSLAMM v10\Rain Files\WisReg - Milwaukee WI 1969.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Start of Winter Season: 12/02 End of Winter Season: 03/12
Model Run Start Date: 01/05/69 Model Run End Date: 12/31/69
Date of run: 09-08-2016 Time of run: 16:57:15
Total Area Modeled (acres): 24.551
Years in Model Run: 0.99

	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction	Runoff Volume (cu ft)	Percent Runoff Volume Reduction
Total of all Land Uses without Controls:	128.2	1046	-	130641	-
Outfall Total with Controls:	19.44	133.6	87.23%	110052	15.76%
Annualized Total After Outfall Controls:	135.4			111581	

Data File: P:\A0980010_Arcoa Group - Wilmot Road 9201 - Engin\Stormwater\Stormwater Managem
Rain File: WisReg - Milwaukee WI 1969.RAN
Date: 09-08-16 Time: 4:57:02 PM
Site Description:

Col. #:			
	Control Practice No.		1
2	Control Practice Type	Wet Detention Pond	
3	Control Practice Name or Location	DS Wet Pond # 1	
4	Total Inflow Volume (cf)		99347
5	Total Outflow Volume (cf)		99196
6	Percent Volume Reduction		0.152
7	Total Influent Load (lbs)		692.1
8	Total Effluent Load (lbs)		20.12
9	Percent Load Reduction		97.09
10	Flow Weighted Influent Conc (mg/L)		111.6
11	Flow Weighted Effluent Conc (mg/L)		3.249
12	Percent Conc. Reduction		97.088
13	Influent Median Part. Size (microns)		7.8
14	Effluent Median Part. Size (microns)		0.55
15	Notes	No Pond Overflows	
16	Maximum Flushing Ratio		0.2
17	Maximum Peak Reduction Factor		0.96
18	Maximum Stage (ft)		5.75
19	Hydraulic Volume Out (cf)		99196
20	Minimum Volume (cf)		107899
21	% Device Volume Full		
22	Bypass Volume (cf)		
23	Treated Volume (cf)		
24	Number of Cartridges		
25	Days Dry (days)		
26	Percent of Clogging Factor		
27	Maximum Surface Ponding Time (hrs)		
28	Maximum Subsurface Ponding Time (hrs)		
29	Volume Infiltrated (cf)		
30	Underdrain Discharge Vol. (cf)		
31	Evapo- Transpir. Vol. (cf)		
32	Minimum Soil Moist. (frac)		
33	Surface Discharge Bypass Vol. (cf)		
34	Evap. Vol. (cf)		
35	Volume Supplemtl. Irrig.(cf)		
36	Final Surface Infiltration Rate (in/hr)		
37	Final Loading (lb/sf)		
38	Maximum Velocity (ft/s)		

39	Surface Ponding Events >72 hrs (Count)	
40	Number of Tank Overflows (Count)	
41	Number of Tank Height Exceedances	
42	Bypass Volume (cf)	
43	Bypass Conc. (mg/L)	
44	Bypass Mass (lbs)	
45	Overflow Volume (cf)	
46	Overflow Conc. (mg/L)	
47	Overflow Mass (lbs)	
48	Cartridge Flow Volume (cf)	
49	Cartridge Effluent Conc. (mg/L)	
50	Cartridge Effluent Mass (lbs)	
51	Final Sump Sediment Depth (ft)	
52	Average Cleaning Frequency (yrs)	
53	Cartridge Particulate Removal Efficiency-%	
54	Residence Time in Media (hrs)	
55	Max. Filter Number	
56	Max. Filter Treatment Goal mg/L or %	
57		
58		
59		
60		
61	Runoff Producing Events/ Ttl. Rains	42/93

ıent Plan Documents\Appendix F\Modeling\ARCOA WILMOT Revision 1.mdb

	2	3
Wet Detention Pond		Grass Swales
DS Wet Pond # 2		DS Grass Swales # 5
	12261	31294
	10858	12261
	11.44	60.82
	117.4	353.7
	113.5	117.4
	3.322	66.81
	153.4	181
	167.4	153.4
	-9.084	15.252
	6.27	7.8
	0.82	6.27
No Pond Overflows		
	5	
	0.9	
	0.46	0.43
	10858	
	1372	
		12261
		19033
		0.22

Wet Detention Control Device

Pond Number 1

Drainage System Control Practice

Select Particle Size Distribution File

Not needed - calculated by program

Initial Stage Elevation (ft): 5.00

Peak to Average Flow Ratio: 3.80

Maximum Inflow into Pond (cfs) Enter 0 or leave blank for no limit:

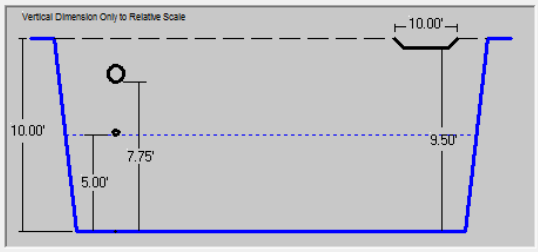
Copy Pond Data | Paste Pond Data

Enter fraction (greater than 0) that you want to modify all pond areas by and then select 'Modify Pond Areas' button: 0.00

Modify Pond Areas

	Stage (ft)	Area (acres)	Cumulative Volume (ac-ft)
0	0.00	0.0000	0.000
1	0.01	0.3566	0.002
2	1.00	0.4070	0.380
3	2.00	0.4620	0.814
4	3.00	0.5210	1.306
5	4.00	0.5830	1.858
6	5.00	0.6490	2.474
7	6.00	0.8320	3.214
8	7.00	0.9300	4.095
9	8.00	1.0370	5.079
10	9.00	1.1500	6.172
11	10.00	1.2700	7.382
12			
13			
14			
15			
16			
17			

Recalculate Cumulative Volume



Delete Pond | Cancel | Continue

Control Practice # : 1 | CP Index # : 1

Add **Sharp Crested Weir**

Weir Length (ft)	
Height from datum to bottom of weir opening (ft)	

Add **V-Notch Weir**

Weir Angle (<180 degrees)	
Height from datum to bottom of weir opening (ft)	
Number of V-Notch weirs	

Remove **Orifice Set 1**

Orifice Diameter (ft)	0.25
Invert elevation above datum (ft)	5.00
Number of orifices in set	1

Remove **Orifice Set 2**

Orifice Diameter (ft)	0.83
Invert elevation above datum (ft)	7.75
Number of orifices in set	1

Add **Orifice Set 3**

Orifice Diameter (ft)	
Invert elevation above datum (ft)	
Number of orifices in set	

Add **Stone Weeper**

Width at bottom of weeper (ft)	
Weeper side slope (_H:1V)	
Upstream side slope (_H:1V)	
Downstream side slope (_H:1V)	
Horizontal flow path length at top of weeper (ft)	
Average rock diameter (ft)	
Distance from bottom to top of weeper (ft)	
Height from datum to bottom of weeper (ft)	

Add **Vertical Stand Pipe**

Pipe diameter (ft)	
Height above datum (ft)	

Add | Add

Month	Evaporation (in/day)	Water Withdraw Rate (ac-ft/day)
Jan	0.00	0.000
Feb	0.00	0.000
Mar	0.00	0.000
Apr	0.00	0.000
May	0.00	0.000
Jun	0.00	0.000
Jul	0.00	0.000
Aug	0.00	0.000
Sep	0.00	0.000
Oct	0.00	0.000
Nov	0.00	0.000
Dec	0.00	0.000

Add | Add

Stage (ft)	Natural Seepage Rate (in/hr)	Other Outflow Rate (cfs)
0.00	0.00	0.000
0.01	0.00	0.000
1.00	0.00	0.000
2.00	0.00	0.000
3.00	0.00	0.000
4.00	0.00	0.000
5.00	0.00	0.000

Remove **Broad Crested Weir (Required)**

Weir crest length (ft)	10.00
Weir crest width (ft)	10.00
Height from datum to bottom of weir opening (ft)	9.50

Add **Seepage Basin**

Infiltration rate (in/hr)	
Width of device (ft)	
Length of device (ft)	
Invert elevation of seepage basin inlet above datum (ft)	

Wet Detention Control Device

Pond Number 2

Drainage System Control Practice

Select Particle Size Distribution File

Not needed - calculated by program

Initial Stage Elevation (ft):

Peak to Average Flow Ratio: 3.80

Maximum Inflow into Pond (cfs) Enter 0 or leave blank for no limit:

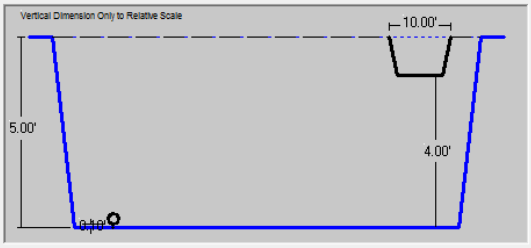
Copy Pond Data | Paste Pond Data

Enter fraction (greater than 0) that you want to modify all pond areas by and then select 'Modify Pond Areas' button: 0.00

Modify Pond Areas

	Stage (ft)	Area (acres)	Cumulative Volume (ac-ft)
0	0.00	0.0000	0.000
1	0.01	0.3130	0.002
2	1.00	0.3570	0.333
3	2.00	0.4000	0.712
4	3.00	0.4520	1.138
5	4.00	0.5040	1.616
6	5.00	0.5590	2.147
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			

Recalculate Cumulative Volume



Delete Pond | Cancel | Continue

Control Practice # : 2 | CP Index # : 2

Add **Sharp Crested Weir**

Weir Length (ft)	
Height from datum to bottom of weir opening (ft)	

Add **V-Notch Weir**

Weir Angle (<180 degrees)	
Height from datum to bottom of weir opening (ft)	
Number of V-Notch weirs	

Remove **Orifice Set 1**

Orifice Diameter (ft)	0.25
Invert elevation above datum (ft)	0.10
Number of orifices in set	1

Add **Orifice Set 2**

Orifice Diameter (ft)	
Invert elevation above datum (ft)	
Number of orifices in set	

Add **Orifice Set 3**

Orifice Diameter (ft)	
Invert elevation above datum (ft)	
Number of orifices in set	

Add **Stone Weeper**

Width at bottom of weeper (ft)	
Weeper side slope (_H:1V)	
Upstream side slope (_H:1V)	
Downstream side slope (_H:1V)	
Horizontal flow path length at top of weeper (ft)	
Average rock diameter (ft)	
Distance from bottom to top of weeper (ft)	
Height from datum to bottom of weeper (ft)	

Add **Vertical Stand Pipe**

Pipe diameter (ft)	
Height above datum (ft)	

Add | Add

Month	Evaporation (in/day)	Water Withdraw Rate (ac-ft/day)
Jan	0.00	0.000
Feb	0.00	0.000
Mar	0.00	0.000
Apr	0.00	0.000
May	0.00	0.000
Jun	0.00	0.000
Jul	0.00	0.000
Aug	0.00	0.000
Sep	0.00	0.000
Oct	0.00	0.000
Nov	0.00	0.000
Dec	0.00	0.000

Add | Add

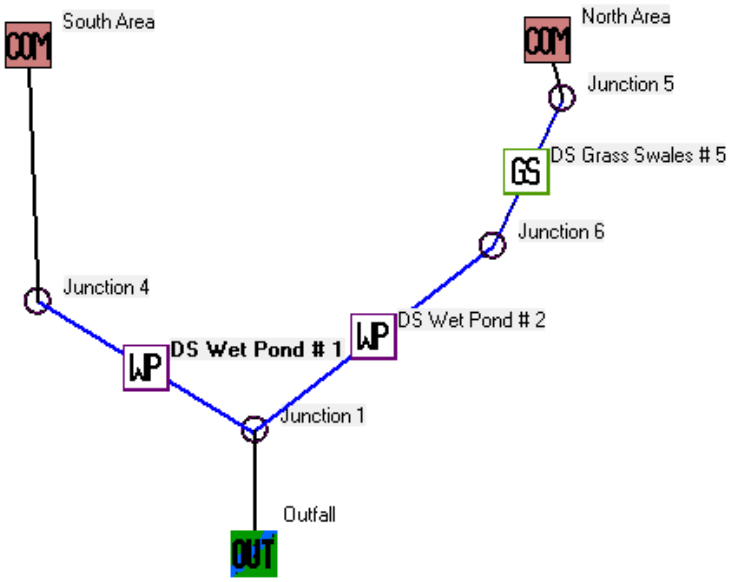
Stage (ft)	Natural Seepage Rate (in/hr)	Other Outflow Rate (cfs)
0.00	0.00	0.000
0.01	0.00	0.000
1.00	0.00	0.000
2.00	0.00	0.000
3.00	0.00	0.000
4.00	0.00	0.000
5.00	0.00	0.000

Remove **Broad Crested Weir (Required)**

Weir crest length (ft)	10.00
Weir crest width (ft)	10.00
Height from datum to bottom of weir opening (ft)	4.00

Add **Seepage Basin**

Infiltration rate (in/hr)	
Width of device (ft)	
Length of device (ft)	
Invert elevation of seepage basin inlet above datum (ft)	



Grass Swales

Drainage System Control Practice **Grass Swale Number 1**

Grass Swale Data	
Total Drainage Area (ac)	5.881
Fraction of Drainage Area Served by Swales (0-1)	1.00
Swale Density (ft/ac)	249.45
Total Swale Length (ft)	1467
Average Swale Length to Outlet (ft)	183
Typical Bottom Width (ft)	4.0
Typical Swale Side Slope (__ ft H : 1 ft V)	4.0
Typical Longitudinal Slope (ft/ft, V/H)	0.010
Swale Retardance Factor	C
Typical Grass Height (in)	6.0
Swale Dynamic Infiltration Rate (in/hr)	0.150
Typical Swale Depth (ft) for Cost Analysis (Optional)	0.0

Select infiltration rate by soil type

- Sand - 4 in/hr
- Loamy sand - 1.25 in/hr
- Sandy loam - 0.5 in/hr
- Loam - 0.25 in/hr
- Silt loam - 0.15 in/hr
- Sandy clay loam - 0.1 in/hr
- Clay loam - 0.05 in/hr
- Silty clay loam - 0.025 in/hr
- Sandy clay - 0.025 in/hr
- Silty clay - 0.02 in/hr
- Clay - 0.01 in/hr

☑ Use Total Swale Length Instead of Swale Density for Infiltration Calculations

Total area served by swales (acres): 5.881

Total area (acres): 5.881

Select Particle Size Distribution File

Particle Size Distribution File Name

Not needed - calculated by program

View Retardance Table

Select Swale Density by Land Use

- Low density residential - 240 ft/ac
- Medium density residential - 350 ft/ac
- High density residential - 375 ft/ac
- Strip commercial - 410 ft/ac
- Shopping center - 90 ft/ac
- Industrial - 260 ft/ac
- Freeways (shoulder only) - 480 ft/ac
- Freeways (center and shoulder) - 540 ft/ac

Copy Swale Data | Paste Swale Data | Delete | Cancel | Continue

Control Practice # : 3 | CP Index # : 3

Appendix G

Maintenance Exhibits

Clark Dietz
ENGINEERS

EXHIBIT B

The property owner(s) has chosen to install a **Storm Water Detention Basin BMP(s)** as on-site control measure(s) to reduce pollutants in urban runoff, and will install the BMP(s) in accordance with the plans and specifications. Said BMP(s) are private facilities with all inspection, maintenance or replacement of failed facilities being the sole responsibility of the owner. The owner is aware that periodic and continuous maintenance is required to keep the BMP(s) in good working condition & operating at peak performance, therefore maintenance and inspections shall include, but not be limited to, the following:

Activity	Schedule
• Do not use fertilizers and pesticides on or in BMP's. Minimize use of fertilizers and pesticides on the remainder of the property. When used, use phosphorus free fertilizers. • Remove trash & debris from the BMP and conveyance structures, inlets, & outlets.	As Observed
• Repair/stabilize erosion on berms or dams with the appropriate BMP. Repair scour holes at inlets/outlets. • Remove clogs or blockages in piping/inlets/outlets. Check for missing or damaged clean outs & caps, orifice caps, weir plates, etc. • Remove unauthorized plant or tree growth if it will interfere with access, maintenance or BMP function. • Treat pond for and remove excessive algae growth. (Obtain permits if required for any products or chemicals used.) • Inspect and ensure that the BMP & storm water conveyance system is functioning properly. (e.g. Remove and replace/repair: Pipes, culverts, inlets, curbs, headwalls, endwalls, rip rap, outlets, manholes, berms, emergency overflows, vegetative cover and other appurtenances to maintain a properly functioning and safe storm water system as originally designed. • Inspect and ensure pond safety shelves are in place as originally designed.	Inspect Annually
• Remove and legally dispose of accumulated sediment when the depth of water between the sediment and the permanent pool elevation is reduced to 3 feet at any single point. • Remove trees, destroy rodents burrows on dams or berms intended to hold impoundments of water that could cause a breach.	As needed maintenance.

Wet Detention Pond Inspection Form

Project Location: _____ Inspection Date: _____

BMP Location: _____ BMP Identifier: _____

Pond Surface Design Elevation:_____ Pond Bottom Design Elevation:_____

Code Key (For multiple BMPs)

N/A = Not Applicable	M = Monitor (potential for future problem)
NP = Not a Problem	WN = Work Needed

INFLOW POINTS

Assessment	Code	Comments
Obstruction: vegetation/debris/sediment		
Erosion/undercutting		
Displacement of fabric/rip rap		
Pipe Condition		
Other		

FOREBAY

Assessment	Code	Comments
Sediment/ debris accumulation		
Side slope erosion		
Invasive vegetation		
Other		

VEGETATED SHELF / MAIN TREATMENT AREA

Assessment	Code	Comments
Visible pollution / muddiness		
Sediment / debris accumulation		
Plants are dead, diseased, or dying		
Vegetation length (too short/too long)		
Bare soil / erosive gullies		
Algae cover (estimate %)		
Invasive vegetation (estimate %)		
Other		

EMBANKMENT

Assessment	Code	Comments
Erosion and/or loss of dam material		
Shrubs / trees present		
Animal burrows		
Soft spots or boggy areas		
Other		

OUTLET DEVICE

Assessment	Code	Comments
Obstruction: vegetation / debris / sediment		
Erosion/undercutting		
Joint failure / loss of joint material		
Leaking device		
Other		

MISCELLANEOUS

Assessment	Code	Comments
Trash/debris		
Access		
Vandalism		
Fence Condition (if applicable)		
Fish/ wildlife observations		
Signage (if applicable)		
Other		

PHOTOGRAPHS

Attach color digital photographs of the site and structural BMPs including a caption describing each photo.

ADDITIONAL COMMENTS

_____

_____

_____

_____

_____

_____

Clark Dietz, Inc.
625 57th St Floor 6
Kenosha, WI 53140

Ph: 262-657-1550

www.clarkdietz.com

Clark Dietz
ENGINEERS

WILMOT ROAD (C.T.H.C)

(PUBLIC STREET - WIDTH VARIES)

2ND FLOOR VACANT 100%
1ST FLOOR VACANT 50%

(62) CAR PARKING STALLS

(22) CAR PARKING STALLS

2-STORY OFFICE

VACANT

VACANT

EXISTING CONCRETE BLOCK & BRICK FACILITY

PATIO

135'-0"

NEW LANDSCAPED BERM

(90) CAR PARKING STALLS

LOADING DOCKS

INTERIOR DOCKS

(10) EXTERIOR DOCKS

WAREHOUSE ±306,285 SQ.FT.

WAREHOUSE OFFICE ±821 SQ.FT.

CENTER OFFICE

INTERIOR DOCKS

CANOPY TO BE REMOVED

SHED TO BE REMOVED

TRAILER STORAGE

NEW LANDSCAPED BERM

EXISTING WATER TOWER

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

NORTH/SOUTH PRIVATE ROAD

FUTURE DEVELOPMENT

EXISTING FIRE HOUSE

30'-0"

EAST/WEST ACCESS DRIVE

FUTURE DEVELOPMENT

88TH AVENUE

Zoning Ordinance for the Village of Pleasant Prairie, WI
Kenosha County

§ 420-50 Minimum off-street parking spaces required.

The minimum number of off-street parking spaces shall be as follows:

Manufacturing: 5 spaces plus 1 space per employee on the largest shift.

Warehouse/distribution centers: 1 space for every 2 employees during any 12-hour period

PARKING PROVIDED:
205 CAR PARKING SPACES PROVIDED
118 FUTURE PARKING SPACES PROVIDED

SITE PLAN: 0 30 60 120 FEET

PLAN NORTH

EXHIBIT C

PROPOSED DEVELOPMENT

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

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JULY 25, 2016 #15308

Cornerstone Architects Ltd.

WILMOT ROAD (C.T.H.C)

2ND FLOOR VACANT 100%
1ST FLOOR VACANT 50%

(62) CAR PARKING STALLS

(22) CAR PARKING STALLS

2-STORY OFFICE

VACANT

VACANT

stormwater drainage, retention basin, access and maintenance easement

EXISTING CONCRETE BLOCK & BRICK FACILITY

PATIO

LOADING DOCKS

INTERIOR DOCKS

(10) EXTERIOR DOCKS

WAREHOUSE ±306,285 SQ.FT.

WAREHOUSE OFFICE ±821 SQ.FT.

CENTER OFFICE

INTERIOR DOCKS

TRAILER STORAGE

20' access and maintenance easement

NEW LANDSCAPED BERM

stormwater drainage, retention basin, access and maintenance easement

NEW LANDSCAPED BERM

(90) CAR PARKING STALLS

20' watermain, access and maintenance easement

20' access and maintenance easement

20' watermain, access and maintenance easement

EXISTING WATER TOWER

20' watermain, access and maintenance easement

20', access and maintenance easement

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

40' access and maintenance easement

NORTH/SOUTH PRIVATE ROAD

FUTURE DEVELOPMENT

EXISTING FIRE HOUSE

EAST/WEST ACCESS DRIVE
20' access and maintenance easement

40' access and maintenance easement

88TH AVENUE

EASEMENT PLAN: 0 30 60 120 FEET

PLAN NORTH

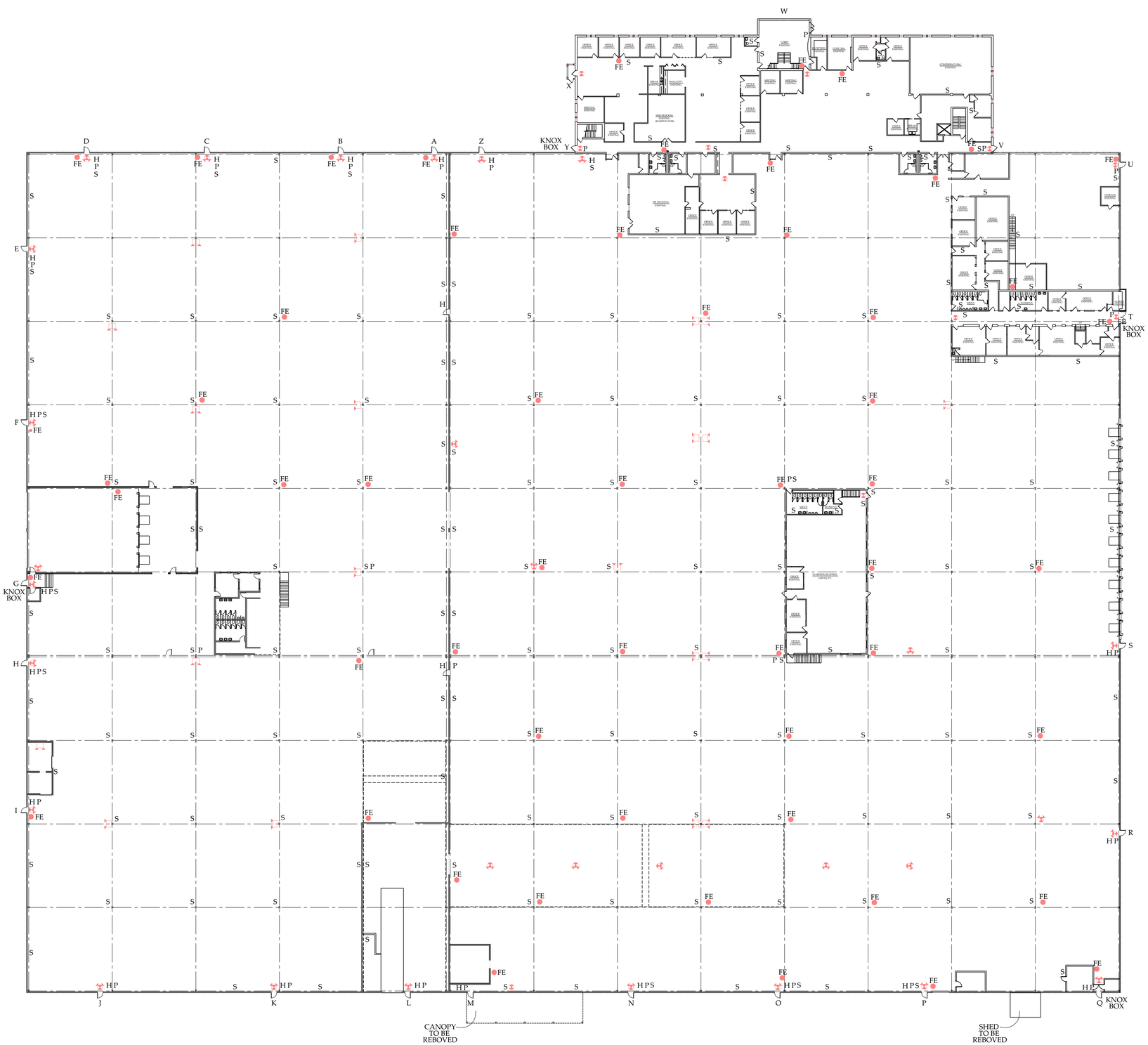
PROPOSED EASEMENTS

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

©CORNERSTONE ARCHITECTS LTD. 2016

JULY 25, 2016 #15308

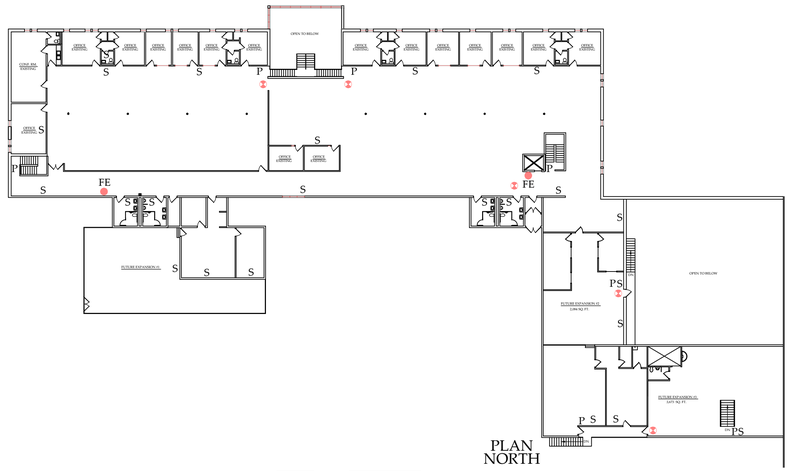
Cornerstone Architects Ltd.



FIRST FLOOR PLAN:

0 20 40 80 FEET

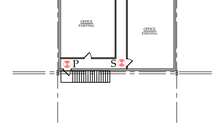
PLAN NORTH



SECOND FLOOR PLAN:

0 20 40 80 FEET

PLAN NORTH



SECOND FLOOR PLAN:

0 20 40 80 FEET

PLAN NORTH

SYMBOLS KEY:

FE = FIRE EXSTIGUISHER

S = HORN & SROBE

P = PULL

H = HOSE CONNECTION

= EMERGENCY LIGHT

= EXIT

= EXIT & EMERGENCY LIGHT

- ALL EXTERIOR MAN DOORS SHALL BE REPLACED AND NEW LOCKSETS W/EXTERIOR HANDLES SHALL BE PROVIDED.
- FULLY SPRINKLERED, ESFR SYSTEM, WITH FIRE PUMP.
- 26' CLEAR HEIGHT

©CORNERSTONE ARCHITECTS LTD. 2016

PROPOSED DEVELOPMENT

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

JULY 25, 2016 #15308

Cornerstone Architects Ltd.

PLOT DATE 9/9/2016 5:55 PM
P:\A0980010_ARCOA GROUP – WILMOT ROAD 9201 – ENGIN\11-0 DRAWINGS\11-15 PLAN PRODUCTION SHEETS\5 REMOVAL PLAN.DWG KEVIN K. RISCH SAVE TIME 9/9/2016 5:50:45 PM

C.T.H. "C" WILMOT ROAD

0' 60' 120'

LIGHTPOLE REMOVAL

CULVERT TO REMAIN

REMOVE SIGN

REMOVE & REPLACE 2 SW PANELS FOR H.C. RAMP

LIGHTPOLE REMOVAL

REMOVING SIGNS AND POSTS, SIGN PLATES RETURNED TO OWNER

LIGHTPOLE REMOVAL

CLEARING & GRUBBING

ASPHALT REMOVAL ONLY

PAVEMENT PULVERIZING & REGRADING & SHAPING

TREE REMOVAL

COMMON EXCAVATION TO A DEPTH OF 24 INCHES AND REPLACE WITH PULVERIZED MATERIAL

CONCRETE BLOCK & BRICK (9201 Wilmot Rd)

COMMERCIAL BUILDING

FENCE REMOVAL

SAW CUT

CULVERT REMOVAL

CULVERT TO REMAIN

COMMON EXCAVATION TO A DEPTH OF 24 INCHES AND REPLACE WITH PULVERIZED MATERIAL

REMOVE CONCRETE AROUND 36" CULVERT

CLEARING AND GRUBBING FOR POND EXCAVATION

REMOVING POSTS (TYP)

TREE REMOVAL (TYP)

PRIVATE DRIVE

C.T.H. "H" 88TH

Clark Dietz
ENGINEERS

DESIGN FIRM REGISTRATION
No. 184-000450
625 57TH ST
FLOOR 6
KENOSHA, WI 53140
PHONE : 262.657.1550
FAX : 262.657.1594

PROJECT TITLE
ARCOA GROUP
WILMOT ROAD
PLEASANT PRAIRIE, WI

DESIGNED BY:	KKR
DRAWN BY:	BLF
CHECKED BY:	KKR
DATE CHECKED:	7/5/16

NOTE: DIMENSIONAL DATA IS NOT TO BE OBTAINED BY SCALING ANY PORTION OF THIS DRAWING.

DATE REVISION

DRAWING TITLE
REMOVALS PLAN

DRAWING No.
12
DWG. 12 OF 14 DWGS.

SITE PLAN: 0 40 80 160 FEET

PLAN NORTH

EXISTING SITE AND BUILDING

9201 WILMOT ROAD --- PLEASANT PRAIRIE, WISCONSIN

EXHIBIT E

©CORNERSTONE ARCHITECTS LTD. 2016

JULY 25, 2016 #15308

Cornerstone Architects Ltd.

Arcoa Site Design - Engineer's Quantities Exhibit F				Date:	September 9, 2016
9201 Wilmot Rd, Arcoa Group Capital LLC					
ITEM #	Description	Quantity	Unit	Unit Price	Total
204.0100	Removing Asphalt Pavement	17,439	SY	$2.00	$34,878.00
204.0155	Removing Concrete Sidewalk	3	SY	$1.00	$3.00
204.0170	Fence Removal	905	LF	$2.50	$2,262.50
204.0245.01	Removing Storm Sewer(SIZE) 24-Inch	75	LF	$25.00	$1,875.00
211.0100	Prepare Foundation For Pavement	1	Each	$3,000.00	$3,000.00
325.1000	Pulverizing Asphalt, Regrade, Reshape	22,371	SY	$2.00	$44,742.00
415.0080	Concrete Driveway 8"	9,811	SY	$50.00	$490,550.00
416.0610	Drilled Tie #6 Bars	200	Each	$5.00	$1,000.00
460.1101	HMA Pavement Type E-0.3	1,265	Ton	$55.00	$69,575.00
601.0322	Concrete Curb and Gutter 30"	3,885	LF	$12.00	$46,620.00
602.0410	Concrete Sidewalk 5"	2,080	SF	$6.00	$12,480.00
606.0200	RipRap Medium	40	CY	$50.00	$2,000.00
608.0415	Storm Sewer Pipe RC Class IV 24-Inch	102	LF	$110.00	$11,220.00
612.0108	Pipe Underdrain 8-Inch (with 4 Endwalls)	100	LF	$30.00	$3,000.00
626.0100	Topsoil (4-Inches)	43,500	SY	$3.00	$130,500.00
630.0140	Seeding Mixture No. 40	780	LB	$5.00	$3,900.00
632.0101	Trees (See Tree Planting Plan for Various Species) Min. 3" DBH	42	Each	$380.00	$15,960.00
632.0201	Shrubs (See Landscaping Plan for Various Species)	136	Each	$45.00	$6,120.00
632.9101	Landscape Planting Surveillance	10	Each	$440.00	$4,400.00
647.0256	Pavement Marking Symbol Paint Including Handicap Sign)	7	Each	$120.00	$840.00
647.0653	Pavement Marking, Parking Lot 4-inch Yellow Paint	5,360	LF	$1.50	$8,040.00
690.0250	Sawing Concrete	517	LF	$2.00	$1,034.00
SPV.0060.01	NW Pond Outlet Structure	1	Each	$5,000.00	$5,000.00
SPV.0060.02	SW Pond Outlet Structure	1	Each	$5,500.00	$5,500.00
SPV.0060.03	Curb Cut and Spillway	9	Each	$250.00	$2,250.00
SPV.0090.01	Storm Sewer Pipe PVC 8-Inch	40	LF	$30.00	$1,200.00
SPV.0090.02	Storm Sewer Pipe PVC 10-Inch	51	LF	$45.00	$2,295.00
SPV.0105.01	Site Lighting (30 Luminars, 13 Poles, 23-8 foot Arms)	1	LS	$30,000.00	$30,000.00
SPV.0105.02	Site Erosion Control (Silt Fence, Erosion Bales, E-Mat, Inlet Protection, Tracking Pad)	1	LS	$24,000.00	$24,000.00
SPV.0105.03	Site Grading (17,000 CY Cut, 13,000 CY Berms, 4,000 Excess)	1	LS	$150,000.00	$150,000.00
SPV.0105.04	Site Clearing and Grubbing	1	LS	$6,000.00	$6,000.00
SPV.0105.05	Electrical Demolition	1	LS	$5,000.00	$5,000.00
SPV.0105.06	Poly Ethylene (30 Mil) Pond Liner (If Needed)(Est. 3050 SY)	1	LS	$15,000.00	$15,000.00
SPV.0180.01	Pyramat Permanent Turf Reinforcement Mat	180	SY	$12.00	$2,160.00
				TOTAL COST	**$1,142,404.50**

This letter of credit must appear on official bank letterhead.

Draft_____

IRREVOCABLE LETTER OF CREDIT NO._____

_____, 20__

BENEFICIARY:

Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, WI 53158
Attention: Michael R. Pollocoff, Village Administrator

CUSTOMER:

_____
_____
_____

EXPIRATION DATE:
_____, 20__ (minimum of _____ years)

Gentlemen:

We hereby establish and open our Irrevocable Letter of Credit No._____in favor of the Village of Pleasant Prairie, Wisconsin (the "Village"), for the account of _____ (the "Customer"), which is available at sight upon presentment of the Village's draft(s), up to the total amount of

_____
____/100 Dollars ($_____), drawn upon _____ and bearing the clause "Drawn Under Irrevocable Letter of Credit No._____, Dated_____, 200_." Partial drawings are allowed under this Letter of Credit.

Each draft of the Village under this Letter of Credit shall be accompanied by the following documents:

(1) A copy of this Letter of Credit and any subsequent amendments; and
(2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved a draft upon this Letter of Credit in the specified amount. The acceptable form of such an affidavit is attached as Exhibit 1 and is incorporated herein by reference.

This Letter of Credit shall expire on _____, 20__. Any remaining balance of this Letter of Credit shall no longer be available for draft after such date. Any request by the Village for the cancellation of this Letter of Credit shall be made in writing and shall be accompanied by the following documents:

(1) The original of this Letter of Credit and any subsequent amendments; and
(2) An affidavit of the Village President or Village Administrator, duly signed and sworn to before a notary public and attested by the Village Clerk, stating that the Village Board of Trustees, at a meeting duly held on a specified date, duly approved the reduction of this Letter of Credit.

The acceptable form of such an affidavit is attached as Exhibit 2 and is incorporated herein by reference.

Each draft of the Village and any request of the Village for cancellation of this Letter of Credit shall be presented, with the required accompanying documents, at our offices at _____, Attention:_____, or at any successor office.

This Letter of Credit sets forth in full our undertaking. Such undertaking shall not in any way be modified, amplified, limited or interpreted by reference to any other document, instrument or agreement. Except so far as otherwise expressly stated herein, this Letter of Credit is subject to the International Standby Practices 1998, International Chamber of Commerce Publication No. 590.

Very truly yours,

By:_____
Signature of Authorized Officer
Name:_____
Office:_____

ATTEST:

_____
Signature of Attesting Officer
Name:_____
Office:_____

EXHIBIT 1

Draft_____

AFFIDAVIT ACCOMPANYING DRAFT UNDER IRREVOCABLE
LETTER OF CREDIT NO._____,DATED_____, 200_

STATE OF WISCONSIN)
)SS:
COUNTY OF KENOSHA)

_____, being first duly sworn on oath, deposes and says as follows:

1. I am the Village _____ of the Village of Pleasant Prairie, Wisconsin. (The "Village").

2. The Village Board of Trustees, at a meeting duly held on the ____day of _____, ____ duly approved a draft upon _____ Irrevocable Letter of Credit No. _____, dated _____, _____ in the amount of_____ _____Dollars ($_____).

_____
Village_____,
Village of Pleasant Prairie

Subscribed and sworn to before me
this ___day of _____,_____

_____
Notary Public, State of Wisconsin
My commission expires:_____

ATTEST:

_____
Village Clerk,
Village of Pleasant Prairie

EXHIBIT 2

CERTIFICATE FOR REDUCTION TO THE LETTER OF CREDIT

DATE: _____

TO:_____
_____
_____
_____

RE: Reduction Certificate No. __ to Letter of Credit
Applicant: _____

_____, being first duly sworn on oath, deposes and says as follows:

1. I am the Village Clerk of the Village of Pleasant Prairie, Wisconsin (the "Village").

2. The Village Board of Trustees, at a meeting duly held on the __ day of _____, ____, duly approved an irrevocable reduction to the Maximum Amount of this Letter of Credit, by the amount of USD _____.

Village of Pleasant Prairie

_____
Signature of the Village Clerk

Subscribed and sworn to before me,
this day __ of _____, _____.

_____
Notary Public, State of Wisconsin
My Commission expires: _____

n:\cd\planner\develop\ltrcred
1/1/2000
rev. 1/1/06
rev. 2/15/10

2016 AGREEMENT

Between Prime Outlets at Pleasant Prairie LLC and Prime Outlets at Pleasant Prairie II LLC d/b/a Pleasant Prairie Premium Outlets and the Village of Pleasant Prairie

IT IS HEREBY AGREED by the undersigned parties as follows:

WHEREAS, Prime Outlets at Pleasant Prairie LLC and Prime Outlets at Pleasant Prairie II LLC d/b/a Pleasant Prairie Premium Outlets (hereinafter referred to as "Premium Outlets") is located at 11601 108th Street (Phase V) and 11211 120th Avenue (Phases I-V) in the Village of Pleasant Prairie (hereinafter referred to as the "Village"); and

WHEREAS, Premium Outlets is located on Tax Parcel Numbers 92-4-122-302-0107, 92-4-122-302-0108, 92-4-122-302-0126, 92-4-122-302-0350, 92-4-122-302-0375, 92-4-122-303-0210 and 92-4-122-303-0220; and

WHEREAS, Premium Outlets is primarily zoned B-3 (PUD), Regional Retail Business District with two (2) Planned Unit Development Overlay Districts (Ordinance Numbers 05-30 and 06-43 as referred to below). Portions of Tax Parcel Number 92-4-122-303-0220 (the southernmost parcel) is zoned C-1, Lowland Resource Conservancy District, FPO, Floodplain Overlay District and contains Shoreland Jurisdictional Areas; and

WHEREAS, on September 18, 2006 the Village Board of Trustees adopted Village Ordinance No. 06-43, entitled, "Prime Outlets at Pleasant Prairie Planned Unit Development (PUD)", which serves as an amendment to the "Prime Outlets at Pleasant Prairie Planned Unit Development" identified as Village Ordinance No. 02-71, originally adopted by the Village Board of Trustees on September 16, 2002. The Village Board recently adopted Village Ordinance No. 11-18 on July 18, 2011 as an amendment to the referenced Prime Outlets PUD to reflect the recent ownership name, logos/image and color changes; and

WHEREAS, on July 5, 2005 the Village Board of Trustees adopted Village Ordinance No. 05-30, entitled, "Prime Outlets at Pleasant Prairie Planned Unit Development No. 2" and the Village Board recently amended the referenced Prime Outlets PUD with Village Ordinance No. 11-19 on July 18, 2011 to reflect the ownership name, logos/image and color changes; and

WHEREAS, Chapter 420-119 K. (1) of the Village Zoning Ordinance limits the Hours of Operation (when the public is allowed to enter or remain on the site for business purposes or deliveries can be made) for B-3 zoned properties to 5:00 a.m. to 11:00 p.m. Although Premium is typically closed on Thanksgiving Day, the extended holiday shopping hours for Premium Outlets are proposed from 6:00 p.m. to 2:00 a.m. and 6:00 a.m. to 10:00 p.m. the following day; and

WHEREAS, Chapter 420 Attachment 3 Appendix C Specific Development Plans 2. d. (16) (3) of PUD Ordinance No. 06-43 states: "*The Zoning Administrator has the discretion to approve minor changes, adjustments and additions to this PUD ordinance document without the need for Village Plan Commission and Village Board review and approval";* and

WHEREAS, Premium Outlets is requesting to expand the Hours of Operation over the evening hours for Premium Outlets for one (1) day of each year; specifically from 6:00 p.m. (on

Thanksgiving Day) through to 2:00 a.m. and 6:00 a.m. to 10:00 p.m. the Friday immediately following Thanksgiving Day); and

WHEREAS, pursuant to Village Ordinance No. 06-43, the Village Zoning Administrator has exercised the discretion to approve a minor change to the Prime Outlets at Pleasant Prairie PUD Ordinance without the need for the Village Plan Commission and Village Board of Trustees review; and

WHEREAS, annually, Premium Outlets spends and commits significant advertising dollars on announcing the "Midnight Madness" (day after Thanksgiving sale) promotional shopping event to the Milwaukee and Chicago markets, which advertises Premium Outlets as having shopping hours outside the parameters of the B-3 District Hours of Operation regulations; and

WHEREAS, the Village wishes to accommodate Premium Outlets and the thousands of shoppers who are informed of the "Midnight Madness" day after Thanksgiving sale shopping event; and

WHEREAS, the Zoning Administrator has approved Premium Outlet's request to expand the regular or typical holiday Hours of Operation for Premium as follows: from 6:00 p.m. (on Thanksgiving Day) to 2:00 a.m. and 6:00 a.m. to 10:00 p.m. (on the Friday immediately following Thanksgiving Day) subject to the filing of a Temporary Use License application and $150 application filing fee with the Village Community Development Department and the execution of this Agreement; and

WHEREAS, Premium Outlets, in consideration of allowing the aforementioned expanded hours and for additional security purposes, hereby agrees to pay the Village in full for the services of additional Pleasant Prairie Police Officers to supplement the typical 2nd and 3rd shifts of the Pleasant Prairie Police Department on the Friday immediately following Thanksgiving Day; and

WHEREAS, the additional Pleasant Prairie Police Officers shall be employed by the Village for 2nd and 3rd shifts, to work the hours beginning at 6:00 p.m. (on Thanksgiving Day) to 2:00 a.m. and 6:00 a.m. to 10:00 p.m. (on the Friday immediately following Thanksgiving Day); and

WHEREAS, the additional Pleasant Prairie Police Officers shall patrol and provide services under the direction of the Village Police Chief in response to the additional unusual level of traffic and activity in the area of Premium Outlets and other area businesses during the Midnight Madness day after Thanksgiving sale activities; and

WHEREAS, Premium Outlets agrees to and understands that each year the Pleasant Prairie Police Department will evaluate its needs as to whether additional police officers were adequate to handle the increased Midnight Madness day after Thanksgiving sale shopping activity levels with Prime and further agrees that Premium Outlets may be subject to additional police protection for future after Thanksgiving sale events and has agreed to financially reimburse the Village for the additional costs it occurs for more police officers as determined by the Chief of Police; and

WHEREAS, in consideration for the granting of the Village's Temporary Use Permit and this Agreement, Premium Outlets has agreed to continue monitor the properties and fulfill its obligations to timely correct any and all outstanding Zoning Ordinance violations pertaining to the building and site conditions as outlined and addressed in the attached response letter from the Premium Outlet's General Manager **(EXHIBIT 1)**; and

WHEREAS, in consideration for the granting of the Village's Temporary Use Permit and this Agreement, Premium Outlets has agreed to work with the Village towards enhancing security

measures on the properties. Those discussions and future plans will include exploring working with the Village to improve site security within Premium Outlet's common areas such as the parking lots and walkways, including on site security and camera infrastructure improvements.

NOW, THEREFORE, THE PARTIES HAVE AGREED AS FOLLOWS:

The Zoning Administrator hereby approves the expanded Hours of Operation for Premium Outlets from 6:00 p.m. to 2:00 a.m. on Thanksgiving Day (November 24, 2016) and 6:00 a.m. to 10:00 p.m. on the Friday immediately following Thanksgiving Day (November 25, 2016) and Premium Outlets hereby agrees to the following:

- Premium Outlets agrees to pay $66.59/hr. for the services for one (1) additional on-duty Pleasant Prairie Police Sergeant covering the 2nd and 3rd shifts (Thursday 7:00 p.m. to 3:00 a.m. time period and Friday 7:00 a.m. to 3:00 p.m.) (16 hours) to supplement the Pleasant Prairie Police Department at Premium Outlets during the event.

- Premium Outlets agrees to pay $59.59/hr. for the services for one (1) additional on-duty Pleasant Prairie Police Patrol Officer covering the 2nd and 3rd shifts (Thursday 7:00 p.m. to 3:00 a.m. time period and Friday 7:00 a.m. to 3:00 p.m.) (16 hours) to supplement the Pleasant Prairie Police Department at Premium Outlets during the event.

- Premium Outlets agrees to pay $15.25/hr. for the services for one (1) on-duty Pleasant Prairie Parking Police Enforcement Officer covering the 2nd and 3rd shifts (Thursday - 7:00 p.m. to 3:00 a.m. time period and Friday 11:00 a.m. to 6:00 p.m.) (15 hours) to supplement the Pleasant Prairie Police Department at Premium Outlets during the event.

- Premium Outlets agrees to pay $59.59/hr. for the services of two (2) additional 2nd Shift overtime Pleasant Prairie Police Patrol Officers that will be on duty on Friday from 3:00 p.m. to 7:00 p.m. (8 hours) Pleasant Prairie Police Officers shall be employed by the Village, at Premium Outlet's cost, to supplement the current 2nd shift work force.

- The additional Pleasant Prairie Police Officers shall patrol and provide service under the direction of the Village Police Chief in response to the additional traffic and activity in the area of Premium Outlets and other area businesses resulting from the expanded Hours of Operation for Premium Outlets.

- The Village shall invoice Premium Outlets a total of **$2,724.35** for the additional Pleasant Prairie police services as noted above and as detailed below. Premium Outlets shall remit payment to the Village within 30 days of said invoice for the overtime police services, the details are provided below:

    - **$66.59** per hour x 1 Sergeant for 16 hours or **($1,065.44)**;
    - **$59.59** per hour x 1 Officer for 16 hours or **($953.44)**;
    - **$59.59** per hour x 2 Officers for 4 hours each or **($476.72)**and
    - **$15.25** per hour x 1 Parking Enforcement Officer for 15 hours or **($228.75)**.

- Premium Outlets agrees and understands that in addition to the services being provided by the Village Police Department, Premium Outlets will also contract with a minimum of five (5) private security personnel, one having a security vehicle, for the purposes of providing security, directional traffic flow, and parking lot traffic control during the 6:00 p.m. to 3:00 a.m. time period.

- Premium Outlets agrees and understands that: 1) each year the Pleasant Prairie Police Department re-evaluates the number of additional police officers that are needed to handle the expanded Hours of Operation on Thanksgiving Day and on the Friday after Thanksgiving; and 2) each year the Village may require additional Village third shift police officers or additional private security to accommodate the expanded Hours of Operation on Thanksgiving Day and on the Friday immediately following Thanksgiving Day for the Premium Outlets sales event. In 2016, Premium Outlets has agreed to reimburse the Village the estimated costs for the additional police officers, as determined by the Chief of Police of Pleasant Prairie.

- Premium Outlets agrees and understands that: 1) each year the Pleasant Prairie Fire & Rescue Department re-evaluates the number of Fire & Rescue personnel that are needed to handle the expanded Hours of Operation on Thanksgiving Day and on the Friday after Thanksgiving; and 2) each year the Village may require additional Village 2nd or 3rd shift Fire & Rescue personnel or vehicular equipment to accommodate the expanded Hours of Operation on Thanksgiving Day and on the Friday immediately following Thanksgiving Day for the Premium Outlets sales event. In 2016, Premium Outlets has agreed to reimburse the Village the estimated costs for the additional Fire & Rescue personal and vehicular equipment, as determined by the Chief of Fire & Rescue of Pleasant Prairie.

- Premium Outlets agrees to pay **$44.97** per hour (8 hours – 6:00 p.m. to 2:00 a.m.) for the services for one (1) on-site Pleasant Prairie Firemedic to supplement the typical Fire & Rescue Department staffing. The requested overtime Firemedic shall be employed by the Village, at Premium Outlet's cost, to provide on-site, stand-by services beginning at 6:00 p.m. on Thanksgiving Day to 8:00 a.m. on the Friday immediately following Thanksgiving Day. In 2016, Premium Outlets has agreed to reimburse the Village the estimated cost of **$359.76** which equals the estimated costs of the Firemedic and related vehicular equipment, as determined by the Chief of Fire & Rescue of Pleasant Prairie.

- Premium Outlets agrees to pay **$650.00** to the Village for the outstanding Fire & Rescue final occupancy inspection costs, which Premium Outlets has indicated that are going to pay on behalf of the delinquent tenants in Premium Outlets **(See Exhibit 2).**

- Premium Outlets agrees and understands that, each year, the Village Zoning Administrator will re-evaluate the "after Thanksgiving sale" event with the Village Police Chief and Fire & Rescue Chief, and reserves the right to terminate the sale hours immediately following Thanksgiving Day if there is a change in Village policies, or if the Village Ordinances have been violated by Premium Outlets during the conduct of the sale activities. Notice of any such termination must be provided to Premium by the Village by June 1st of the year in which said termination is to take effect.

- Both parties understand that either party may cancel this Agreement upon prior written notice to the other party, provided said written notice is provided on or before June 1st of the year the termination is to take effect.

- Premium Outlets agrees to be attentive in inspecting and maintaining the Premium Outlets properties for potential code violations and to the best of their knowledge of the violations, will act diligently in correcting any and all outstanding Building, Zoning, Fire and other Municipal Code Ordinance violations pertaining to the building and site conditions for the properties.

- Premium Outlets agrees to work with the Pleasant Prairie Police Department towards enhancing security measures on the properties. Those discussions and future plans will include exploring working with the Village to improve site security within Premium Outlet's

common areas such as the parking lots and walkways, including on site security and camera infrastructure.

This Agreement shall be binding upon Premium Outlets, and their respective successors in interest, heirs and assigns of said properties. The Village will invoice Premium Outlets an estimated total of **$3084.11** for the referenced services, plus **$650.00** for the outstanding Fire & Rescue Department inspection services.

IN WITNESS WHEREOF, the parties have executed this Agreement on this _____ day of _____, 2016.

OWNER(S): Prime Outlets of Pleasant Prairie, LLC and Prime Outlets at Pleasant Prairie II, LLC d/b/a Pleasant Prairie Premium Outlets.

_____
Matthew Neu
Mall Manager and Owner's Representative for Pleasant Prairie Premium Outlets,
Prime Outlets of Pleasant Prairie, LLC
Prime Outlets of Pleasant Prairie II, LLC
d/b/a Pleasant Prairie Premium Outlets

SIMON
Address: 11211 120th Avenue – Suite 19A
Pleasant Prairie WI 53158
Matthew.Neu@simon.com

ACKNOWLEDGMENT
STATE OF WISCONSIN
SS
COUNTY OF _____

Personally came before me this _____ day of _____, 2016, in _____, ___, the above named to me known to be the person **(Matthew Neu, Mall General Manager and Owner's Representative for Pleasant Prairie Premium Outlets)** who executed the foregoing instrument and acknowledged the same.

_____

Print Name: _____
Notary Public _____ County, ____
My Commission expires: _____

VILLAGE OF PLEASANT PRAIRIE:

_____
John P. Steinbrink
Village President

ATTEST:

_____
Jane M. Romanowski
Village Clerk

ACKNOWLEDGMENT
STATE OF WISCONSIN
SS
COUNTY OF KENOSHA

Personally came before me this _____ day of _____, 2016, in the Village of Pleasant Prairie, WI, the above named to me known to be the persons **John P. Steinbrink and Jane M. Romanowski, Village President and Village Clerk,** respectfully, who executed the foregoing instrument and acknowledged the same on behalf of the Village of Pleasant Prairie.

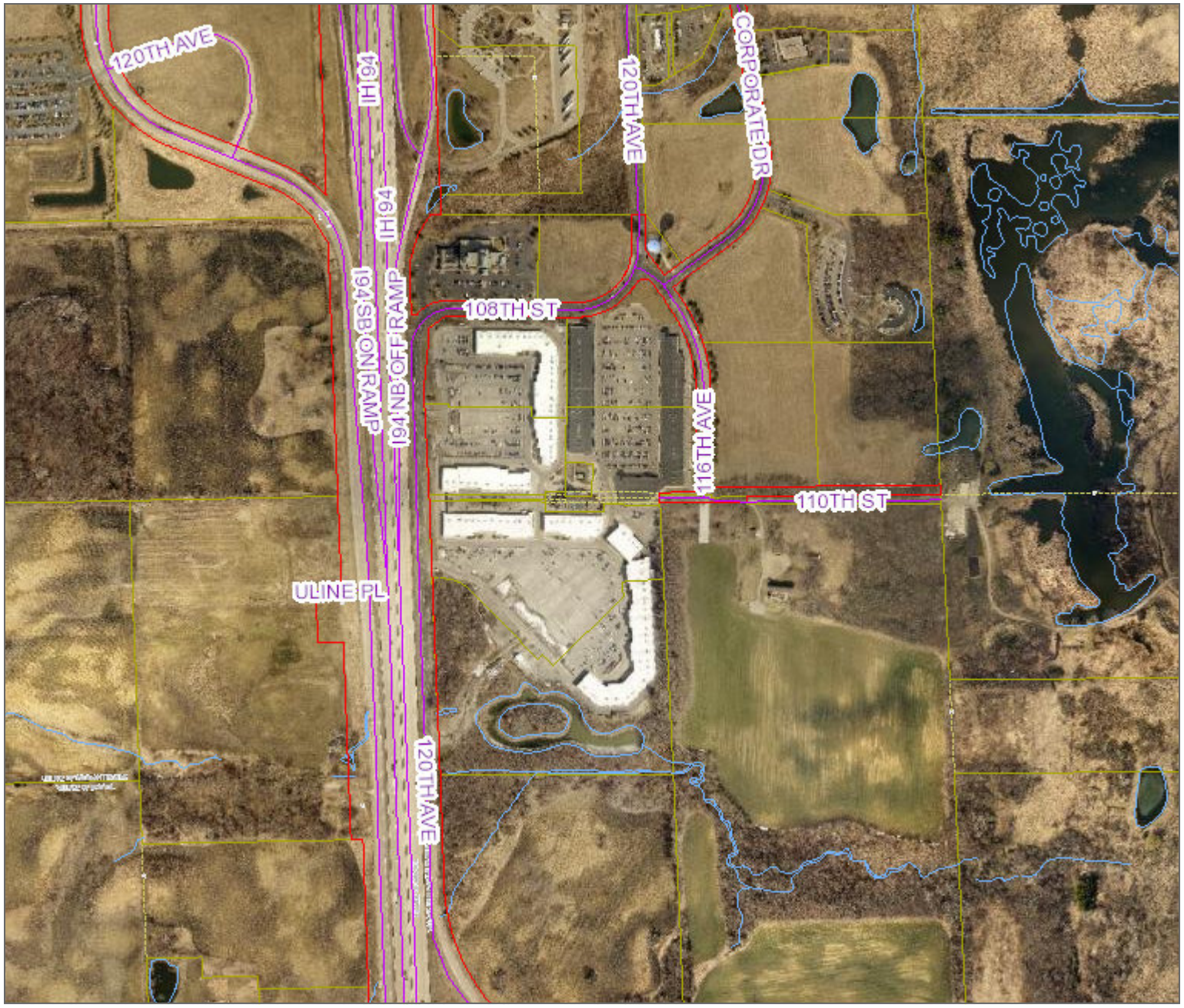
_____

Print Name: _____
Notary Public _____ County, ____
My Commission expires: _____

Document Drafted by:
Jean M. Werbie-Harris
Community Development Director
Village of Pleasant Prairie
9915 39th Avenue
Pleasant Prairie, Wisconsin 53158

Cc: Michael Pollocoff, Village Administrator
David Smetana, Chief of Police
Douglas McElmury, Chief of Fire & Rescue
Tom Shircel, Assistant Village Administrator
Craig Roepke, Deputy Chief of Fire & Rescue
Kathy Goessl, Finance Director
Community Development Department

General Location Map



KENOSHA COUNTY
INTERACTIVE MAPPING

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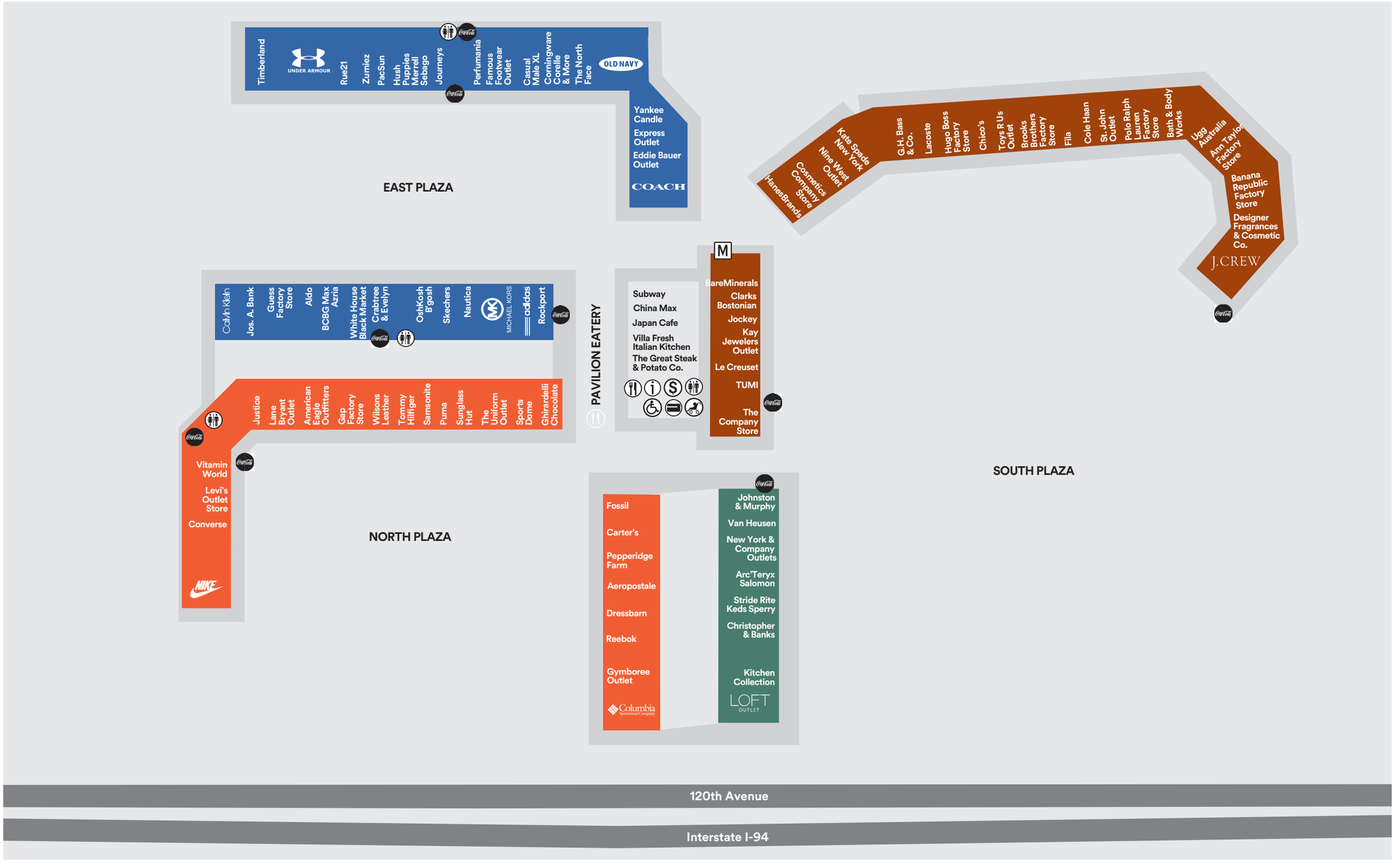
1 inch = 700 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/15/2016

MAP & DIRECTORY

Pleasant Prairie Premium Outlets®, a Simon Center



DISTRIBUTION EASEMENT
UNDERGROUND

Document Number

WR NO. **3915009** IO NO. **5445**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VILLAGE OF PLEASANT PRAIRIE,** hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies,** hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as strips of land 12 feet in width being a part of the grantor's premises located in the **Northwest 1/4 of Section 15 and the Northeast 1/4 of Section 16, Township 1 North, Range 22 East,** Village of Pleasant Prairie, Kenosha County, Wisconsin; said premises being described in those certain deeds recorded in the office of the Register of Deeds for Kenosha County, Wisconsin in Volume 1300 of Records on Page 351 as Document No. 794909 and in Volume 1602 of Records on Pages 638-639 as Document No. 932289.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

92-4-122-152-0301
(Parcel Identification Number)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, concrete slabs, power pedestals, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.

2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to the initial installation of said facilities or to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.

7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

8. **Easement Review**: Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

Grantor:

VILLAGE OF PLEASANT PRAIRIE

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____, 2016,

the above named _____, the _____

and _____, the _____

of the VILLAGE OF PLEASANT PRAIRIE, for the municipal corporation, by its authority, and adopted by its Village Board

on _____, 2016.

_____

Notary Public Signature, State of Wisconsin

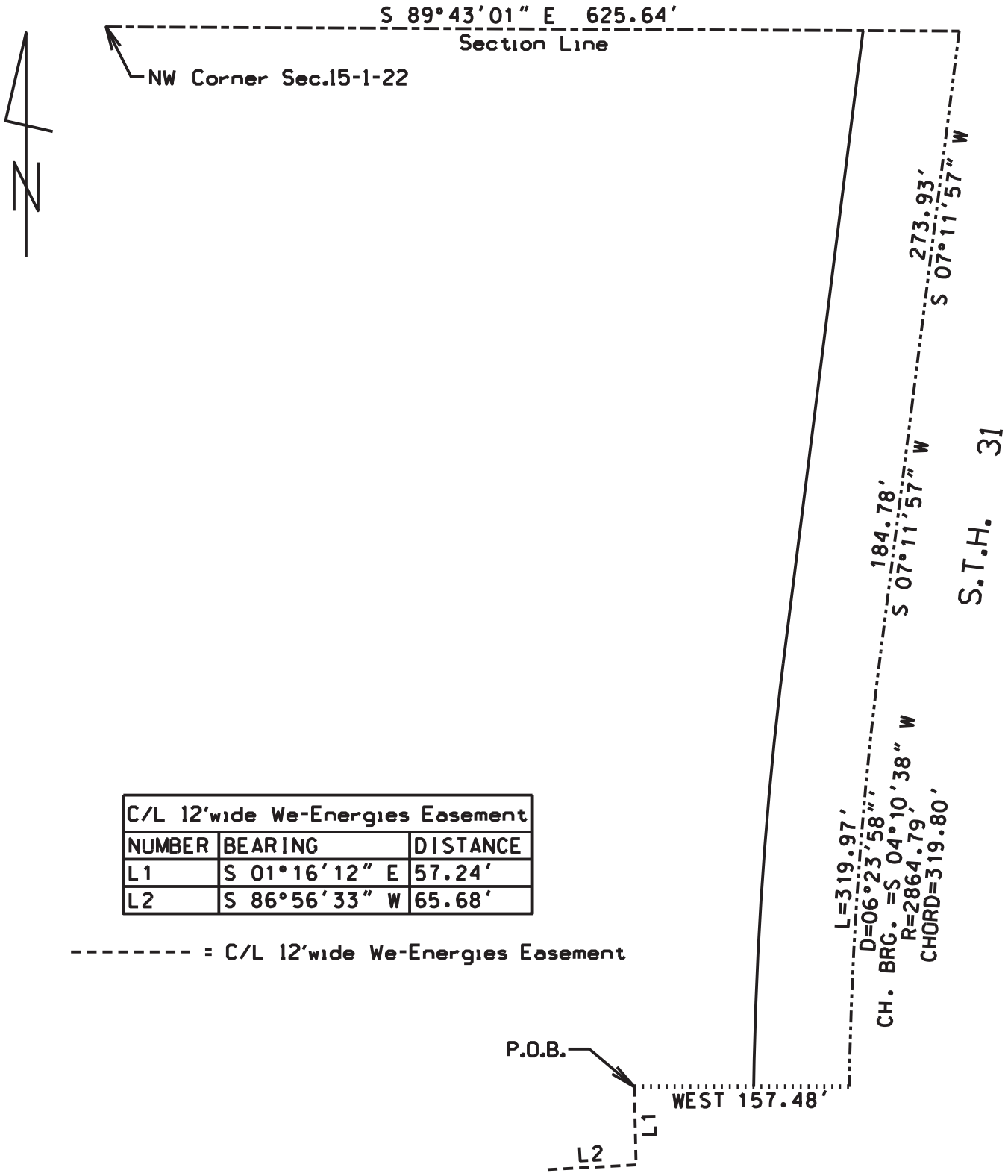
_____

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

This instrument was drafted by Tracy Zwiebel on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.



C/L 12'wide We-Energies Easement		
NUMBER	BEARING	DISTANCE
L1	S 01°16'12" E	57.24'
L2	S 86°56'33" W	65.68'

-------- = C/L 12'wide We-Energies Easement

EXHIBIT "A"

we energies

N.W. 1/4 Sec.15-1-22
Village of Pleasant Prairie
Kenosha County, WI

Drawn By: T.Turner
Date: 9/15/16
WR Number: 3915009

ELEC WR KR 3915009

GAS WR

50

Page 2

90

93U4436
300-3-UNK
120/208
retag cables

TEMPORARY
Exhibit "A"

Junction box
94U13340
retag A PH
cables

20

splice

80

splice

30

NORTH

priv. el

priv. el

priv. el

priv. el

CONCRETE BUILDING

CONCRETE BUILDING

VENT

GAS COVER

GAS COVERS

VENT

CHAIN LINK FENCE

X14

X13

X14

X14

X14

X14

PE 60D 93 6301-95

2"

STH 31

GREENBAY RD

storm

storm

unused 2" gas svc

water

water

san

22'

7'

44'

Dir. bore

44'

Dir. bore

san

Proposed
12'
Easement

68'

78'

10'

New
trans-
former

storm

60

40

70

50

WOOD STORAGE BUILDING

WOOD ANGLED BUILDING SUPPORTS

WOOD ANGLED BUILDING SUPPORTS

400A 120/208V Transocket
metering 601-563
termination: 293-319
3-200:5A CTS

14'
$8

new gas meter
7M at 2LB

PDMT
75-3
16U
120/208V
dual V

FLOOD LINE
681.5' CONTOUR

FLAGGED WETLAND LINE

FLAGGED WETLAND LINE

FLOOD LINE
681.5' CONTOUR

WEST LINE, NW 1/4, SECTION 15
EAST LINE, NE 1/4, SECTION 16

MANUFACTURER: _____

KVA: _____

VOLTAGE: _____

LOCATION ID: _____

PHASE: _____

FLUID TYPE: _____

DESIGN IZ: _____

SERIAL: _____

MATERIAL #: _____

SHEET NO.
3 OF 3

6/23/2016 7:47:56 AM U:\Data\@Work Management\Southern\Krsc\@KRSC 3900000 – 3919999\3915009\3915009.dgn

RELOCATION ORDER

WHEREAS, the Village Board of the Village of Pleasant Prairie, in order to promote the public health, safety and welfare of its citizens, has undertaken the process of master planning and evaluating the need for a future location and development of a new Village Police Station; and

WHEREAS, the Village Green neighborhood, specifically the property located at the southeast quadrant of the future easterly extension of 101st Street and 39th Avenue has been identified as the site for a future Village Police Station; and

WHEREAS, this area of the Village Green neighborhood is planned for the future development of the "downtown" commercial area as well as future higher-density residential land uses and is the current location of other municipal buildings (Village Hall and Fire Station #1); and

WHEREAS, the location of a future Village Police Station in proximity to both the Village Hall and Fire Station #1 and nearer the demographic center of the Village will facilitate the functionality and maximum efficiency of the Pleasant Prairie Police Department and will further enhance municipal services and help create a municipal "sense of place" within Village Green; and

WHEREAS, it has been determined that the development of a new Police Station, planned to be located in the northwest corner of the 29.5 acre Tax Parcel Number 92-4-122-243-0500, will require the acquisition of 4.5 acres of this property that is owned by the Eugene & Irene Brzozowski Trustees of Brzozowski Trust; and

NOW, THEREFORE, be it resolved that the Village Board of the Village of Pleasant Prairie hereby issues this relocation order on Tax Parcel 92-4-122-243-0500 for the location and construction of a future Village Police Station. This relocation order shall be filed with the Kenosha County Clerk as required by Wisconsin State Statutes 32.05(1).

Considered and adopted this 19th day of September 2016.

_____
John P. Steinbrink, President

Attest:

_____
Jane M. Romanowski, Clerk

ORDINANCE #16-31

ORDINANCE TO AMEND
CHAPTER 292 OF THE MUNICIPAL CODE
VILLAGE OF PLEASANT PRAIRIE,
KENOSHA COUNTY, WISCONSIN
RELATING TO SOLID WASTE AND RECYCLING DEFINITIONS

BE IT ORDAINED AND ESTABLISHED by the Village Board of Trustees, of the Village of Pleasant Prairie, Kenosha County, Wisconsin that Chapter 292 of the Municipal Code is hereby amended as follows:

§ 292-5 **Definitions.**

The following words or phrases, as used in this chapter, shall have the meaning set out below:

COLLECTION OPTION ~~#1~~ - UNLIMITED COLLECTION
A Village-owned sixty-five- or ninety-five-gallon solid waste collection cart will be collected weekly. An unlimited volume of solid waste in addition to the ninety-five-gallon solid waste collection cart can be collected each week.

~~**COLLECTION OPTION #2 AUTOMATED COLLECTION PLUS**~~
~~A Village-owned sixty-five- or ninety-five-gallon solid waste collection cart will be collected weekly. An additional unlimited collection of solid waste will also be collected from December 15 to January 15 each year, and two free unlimited solid waste collection days from January 16 to December 14 each year are included with this option. An additional unlimited collection of solid waste can be scheduled for $10. Residents must contact the Public Works Department 48 hours in advance to schedule the two free unlimited or additional solid waste collection days.~~ -

COLLECTION OPTION ~~#3~~ - AUTOMATED COLLECTION
A Village-owned sixty-five- or ninety-five-gallon solid waste collection cart will be collected weekly. An additional unlimited collection of solid waste can be scheduled for $10. Residents must contact the Public Works Department 48 hours in advance to schedule an unlimited solid waste collection day.

~~**COMPOST DROPOFF SITE**~~
~~The Roger Prange Municipal Center, 8600 Green Bay Road, where compost items and certain authorized waste are collected.~~

GARBAGE CONTAINER
If the primary collection cart for solid waste is not sufficient, additional containers for solid waste collection may be used only with Collection Option – Unlimited Collection.~~#1, Collection Option #2 during December 15 to January 15 of each year, unlimited collection pickups and bulk pickups.~~ The containers shall not exceed 32 gallons in size nor weigh more than 50 pounds gross weight, and if plastic bags are

used they shall be tightly tied. Garbage containers must have two handles secured to the container. The Village of Pleasant Prairie is not responsible for lost or damaged garbage containers. Cardboard boxes or containers are not acceptable garbage containers and must be recycled.

RECYCLABLE MATERIALS

Recyclables shall include all corrugated cardboard, except used pizza boxes, chipboard (cereal boxes), office paper, white paper, newspaper, magazines, shrink/stretch wrap, all plastic bottles, cans and containers, all glass containers, all aluminum cans and containers, all steel cans and containers, paper ~~and plastic~~ store bags, cardboard egg cartons, any products that have the recycling logo and empty aerosol containers. All recyclable materials need to be cleaned of all food debris and must be disposed of inside the Village-issued collection cart.

RESIDENTIAL RECYCLING CENTER

The Residential Recycling Center, 8000 128th Street, where compost items and certain authorized waste are collected.

§ 292-6 **Compost dropoff collection.**

A. The Village of Pleasant Prairie will accept the following items at the Residential Recycling Center ~~compost dropoff site~~ located at 8000 128th Street ~~8600 Green Bay Road~~ on the dates and time set forth by the Department of Public Works at no additional charge:

(16) Residential recycling and solid waste for Village residents that have garbage ~~c~~Collection ~~o~~Option – Unlimited Collection.~~No. 1.~~

C. The Village of Pleasant Prairie will accept the following items at the Residential Recycling Center ~~compost dropoff site~~ located at 8000 128th Street ~~8600 Green Bay Road~~ on the dates and time set forth by the Department of Public Works at the following rates:

§ 292-7 **Hazardous waste collection.**

A. The Village of Pleasant Prairie collects household hazardous waste at the Village's Residential Recycling Center ~~compost site~~ on the first Saturday of every month, April through December.

§ 292-12 **Solid waste and recycling containers.**

D. Additional garbage containers shall not exceed 32 gallons in size nor weigh more than 50 pounds gross weight, and if plastic bags are used they shall be tightly tied. Garbage containers must have two handles secured to the container. Additional

containers are only allowed with Collection Option – Unlimited Collection ~~#1, Collection Option #2 during December 15 to January 15 of each year, unlimited collection pickups and bulk pickups.~~ The Village of Pleasant Prairie is not responsible for lost or damaged garbage containers. Cardboard boxes or containers are not acceptable garbage containers and must be recycled.

§ 292-19 **Violations and penalties.**

E. Residents will be charged $25 for each nonapproved white good, bulk item, hazardous waste item, compost or items which can be disposed of at the Residential Recycling Center ~~compost dropoff~~ site found in their solid waste or recycling collection cart or garbage container.

§ 292-20 **Recycling compliance assurance plan.**

A. Purpose and intent. This policy will establish standard guidelines that will lead to compliance with the Village of Pleasant Prairie's recycling ordinance. The Public Works Director ~~Superintendent~~ is responsible for enforcing the Village of Pleasant Prairie's recycling ordinance. The Public Works Director~~Superintendent~~, and Department of Public Works staff, shall follow the guidelines identified in this section in response to issues associated with recycling and solid waste. This plan is intended to meet the requirements of § NR 544.04(9g), Wis. Adm. Code, as well as the Village of Pleasant Prairie's recycling ordinance.

Passed and adopted this 19th day of September, 2016.

VILLAGE OF PLEASANT PRAIRIE

_____
John P. Steinbrink, President

Attest:

_____
Jane M. Romanowski, Clerk

Posted:_____

Office of the Director of Public Works
John Steinbrink Jr., P.E.

To: Michael Pollocoff
From: John Steinbrink, Jr.
Subject: DNR Urban Forestry Grant
Date: September 19, 2016

On October 1, 2016, Public Works plans to submit a DNR Urban Forestry Grant application to implement Village forest management plans for Prairie Springs Park, Village Green Park and Sorensen Woods.

The Wisconsin Urban Forestry Grant Program provides funding to communities across the state for projects that stimulate and support the development of urban forest management programs. The grant funds assist communities to help conserve, protect, expand or improve the urban forest resource through planting, hazardous tree removal and pest control. For 2017, funding priorities will be on actions with long-term positive impacts on urban tree canopy, development or enhancement of community urban forestry programs and projects that could serve as new models for others to adopt.

This grant award provides a 50/50 match for expenses incurred. Our estimated expenses for 2017 is $53,600.00 and our grant request is for $25,000.00 (grant maximum).

As part of the grant application, the DNR requires the Village to adopt a resolution authorizing the funding of the project and Public Works to administer the funds.

VILLAGE OF PLEASANT PRAIRIE
RESOLUTION #16-34

WHEREAS, Village of Pleasant Prairie is interested in obtaining a cost-share grant from Wisconsin Department of Natural Resources for the purpose of funding urban and community forestry projects or urban forestry catastrophic storm projects specified in s. 23.097(1g) and (1r), Wis. Stats.;

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application; and

WHEREAS, the applicant requests a grant agreement to carry out the project;

NOW, THEREFORE, BE IT RESOLVED, that the Village of Pleasant Prairie will comply with all local, state, and federal rules, regulations and ordinances relating to this project and the cost-share agreement;

BE IT FURTHER RESOLVED, the applicant will budget a sum sufficient to fully and satisfactorily complete the project and hereby authorizes John Steinbrink, Jr., Director of Public Works, an employee, to act on its behalf to:

Sign and submit the grant application

Sign a grant agreement between applicant and the DNR

Submit interim and/or final reports to the DNR to satisfy the grant agreement

Submit grant reimbursement request to the DNR

Sign and submit other required documentation; and

Take necessary action to undertake, direct and complete the approved project.

Adopted this 19th day of September 2016.

VILLAGE OF PLEASANT PRAIRIE

_____
John Steinbrink
Village President

ATTEST:

_____
Jane Romanowski
Village Clerk

Office of the Village Engineer
Matthew J. Fineour, P.E.

MEMORADUM

TO: Michael Pollocoff, Village Administrator

FROM: Matthew Fineour, Village Engineer

SUBJ: Wisconsin Energies Easement for Relocated Transformer

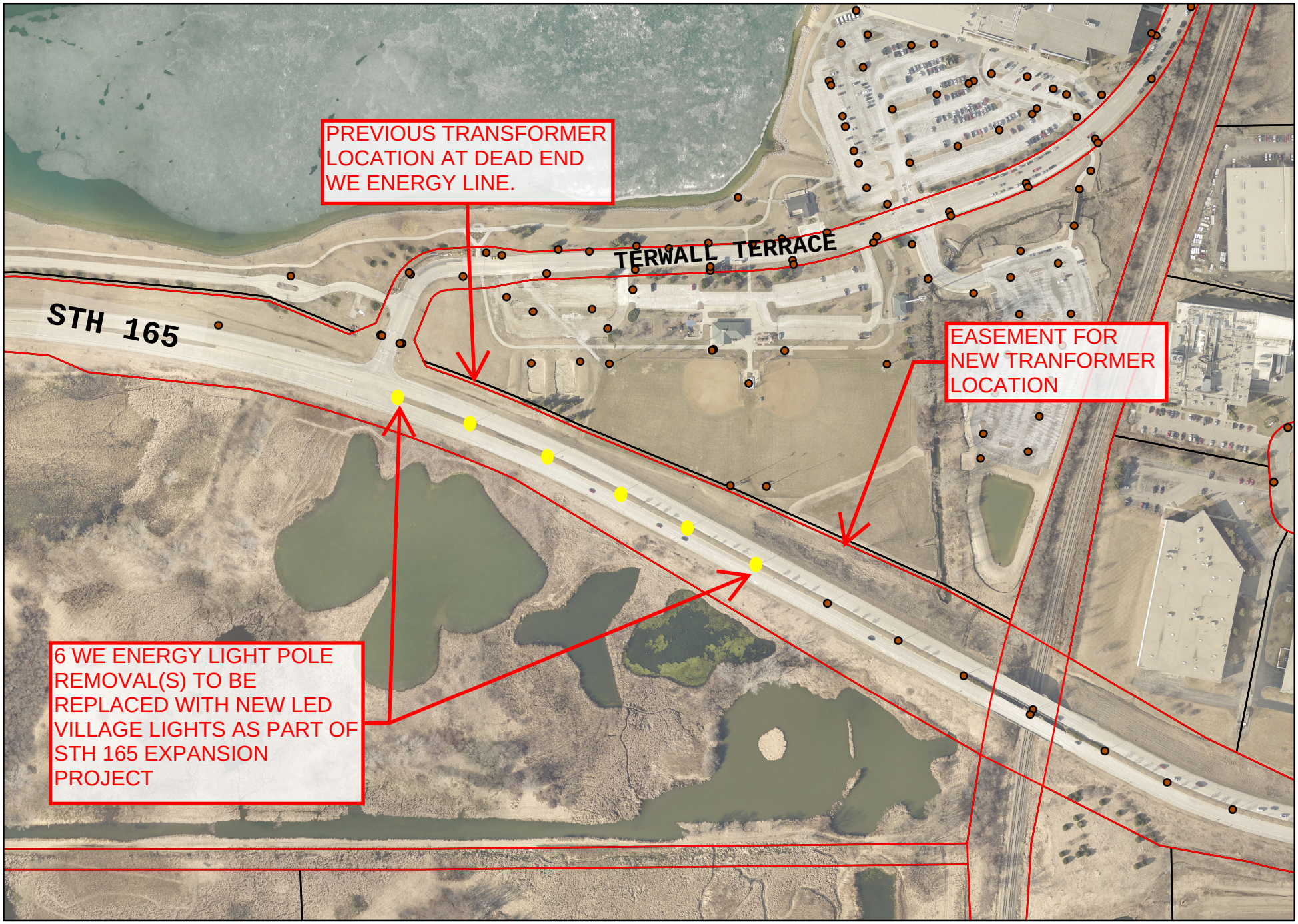
DATE: September 12, 2016

As part of the Wisconsin Department of Transportation's STH 165 expansion project, the Village entered into an agreement for additional street lights to be installed from Corporate Drive to the east project limits which ends just east of Terwall Terrace. As part of the project six existing WE-Energies street lights will be removed which are within the STH 165 project work limits. The removed street lights will be replaced with new LED lights as part of the WDOT / Village agreement.

Due to the removal of the six lights and the street project, We Energies needs to relocate their transformer that serviced the lights further east, just within the Village property by the STH 165 right-of-way. The proposed transformer location is not in conflict with any park land use activities. Attached, is an easement for the placement of the transformer within Village owned lands.

It is recommended that the Village approve and execute the easement to facilitate the street light work.

Attachments: Distribution Easement, Project Area Map


PREVIOUS TRANSFORMER LOCATION AT DEAD END WE ENERGY LINE.
TERWALL TERRACE
STH 165
EASEMENT FOR NEW TRANFORMER LOCATION
6 WE ENERGY LIGHT POLE REMOVAL(S) TO BE REPLACED WITH NEW LED VILLAGE LIGHTS AS PART OF STH 165 EXPANSION PROJECT

DISTRIBUTION EASEMENT
UNDERGROUND

Document Number

WR NO. **3965670** IO NO. **75850**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **VILLAGE OF PLEASANT PRAIRIE,** hereinafter referred to as "Grantor", owner of land, hereby grants and warrants to **WISCONSIN ELECTRIC POWER COMPANY, a Wisconsin corporation doing business as We Energies,** hereinafter referred to as "Grantee", a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area".

The easement area is described as a strip of land 12 feet in width being a part of the grantor's premises described as **Outlot 1, Certified Survey Map No. 2681 and Lot 2, Certified Survey Map No. 1806**; said CSM's being recorded in the office of the Register of Deeds for Kenosha County, Wisconsin as Document Nos. 1635555 and 986607, respectively; said premises being located in the Southeast 1/4 of Section 20, Township 1 North, Range 20 East, Village of Pleasant Prairie, Kenosha County, Wisconsin.

The location of the easement area with respect to Grantor's land is as shown on the attached drawing, marked Exhibit "A", and made a part of this document.

RETURN TO:
We Energies
PROPERTY RIGHTS & INFORMATION GROUP
231 W. MICHIGAN STREET, ROOM A252
PO BOX 2046
MILWAUKEE, WI 53201-2046

92-4-122-204-0201 &
92-4-122-204-0681
(Parcel Identification Numbers)

1. **Purpose:** The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, one (1) electric pad-mounted transformer, one (1) concrete slab, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.

2. **Access:** Grantee or its agents shall have the right to enter and use Grantor's land with full right of ingress and egress over and across the easement area and adjacent lands of Grantor for the purpose of exercising its rights in the easement area.

3. **Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.

6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.

7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

8. **Easement Review**: Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

Grantor:

VILLAGE OF PLEASANT PRAIRIE

By _____

(Print name and title): _____

By _____

(Print name and title): _____

Personally came before me in _____ County, Wisconsin on _____, 2016,

the above named _____, the _____

and _____, the _____

of the VILLAGE OF PLEASANT PRAIRIE, for the municipal corporation, by its authority, and adopted by its Village Board on

_____.

_____

Notary Public Signature, State of Wisconsin

_____

Notary Public Name (Typed or Printed)

(NOTARY STAMP/SEAL)

My commission expires _____

This instrument was drafted by Tracy Zwiebel on behalf of Wisconsin Electric Power Company, PO Box 2046, Milwaukee, Wisconsin 53201-2046.

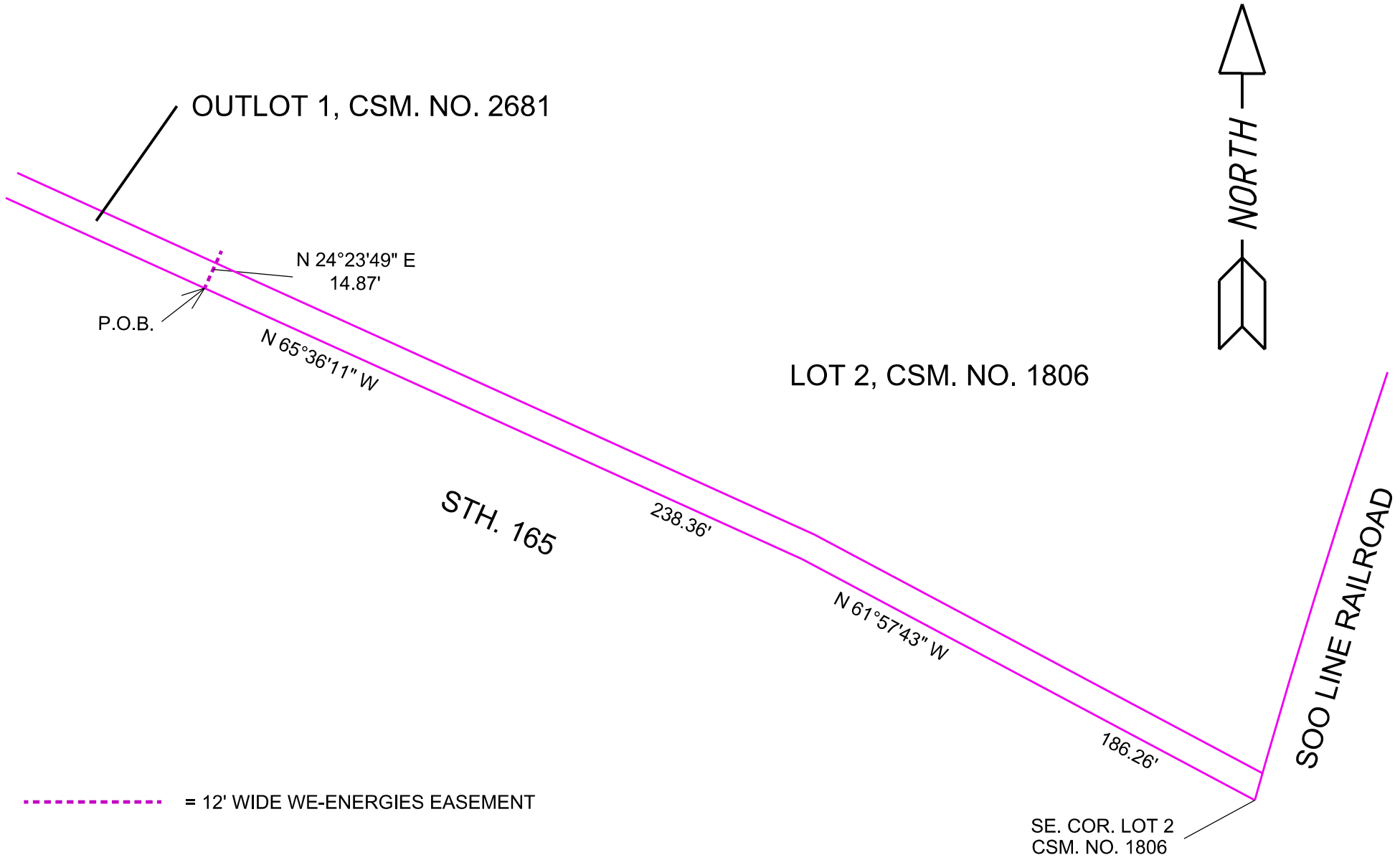


EXHIBIT "A"

LOT 2, CSM. NO. 1806 & OUTLOT 1, CSM. NO. 2681
SE. ¼ SEC. 20, T1N, R20E
VILLAGE OF PLEASANT PRAIRIE
KENOSHA COUNTY
WISCONSIN

DRAWN BY:	TIMOTHY JOHNSON
DATE:	8/25/2016
WR NUMBER:	3965670
REVISIONS:	

Printed $DATE$ $TIME$

KENOSHA COUNTY
INTERACTIVE MAPPING

Legend

- Street Centerlines
- Right-of-Ways
- Water Features
- Parcels
- Certified Survey Maps
- Condominiums
- Subdivisions
- Municipal Boundaries

N

S

1 inch = 90 feet

DISCLAIMER This map is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, data and information located in various state, county and municipal offices and other sources affecting the area shown and is to be used for reference purposes only. Kenosha County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact Kenosha County.

Date Printed: 9/14/2016

MEMORANDUM

To: **Village Board of Trustees**

From: **Michael R. Pollocoff**
Village Administrator

Date: **September 13, 2016**

Re: **Community Development Authority Appointments**

I recommend the following appointments to the Community Development Authority for the terms listed below:

Community Development Authority

Kate Jerome	Term – October 7, 2018
Tom Reiherzer	Term – October 7, 2018
Jill Sikorski	Term – October 7, 2017

* * * * *