Agenda
Joint Plan Commission & Town Board Public Hearing
Followed by Plan Commission Public Hearings
Town of Lisbon, Town Hall
Thursday, May 10, 2018
6:30 PM

1. Roll Call

2. A Joint Public Hearing will be held by the Lisbon Plan Commission and Town Board of Supervisors on Thursday, May 10, 2018 beginning at 6:30 P.M. at the Lisbon Town Hall, W234N8676 Woodside Road, Lisbon, WI 53089, to solicit public comments on the proposed change to Town of Lisbon Code of Ordinances Chapter 11 providing for a Planned Unit Development Overlay Zoning District. The proposed development by Barnwood Conservancy LLC will be generally located at the northwest corner of Lake Five Road and Silver Spring Drive (C.T.H. "V")., LSBT 0217.998. The developer is seeking approval of a General Development Plan for a 52 lot conservation subdivision in the Town of Lisbon.

3. A Public Hearing will be held to solicit public comments on the Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Townline Road, Lisbon, WI 53089, LSBT 0241.997.

4. A Public Hearing will be held to solicit public comments on the Conditional Use Permit request for a Major Grading Permit for David and Kim Meyer, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178.995.001.

5. Adjourn Public Hearings.

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Agenda
Plan Commission Meeting
Town of Lisbon, Town Hall
Thursday, May 10, 2018
Following Public Hearing(s) beginning at 6:30 PM

1. **Roll Call**

2. **Comments from citizens present pertaining to items on the agenda.** Citizens are invited to share their questions, comments, or concerns with the Plan Commission. When speaking, citizens should state their name and address for the record and limit their presentation to three minutes. If a response would involve discussion of Plan Commission policy or decisions that might be of interest to citizens not present at the meeting, the commission may place the item on a future meeting agenda.

3. **Discussion and necessary action on April 12, 2018 Plan Commission Public Hearing & Meeting minutes.** ***Not Complete. Will be ready for June***

4. **New Business**

a. Discussion and necessary action on Ordinance 07-18, An Ordinance Changing the Zoning Classification of Property Located at the Northwest Corner of Lake Five Road and Silver Spring Drive (C.T.H. "V"), LSBT 0217.998 from R-1 Suburban Single Family Residential District and C-1 Conservancy/Wetland and Floodplain District to a Planned Unit Development (PUD) District, and recommendation to the Town Board of Supervisors and Waukesha County of the same.

b. Discussion and necessary action on the Developer's Agreement for Chris Miller of Miller Marriott Construction Company, for the property located on Lake Five Road and CTH VV, known as Barnwood Conservancy, LSBT 0217.998 and recommendation to the Town Board of the same.

c. Discussion and necessary action on the Conditional Use Permit request for a Major Grading Permit for the Hamilton School District, for the property located at W220N6151 Townline Road, Lisbon, WI 53089, LSBT 0241.997.

d. Discussion and necessary action on the Conditional Use Permit request for a Major Grading Permit for David and Kim Meyer, for the property located at W259N8598 State Road 164, Hartland, WI 53029, LSBT 0178.995.001.

e. Discussion and necessary action the Site Plan Amendment request to for installation of an equipment enclosure and extension of fenced compound, for American Tower Corporation, for the property located at W230N9215 Colgate Rad, Lisbon, WI 53089, LSBT 0149.995.002.

f. Discussion and necessary action the Site Plan and Plan of Operation request for The Mosaica Group, for the property located at N70W25156 Indian Grass Lane, Unit E, F and G, Lisbon, WI 53089, LSBT 0225.999.004.

g. Discussion and necessary action on the Site Plan and Plan of Operation request for Carlos Castillo, Intelligent Media, for the property located at N70W25156 Indian Grass Lane, Unit D, Lisbon, WI 53089, LSBT 0225.999.004.

h. Discussion on the conceptual presentation of Casey's General Store, for the property located at W220N5701 Townline Road, Lisbon, WI 53089, LSBT 0244.999.003.

i. Discussion and necessary action on request from LaFarge for a temporary truck route for the Colgate Mine.

5. **Town Clerk & Town Planner**

   a. Overview of April Planning Appointments & Current Task/Project list.

   b. Discussion and update on the Plan Commission application process, including but not limited to planner's appointments, application timing, fees, forms, review reports, etc.

6. **Request from members to request items on future agendas.**

7. **Adjournment.**

	Joseph Osterman Chairman	Jane Stadler Secretary
Posted: 2018-05-04	*Clerk: G.G.*	
X Website	*X Town Hall Bulletin Boards (2)*	*X Sent to Newspapers*

NOTICE: It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

NOTE: Please notify the Town of Lisbon 72 hours in advance if you plan to attend and will need an interpreter or assistive hearing device.

MEMBERS: Please notify Town Hall at 262-246-6100 if you are unable to attend the meeting.

Item 4A – Attachments

STATE OF WISCONSIN **TOWN OF LISBON** **WAUKESHA COUNTY**

Ord. 07-18

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF PROPERTY LOCATED AT THE NORTHWEST CORNER OF LAKE FIVE ROAD AND SILVER SPRING DRIVE (C.T.H. "V"), LSBT 0217.998 FROM R-1 SUBURBAN SINGLE FAMILY RESIDENTIAL DISTRICT AND C-1 CONSERVANCY/WETLAND AND FLOODPLAIN DISTRICT TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

RECITALS

1. _____ (the "Applicant") and the Town of Lisbon (the "Town), have worked together to facilitate an amendment to that the zoning classification of the property described in Exhibit A (the "Property") be changed to Planned Unit Development ("PUD").

2. The Planned Unit Development District is intended to provide a voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the Town's Zoning Ordinance and Comprehensive Development Plan. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural resources and open space.

3. The PUD process requires the completion of a General Development Plan reviewed by the Plan Commission and approved by the Town Board by ordinance and a Specific Development Plan approved by the Plan Commission by resolution.

4. Pursuant to Wis. Stat. § 62.23(7)(b), the Town may not zone property Planned Unit Development District without the consent of the owners.

5. The Town and Applicant has submitted documents through the rezoning and Preliminary Plat approval process that collectively make up this General Development Plan consisting of the following items in a collection of 30 sheets.

   A. Legal Description of the Property.
   B. Preliminary Plat
   C. Declaration of Restrictions of Barnwood Conservancy (draft)

6. On May 10, 2017 the Town Plan Commission considered the application for changing the zoning classification of the property to PUD District. Similarly on May 10, 2017, the Town Plan Commission conducted a public hearing on the application and considered what recommendation it should make to the Town Board regarding the request.

7. The Plan Commission recommended that the Town Board approve the

PUBLIC HEARING DRAFT

proposed General Development Plan, including the following findings as required by the Town Code:

A. Site Summary
   (1) Total area to be included in the PUD: 74.69 Acres
   (2) Total ROW dedication: 1.81 acres
   (3) Total ROW improvement length 5382 lineal feet
   (4) Open Space:
   (5) Proposed number of dwelling units: 52 units

B. General summary of the estimated value of structures and site improvement costs, including landscaping and special features.
   (1) Lot by lot determination.

C. General outline of the organizational structure of a property owners' or management association proposed to be established to provide any necessary private services.
   (1) Barnwood Conservancy LLC,
   (2) Barnwood Homeowners Association

D. Proposed departures from the standards of development in the Town zoning regulations, other Town regulations, administrative rules, or universal guidelines.
   (1) Reduction in minimum lot sizes, lot width, public road setback, yard setbacks for lots 1-7 and 21-52 in accordance with the density bonus allowances for a conservation subdivision.

E. Expected date of commencement and completion of physical development as set forth in the proposal.
   (1) _____

F. Details describing the benefits the PUD will provide the Town of Lisbon such as, natural resources, open space, aesthetics, economic or public benefits or facilities, etc.
   (1) The use of the PUD as voluntary regulatory framework designed to encourage and promote improved environmental and aesthetic design in the Town by allowing for greater design freedom, imagination and flexibility in the development of land while insuring substantial compliance with the basic intent of the Town's Zoning Ordinance and Comprehensive Development Plan ensures the development will be sensitive to the community needs, development, and natural environment. Furthermore, the development will also facilitate the creation of additional multi-use trails in Town of Lisbon.

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G. Legal description of the boundaries of the subject property included in the proposed PUD and its relationship to surrounding properties.
(1) As included as Exhibit __ to this Ordinance – Legal Description.

H. Approximate location of public and private roads, sidewalks, paths, trails, driveways, and parking facilities.
(1) As included as Exhibit __ to the Ordinance - Preliminary Plat.

I. Density of the project and the amount of open space and common areas.
(1) Residential Density: 1.4365 units/acre
(2) Total usable open space: 24.423 acres

J. Conceptual architectural rendering and design of the buildings, if applicable.
(1) To be included at the SDP stage with other additional requirements.

K. General location of institutional, recreational and open space areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways, and open space features, if applicable.
(1) As included as Exhibit __ to the Ordinance - Preliminary Plat.

L. Conceptual provisions for stormwater management
(1) To be included at the SDP stage with other additional requirements.

NOW THEREFORE the Town Board of the Town of Lisbon, Waukesha County, Wisconsin adopts the following ordinance:

Section 1. The recitals set forth above are material to and are incorporated in this resolution as if set forth in full.

Section 2. Subject to the conditions set forth in sections 3 and 4 below, the zoning classification the Property is changed to Planned Unit Development District, and the GDP approved, pursuant to Town Code and Wis. Stat. § 62.23(7)(d).

Section 3. The change in the zoning classification of the Property to Planned Unit Development District should be subject to the following conditions:

A. All of the current owners of the Property shall notify the Town in writing that they consent to the change in the zoning classification of the Property.

B. The applicant, _____ shall be duly formed and in good standing as a Wisconsin limited liability company.

C. Submission and approval of the SDP by the Plan Commission to include the review of the following materials:

(1) Any requested revisions from the approved GDP.

PUBLIC HEARING DRAFT

(2) The final location of public and private roads, sidewalks, paths, trails, and driveways.

(3) The final location of institutional, recreational, green space and open space areas, and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.

(4) The type, size, use, and location of all buildings and structures (shelter).

(5) A landscaping plan showing existing and proposed vegetation location and including species and sizes at installation and maturity.

(6) Architectural styles (color preferred) illustrating the exterior design, materials and colors, height, and character of proposed structures.

(7) The existing and proposed location of public utilities including sanitary sewer and water supply facilities.

(8) The existing and proposed location of all private utilities or other easements.

(9) Characteristics of soils related to proposed uses including soil tests for basements and on site sewerage disposal systems as required in the drainage regulations section and other sections in this ordinance. Also submit proposed private well information and show locations.

(10) A Grading Plan to be reviewed and approved by the Town Engineer, including the existing and proposed grades with contours at no greater than two-foot intervals National Geodetic Vertical Elevation. These are to be included on separate sheets.

(11) Building plans in compliance with Building Codes to be reviewed and approved by the Town Building Inspector (Shelter).

(12) A Storm Water Management and Erosion Control Plan showing all existing and proposed storm water drainage facilities and erosion control measures, and drainage patterns to be reviewed and approved by the Town Engineer.

(13) All existing and proposed water features, wetlands, floodplain, environmental corridors, slopes in excess of twelve percent, and any other natural resource features.

(14) A signage plan including location, size, dimensions, materials, and colors. Include wattage and cut sheets if lighted. All signage shall comply with this Chapter and Chapter 13, Sign Ordinance.

(15) Final proposed restrictive or protective covenants.

PUBLIC HEARING DRAFT

(16) A lighting plan including design, location, number, wattage, lumens, isofootcandle dispersion, specifications on the type of illumination, and cut sheets.

(17) Any landscape, fencing, or berm plans.

(18) Any other information as may be required by the Plan Commission or Town Board in considering the application.

All plans shall be prepared by registered professionals in their respective fields, and shall be at an engineering scale of not less than 100 feet to the inch, unless an architectural scale is used.

D. The change in zoning shall not take effect unless: (1) the applicant purchases the Property; and (2) an agreement relating to the development of the Property, that is satisfactory to the Town of Lisbon, and any other parties deemed necessary by the Town. The agreement should address the dedication of public right-of-way, the termination of encumbrances on the areas to be dedicated, the construction of public improvements to serve the development, the use of trails and outlots, and any other issues the Town or the applicant deems necessary or appropriate in connection with the development of the Property.

E. If the conditions in Section 3 B through G (inclusive) of this Ordinance have not been satisfied by 12:00 noon on _____, then the ordinance approving the change in zoning should automatically, and without any further action, become null and void and of no further force or effect.

Section 4. Changes or Additions: Any subsequent change or addition to the plans or uses identified in the GDP or SDP shall first be submitted for approval to the Town Plan Commission and if, in the opinion of the Town Plan Commission, such change or addition constitutes a substantial alteration of the original plan, a public hearing shall be required pursuant to Sections 33, 35, and 36 of this Ordinance to amend the GDP prior to SDP and site plan approval.

Section 5. The Property shall be developed and used in full compliance with the General Development Plan and an approved Specific Development Plan by the Town Plan Commission at a later date. The General Development Plan and the Specific Development Plan shall constitute the zoning regulations for the Property, and may be enforced as any other zoning regulation in the Town of Lisbon. A copy of the General Development Plan and the Specific Development Plan shall be maintained and kept on file by the Town Clerk.

Section 6. Termination: If a permit, as required in any of the other Town approval processes related to the planned unit development, is not issued by the Building Inspector or the Town within two (2) years of receiving approval of the SDP, or if physical development has not otherwise commenced, the approval shall automatically be terminated without public hearing

PUBLIC HEARING DRAFT

The above and foregoing Ordinance was duly adopted by the Town Board of the Town of Lisbon at its meeting held on _____, by a vote of _____ in favor, _____ opposed, and _____ not voting.

PASSED AND ADOPTED by the Town Board of the Town of Lisbon, Waukesha County, Wisconsin this 14th day of May, 2018.

TOWN BOARD, TOWN OF LISBON
WAUKESHA COUNTY, WISCONSIN

BY:_____
JOSEPH OSTERMAN, Chairman

BY:_____
TEDIA GAMIÑO, Supervisor

BY:_____
MARC MOONEN, Supervisor

BY:_____
LINDA BEAL, Supervisor

BY:_____
REBECCA PLOTECHER, Supervisor

ATTEST:

BY: _____
Gina C. Gresch, MMC/WCPC
Town Clerk

TOWN OF LISBON OFFICIAL SEAL WAUKESHA COUNTY, WI

PUBLIC HEARING DRAFT

Item 4C – Attachments

RECEIVED
By Gina Gresch at 11:58 am, Apr 12, 2018

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

☐ **Commercial**
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

☐ **Residential** – Home-Based Bus. / In-Law Unit

- ☐ Accessory Building Waiver: $100 (Size/Location/Architectural Review)
- ☐ After the Fact Application: Double Fees
- ☐ Certified Survey Map: $200 + $10 Per lot
  - ☐ Dedication Fee (Per lot): $2,658 (Paid upon receipt of signed CSM)
- ☐ Conditional Use Permit: $350
  - ☐ Amendment / Original
  - ☐ Major Grading Permit
- ☐ Deed Restriction: $100
- ☐ Developer's Agreement: $250
- ☐ Groundwater Separation Waiver: $100
- ☐ Land Use Amendment: $300
- ☐ Conceptual: $100
- ☐ Plat Review:
  - ☐ Final - $200
  - ☐ Preliminary - $500
- ☐ Re-Submittal: $200
- ☐ Rezone: $350
- ☐ Sign Permit Application: $30 + Sign Fees (See Adopted Fee Schedule)
- ☐ Site Plan/Plan of Operation:
  - ☐ Amendment: $250
  - ☐ Original: $500
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

W220N6151 Townline Road — Sussex — WI — 53089
Property Address — City — Zip

LSBT 0241997 — 81 acres +/- — P-1 (Public Institutional)
Tax Key/Parcel ID # — Lot Size — Current Zoning

Property Owner

Bryan Ruud Hamilton School Dist.
Name / Company Name

Bryan Ruud
Signature

W220 N6151 Town line Rd
Address

Sussex — WI — 53089
City — State — Zip

2622246-1820 — ruudbr@hamilton.k12.wi.us
Phone — E-mail Address

Applicant

Karen Saliturro
Name

PRA
Company

209 S. Water St.
Address

Milwaukee — WI — 53204
City — State — Zip

414.410.2940 — ksaliturro@prarch.com
Phone — E-Mail Address

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. ***The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.***

RECEIVED
By Gina Gresch at 11:58 am, Apr 12, 2018

PROFESSIONAL SERVICE REIMBURSEMENT FEES:

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME _____

ADDRESS W220N6151 Town line Rd

DATE _____ SIGNATURE _____

PHONE _____ EMAIL _____

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME _____

ADDRESS W220N6151 Town line Rd

DATE _____ SIGNATURE _____

PHONE _____ EMAIL _____

PROJECT NAME _____

W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023
E-mail: townhall@townoflisbonwi.com • Website: www.townoflisbonwi.com

SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

☐ **New business in existing building or on e** NA ☐ **New Owner** NA ☐ **Temporary Use** NA

RECEIVED
By Gina Gresch at 11:58 am, Apr 12, 2018

☐ **Change in Operations (summarize below** what is changing, days/hours, etc)

NA

☐ **Change in Use (summarize below prior and new use below)**

NA

BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSBT 0241997 **Acres** 81 +/- **Zoning** P-1

Business Name & Contact Person: Bryan Ruud Hamilton High School

Full Address (include City & Zip): W220N16151 Townline Rd

Phone Number & Email: 262-246-1820 ruudbra@hamilton.k12.wi.us

Signature & Date: _____

*****

Property Owner Name: _____

Full Address (include City & Zip): _____

Phone Number & Email: _____

Signature & Date: _____

1. **Is this business replacing another business?** ☐ **Yes** ■ **No**

   a. **If yes, what is the prior business' name:** _____

2. **Is this an expansion of an existing Town approved/based operation?** ■ **Yes** ☐ **No**

   a. **If yes, please explain:** Front addition at 38,465sf, Back Addition at 1,500sf.

HOURS OF OPERATION & OPERATING SPECIFICS

3. **Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.**

   N/A- No change in hours of operation filed with the Town of Lisbon

4. **Days & Times of Operation:**

   a. **Days & Times:** N/A- No change in hours of operation filed with the Town of Lisbon

5. **Employees (if self-employed please count yourself)**

   a. **Full-Time** NA

   b. **Part-Time** NA

FOOD / BEVERAGE / LIQUOR

6. **Is there any food & beverage / liquor service?** ☐ **Yes** ☐ **No**

   a. **If yes, please explain:** NA- No Change

7. **Table Seating Capacity**
   a. **Outside:** NA- No Change
   b. **Inside:** NA- No Change
   c. **Bar:** NA- No Change

8. **Food / Soda Vending Machines** ☐ **Yes** ☐ **No**
   a. **If yes, quantity of each:** NA- No Change

OUTDOOR USES

9. **Is there any outdoor storage?** ☐ **Yes** ☐ **No**
   a. **If yes, please explain:** NA- No Change

10. **Will there be any outdoor events?** ☐ **Yes** ☐ **No**
    a. **If yes, please describe the types of events, parking accommodations, sanitary facilities and delineate the locations of the events on the Site Plan submitted. Attach a separate sheet if necessary.**

    We have increased the front parking area,
    see attached site plan.

11. **Will there be any customer dockage?** ☐ **Yes** ■ **No**
    a. **If yes, please indicate on the Site Plan length and number of piers.**

12. **Parking Lot**
    a. **Dimensions** 230' x 330'
    b. **Total number of spaces** 192 space (109 existing plus 83 new spaces)
    c. **Number of spaces allotted for employees** Staff, student, and visitor parking

MUSIC / ENTERTAINMENT

13. Are any problems such as odor, smoke or noise resulting from this operation? ☐ **Yes** ☐ **No**

a. If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided? Attach a separate sheet if necessary.

NA

14. Game Machines ☐ **Yes** ■ **No** *NA

a. Quantity: _____

b. Location: _____

BUILDINGS

15. Building A Front Addition

a. Dimensions & Levels: Addition One- Area A, One Story- 65'-0"x 70'-0"

b. Use: Administration Area/ Main Entrance

16. Building B Front Addition

a. Dimensions & Levels: Addition One- Area B, Two Story - 256'-0"x 80'-0"

b. Use: Classroom Addition

17. Building C Back Addition

a. Dimensions & Levels: Addition One- Area C, One Story - 67'-4"x 22'-4"

b. Use: Classroom Storage Addition

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting See E010a for site lighting

a. Type(s):	Wall Mount- OE, OF	Wall Mount- OJ	Poles P1-P5	
b. Locations(s):	Above Exit Doors	Decorative at Stone Piers	Parking lot Light	

SIGNAGE (Also submit the Town's Signage Application & appropriate fees)

19. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs.

Signage is existing and no new signage is proposed

CHEMICALS/HAZARDOUS MATERIALS

20. Are there any Chemicals, Hazardous Waste of Solvents stored on the site? ☐ **Yes** ☐ **No** No Change

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

bry

21. Does this Operation involve the Storage/Sale of gasoline or any other Petroleum Products? ☐ **Yes** ■ **No**

a. If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.

STORM WATER RETENTION, FLOW OF SURFACE WATER, AND AMOUNT OF IMPERVIOUS SURFACES

22. Are there surface water drainage facilities? ■ **Yes** ☐ **No**

a. If yes, please explain: New area for water drainage, see Civil drawings.

REFUSE DISPOSAL

23. Are there dumpsters/waste containers on the site? ☐ **Yes** ☐ **No** NA- No change

a. If yes, show on the Site Plan submitted the location of dumpsters and any screening.

PERMIT APPROVAL / ISSUANCE DATES

24. Is Highway Access Permit Needed? ☐ **Yes** ■ **No**

a. Date Issued: _____

25. DNR Well Approval (For New Constructions Only)

a. Date Approved: NA

26. Septic System Approval (For New Constructions Only)

a. Date Approved: NA

27. Fire Department Inspection ■ **Yes** ☐ **No**

a. Date Inspected: TBD

28. Did the Wisconsin Department of Safety & Professional Services approve building plans? ■ **Yes** ☐ **No**

a. Date Approved: May 10, 2018

29. Is security fencing necessary? ☐ **Yes** ■ **No**

HORSE BOARDING

30. Does this Operation involve the Boarding of Horses? ☐ **Yes** ■ **No**

a. Maximum number of horses boarded: _____

b. Maximum number of horses owned: _____

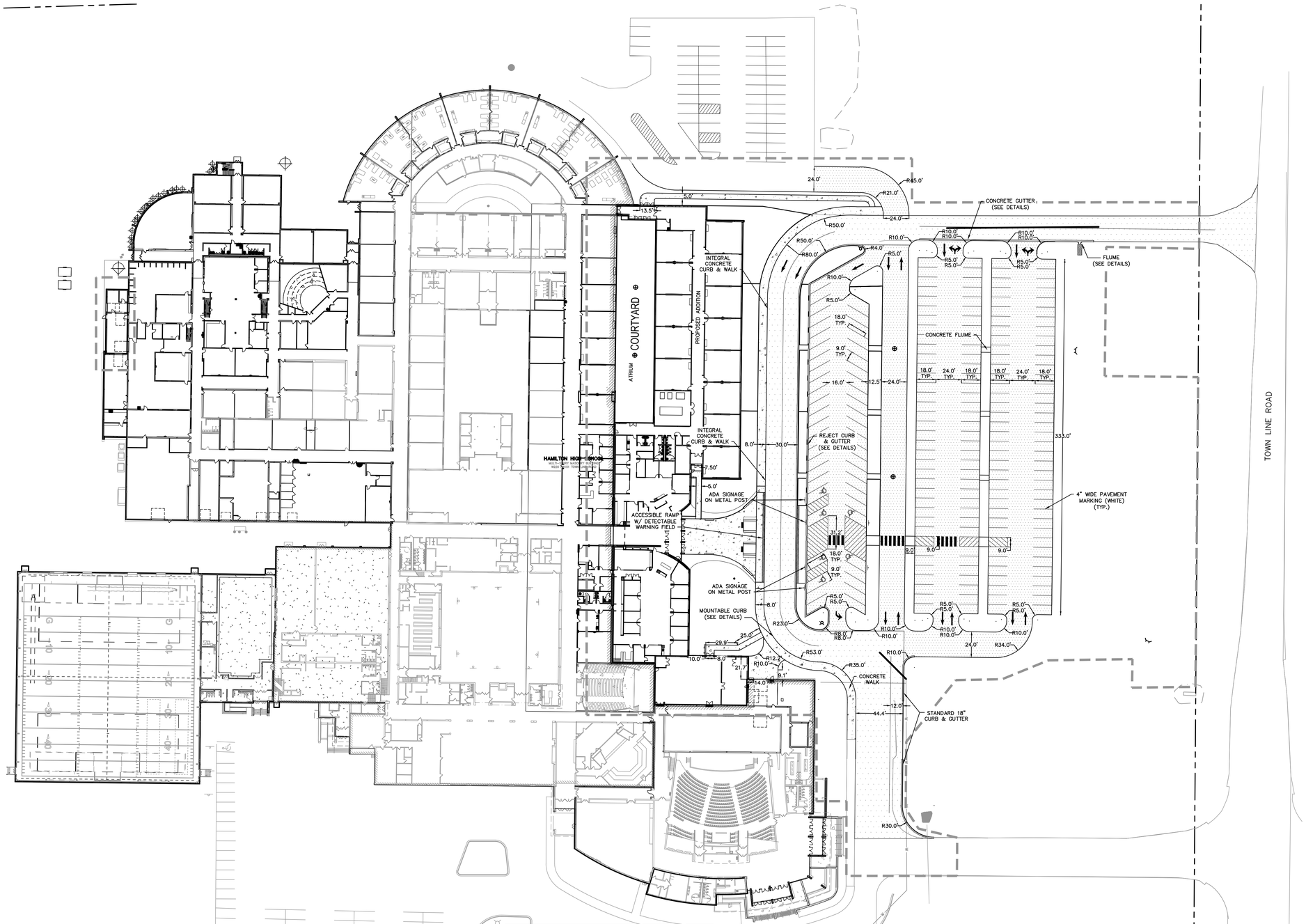
31. Has a Conservation Plan been prepared by the Land Conservation Committee? ☐ **Yes** ☐ **No**

a. **Date Prepared:** _____

Town Approval Date(s): _____

County Approval Date(s): _____

RECEIVED
By Gina Gresch at 11:59 am, Apr 12, 2018



PAVING NOTES

1. GENERAL

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF NEW BERLIN ORDINANCES AND THE GEOTECHNICAL REPORT PREPARED BY PSI, DATED JULY 14, 2016

1.1. ALL PAVING DIMENSIONS ARE TO FACE OF CURB UNLESS SPECIFIED OTHERWISE.

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

2. ASPHALTIC CONCRETE PAVING SPECIFICATIONS

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

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

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

2.4. BINDER COURSE AGGREGATE – THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.

2.5. SURFACE COURSE AGGREGATE – THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.

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

PAVEMENT STRUCTURE LEGEND

HEAVY DUTY PAVEMENT
9" CRUSHED AGGREGATE BASE COURSE
3" HMA BINDER COURSE
1.5" HMA SURFACE COURSE

LIGHT DUTY PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2" HMA BINDER COURSE
1.5" HMA SURFACE COURSE

CONCRETE SIDEWALK
4" CRUSHED AGGREGATE BASE COURSE
5" CONCRETE

PROPOSED 18" CURB AND GUTTER

PROPOSED MOUNTABLE CURB

SITE LEGEND

	MANHOLE, TYPE UNKNOWN		WATER VALVE
	SANITARY MANHOLE		FIRE HYDRANT
	STORM MANHOLE		TELEPHONE PEDESTAL
	CATCH BASIN ROUND		SIGN
	CATCH BASIN SQUARE		ELECTRICAL PED/TRANSFORMER
	METAL POST		GAS VALVE
	BOLLARD		CONIFEROUS TREE
	MAILBOX		DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE	W	WATER MAIN
RCP	REINFORCED CONCRETE PIPE	SAN	SANITARY SEWER
PVC	POLYVINYL CHLORIDE (PIPE)	ST	STORM SEWER
CPP	CORRUGATED PLASTIC PIPE	FO	FIBER OPTIC
	POST INDICATOR VALVE	T	UNDERGROUND TELEPHONE
	SIAMESE	E	UNDERGROUND ELECTRIC
	OUTFALL PIPE	G	UNDERGROUND GAS
	LIGHT POLE	OH	OVERHEAD UTILITY
	FLOOD LIGHT	X X	FENCE LINE
	SPRINKLER CONTROL VALVE	X X	SAWCUT PAVEMENT
FIBER OPTICS	CAUTION FIBER OPTICS		CONSTRUCTION LIMITS
	CAUTION BURIED UTILITY		

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PROJECT:
HAMILTON SCHOOL DISTRICT ADDITIONS & RENOVATIONS

PROJECT LOCATION:
SUSSEX, WI
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

DESIGN: CMJ
DRAWN: TAG
APPROVED: TAG

PLAN MODIFICATIONS:	
100% DESIGN DEVELOPMENT SET	02-23-18
BID PACKAGE 1	04-23-18

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SHEET TITLE:
SITE PLAN

MAP NO:

SHEET NUMBER:
C100

File: R:\2017\178176 Hamilton HS\DWG\High School\178176 Site Plan.dwg Layout: Layout1 User: cjlek Plotted: Apr 06, 2018 – 7:53am Xref's:

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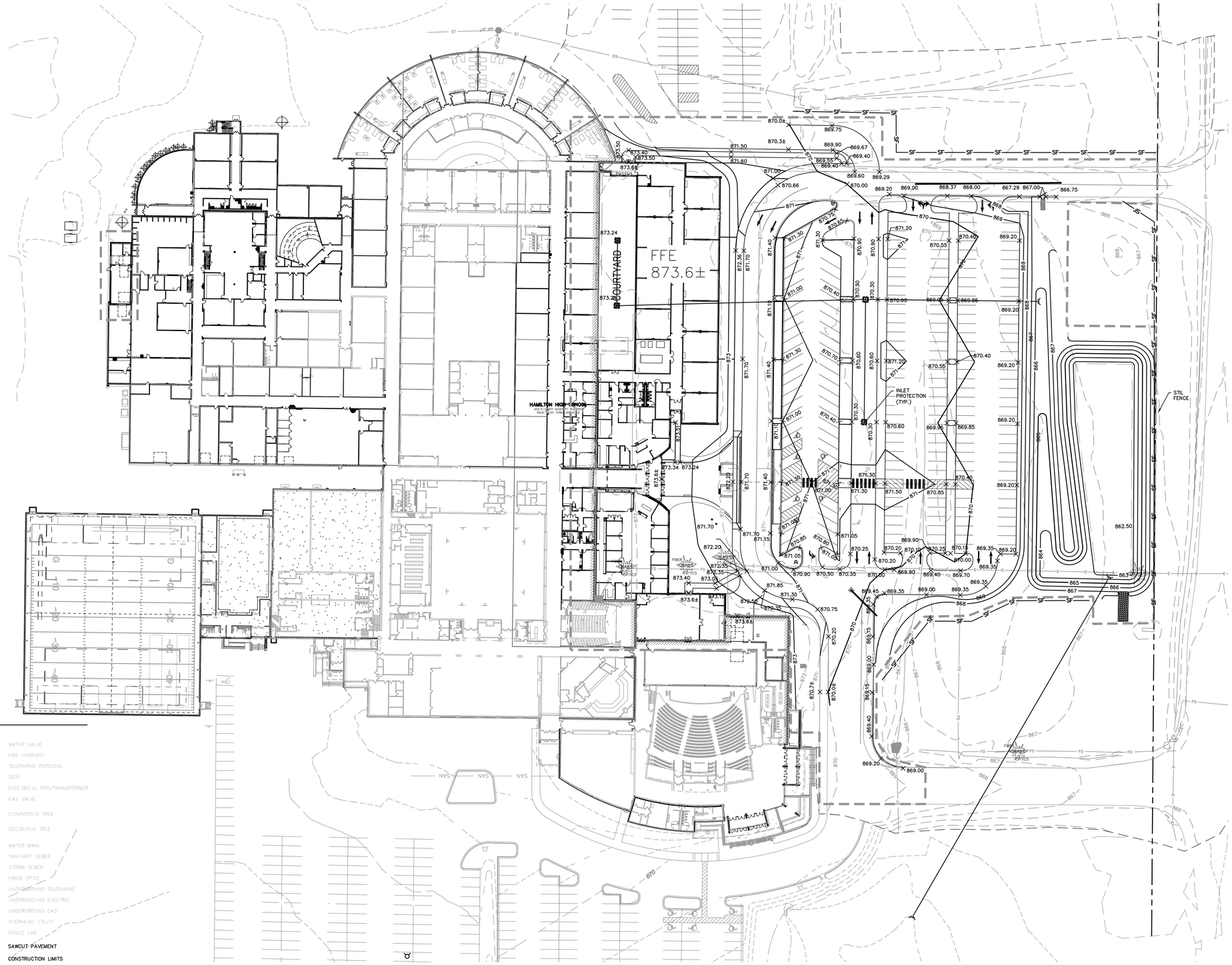

LEGEND

	MANHOLE, TYPE UNKNOWN		WATER VALVE
	SANITARY MANHOLE		FIRE HYDRANT
	STORM MANHOLE		TELEPHONE PEDESTAL
	CATCH BASIN ROUND		SIGN
	CATCH BASIN SQUARE		ELECTRICAL PED/TRANSFORMER
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CPP	CORRUGATED PLASTIC PIPE	ST	STORM SEWER
	POST INDICATOR VALVE	FO	FIBER OPTIC
	SIAMESE	T	UNDERGROUND TELEPHONE
	OUTFALL PIPE	E	UNDERGROUND ELECTRIC
	LIGHT POLE	G	UNDERGROUND GAS
	FLOOD LIGHT	OH	OVERHEAD UTILITY
	SPRINKLER CONTROL VALVE	X X	FENCE LINE
FIBER OPTICS	CAUTION FIBER OPTICS	X X	SAWCUT PAVEMENT
			CONSTRUCTION LIMITS
	CAUTION BURIED UTILITY		

GENERAL UTILITY NOTES

1. ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. CONTACT DIGGERS HOTLINE PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

CONSTRUCTION SITE SEQUENCING

ALL SITE GRADING WORK AND EROSION CONTROL EFFORTS SHALL BE PERFORMED IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

STAGED OPERATIONS

1. INSTALL SILT PERIMETER CONTROL AS SHOWN ON THE APPROVED CONSTRUCTION PLANS.
2. CONDUCT DEMOLITION OF EXISTING SITE FEATURES.
3. CONDUCT ROUGH GRADING EFFORTS.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENT, WALKS, ETC.
5. THE CONTRACTOR SHALL TOPSOIL AND SEED DISTURBED PORTIONS OF THE SITE AS THEY ARE COMPLETED AS IS PRACTICAL.
6. ALL OF THE EROSION CONTROL MEASURES FOR THE ENTIRE SITE MUST BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH WISCONSIN DNR REQUIREMENTS AND AS REQUIRED BY THE TOWN OF LISBON.

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE FOLLOWING:
   A. ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK.
   B. LOCATION AND ELEVATION OF:
      i. EXISTING PIPE INVERTS
      ii. FLOOR ELEVATIONS
      iii. CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK
      iv. HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES.

   NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
3. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED. MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. PROPOSED CONTOURS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CONSTRUCTION SHALL BE BASED UPON PROPOSED SPOT ELEVATIONS, WHERE PROVIDED.
6. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

CONSTRUCTION SITE EROSION CONTROL

1. CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL. ENGINEER OF RECORD AND APPROPRIATE TOWN OF LISBON OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND TOWN OF LISBON ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
3. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE TOWN OF LISBON PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE, AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
6. CONTRACTOR SHALL INSTALL SILT FENCING AT DOWNSLOPE SIDE OF STOCKPILES.
7. ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND TOWN OF LISBON ORDINANCE.
8. SOIL STOCKPILES SHALL NOT BE PLACED IN CLOSE PROXIMITY TO WETLANDS, WATERS OF THE STATE, OR ANY PUBLIC STREET AND SHALL BE ENCLOSED WITH SILT FENCE OR OTHER APPROVED SEDIMENT CONTROL DEVICE WITHIN 24 HOURS. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER."
9. ALL DISTURBED SLOPES EXCEEDING 5:1, SHALL BE STABILIZED WITH CLASS I, TYPE A EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
10. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE, WHEN NECESSARY OR REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD.
11. PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL. DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY STATE OR LOCAL OFFICIALS.
12. INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
13. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.
14. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

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SUSSEX HAMILTON SCHOOL DISTRICT

PROJECT:
HAMILTON HIGH SCHOOL ADDITIONS & RENOVATIONS

PROJECT LOCATION:
SUSSEX, WI
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

DESIGN: CMJ
DRAWN: TAG
APPROVED: TAG

PLAN MODIFICATIONS:

100% DESIGN DEVELOPMENT SET	02-23-18
BID PACKAGE 1	04-23-18

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SHEET TITLE:
GRADING & EROSION CONTROL PLAN

MAP NO:

SHEET NUMBER:
C200

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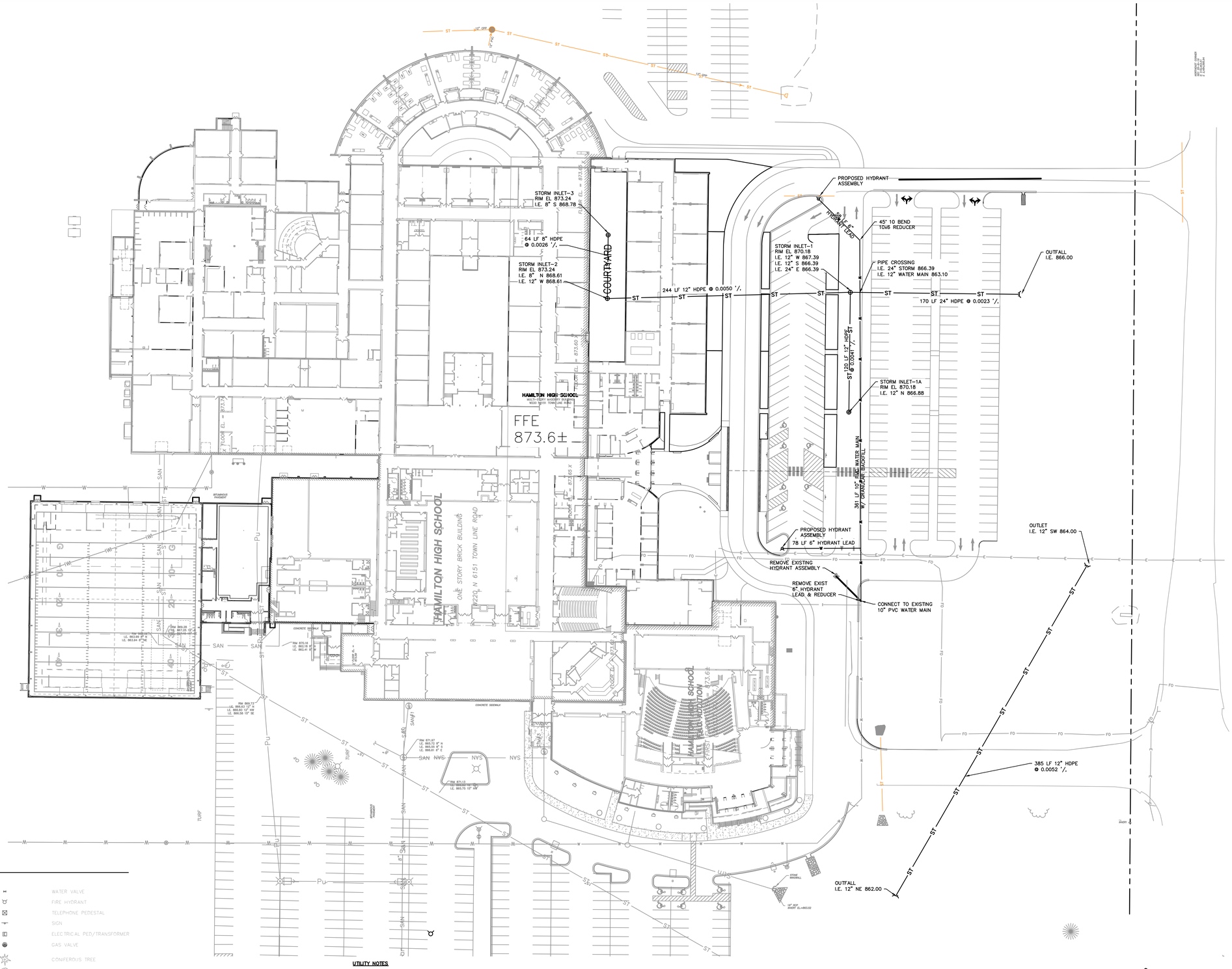

LEGEND

	MANHOLE, TYPE UNKNOWN		WATER VALVE
	SANITARY MANHOLE		FIRE HYDRANT
	STORM MANHOLE		TELEPHONE PEDESTAL
	CATCH BASIN ROUND		SIGN
	CATCH BASIN SQUARE		ELECTRICAL PED/TRANSFORMER
	METAL POST		GAS VALVE
	BOLLARD		CONIFEROUS TREE
	MAILBOX		DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE		
RCP	REINFORCED CONCRETE PIPE	W	WATER MAIN
PVC	POLYVINYL CHLORIDE (PIPE)	SAN	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE	ST	STORM SEWER
	POST INDICATOR VALVE	FO	FIBER OPTIC
	SIAMESE	T	UNDERGROUND TELEPHONE
	OUTFALL PIPE	E	UNDERGROUND ELECTRIC
	LIGHT POLE	G	UNDERGROUND GAS
	FLOOD LIGHT	OH	OVERHEAD UTILITY
	SPRINKLER CONTROL VALVE	X	FENCE LINE
FIBER OPTICS	CAUTION FIBER OPTICS	X X	SAWCUT PAVEMENT
			CONSTRUCTION LIMITS
	CAUTION BURIED UTILITY		

UTILITY NOTES

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2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN – AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. SPECIFICATIONS SHALL COMPLY WITH THE TOWN OF LISBON REQUIREMENTS.
4. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
7. STORM SEWER SPECIFICATIONS –

   PIPE – HIGH DENSITY POLYETHYLENE SMOOTH-WALLED INTERIOR CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, MANNING "N" VALUE OF 0.012 AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE S. MATERIAL INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D3350, D2412, AND D2321 WITH ELASTOMETRIC GASKETS CONFORMING TO ASTM F477.

   INLETS – INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS". FRAMES & GRATES SHALL BE NEENAH R-2503 WITH TYPE "D" GRATE, OR EQUAL.

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

   MANHOLE FRAMES AND COVERS – MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, OR EQUAL.

   FIELD TILE CONNECTION – ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

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SHEET TITLE:
UTILITY PLAN

MAP NO:

SHEET NUMBER:
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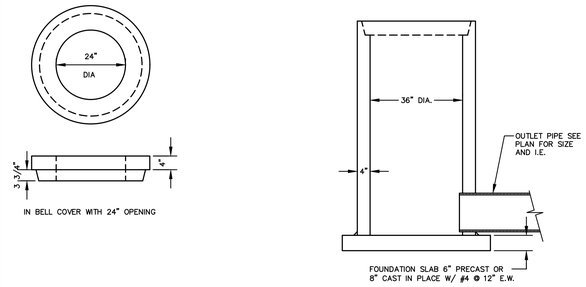


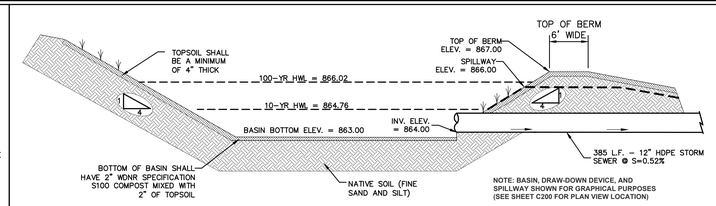
GENERAL NOTES:

1. IN BELL GRATE IS CUSTOM MANUFACTURED BY THE NEENAH FOUNDRY COMPANY TO MADISON CONCRETE PIPE SPECIFICATIONS
2. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS – GRATE HYDRAULICS ARE AVAILABLE UPON REQUEST
3. GRATES ARE AASHTO H20 LOAD RATED
4. GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL
5. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
6. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
7. STOCK 36" DIA. CATCH BASINS AVAILABLE WITH OR WITHOUT A 6" THICK INTEGRAL BASE OR AS SPECIFIED
8. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
9. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

36" DIA. STORM INLET

N.T.S.

REV. 5-19-2017



NOTE:
1. HWL = HIGH WATER LEVEL
2. 1-YEAR HWL = 864.15
   2-YEAR HWL = 864.29

CROSS-SECTION

N.T.S.

GENERAL NOTES

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WDNR INFILTRATION BASIN TECHNICAL STANDARD 1003".
2. CONTRACTOR SHALL OVER-EXCAVATE INFILTRATION BASIN BOTTOM AS NECESSARY TO REMOVE NATIVE CLAY LAYER (APPROXIMATELY 9" DEPTH).
3. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.

STORMWATER INFILTRATION BASIN DETAIL

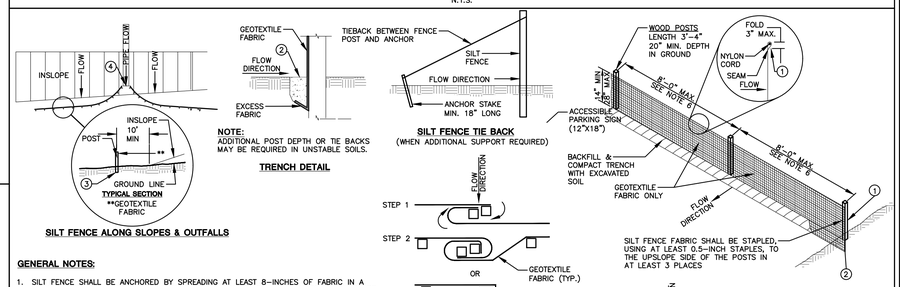
N.T.S.

NOTES:

1. EXTEND MATTING TO TOE OF SLOPE ON THE INSIDE AND OUTSIDE OF THE BASIN.
2. MATTING SHALL BE INSTALLED IN ACCORDANCE WITH WDNR TECH STANDARD 1052 AND MANUFACTURER'S GUIDELINES.

EMERGENCY SPILLWAY DETAIL

N.T.S.



NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

SILT FENCE ALONG SLOPES & OUTFALLS

JOINT (TWIST METHOD)

JOINT (HOOK METHOD)

GENERAL NOTES:

1. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
2. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
4. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE.
5. SILT FENCE CONSTRUCTION AND GEOTEXTILE FABRIC SHALL CONFORM TO WDNR TECHNICAL STANDARD 1056.
6. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN & 3-FEET FOR NON-WOVEN)

SILT FENCE

N.T.S.

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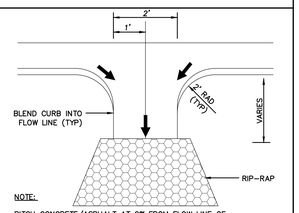

NOTE:
PITCH CONCRETE/ASPHALT AT 2% FROM FLOW LINE OF GUTTER SECTION TO C/L OF FLUME

FLUME

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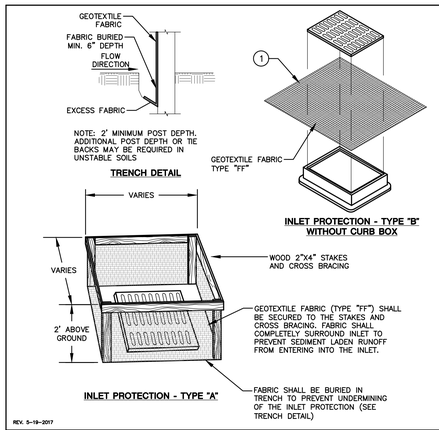


REV. 5-19-2017

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 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 OF FACILITATE MAINTENANCE OR REMOVAL.

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT A WOOD 2X4

INSTALLATION NOTES:

TYPE "B" & "C"

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

INSTALLATION NOTES:

TYPE "D"

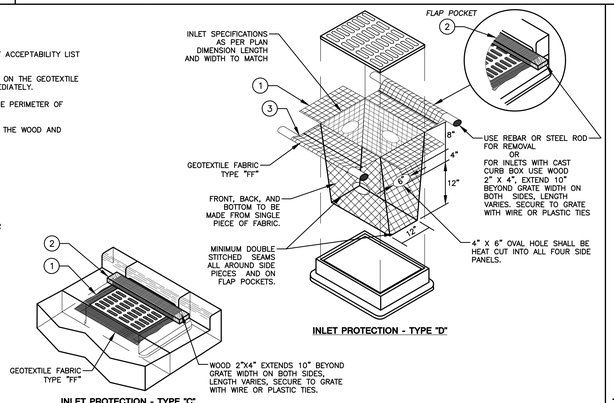
DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

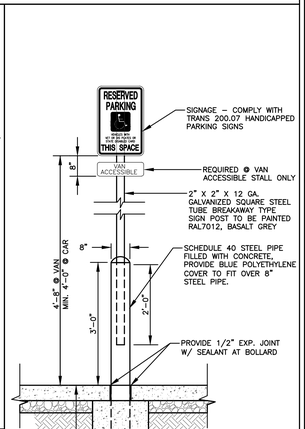
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

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 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

INLET PROTECTION

N.T.S.





ADA PARKING STALL BOLLARD

N.T.S.

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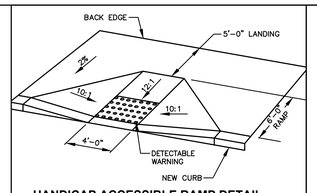

HANDICAP ACCESSIBLE RAMP DETAIL

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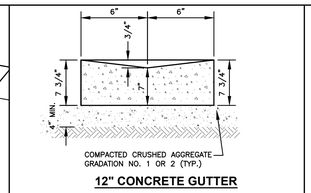

12" CONCRETE GUTTER

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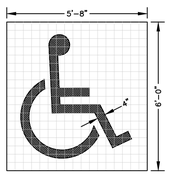

4"x4" GRID FOR LAYOUT PURPOSES ONLY FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

NOTE:
SYMBOL DETAILS ARE SHOWN FOR INTENT ONLY. CONTRACTOR SHALL VERIFY EXACT REQUIREMENTS PRIOR TO CONSTRUCTION.

HANDICAP MARKING SYMBOL

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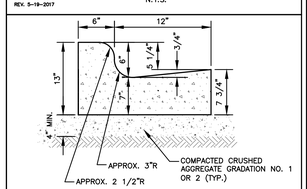

18" STANDARD CURB & GUTTER

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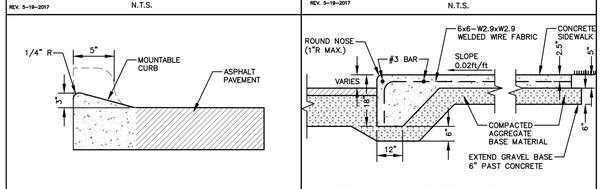

MOUNTABLE CURB FOR INTEGRAL WALK

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INTEGRAL CONCRETE CURB & WALK

N.T.S.

REV. 5-19-2017

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SERVICES PROVIDED TO:
SUSSEX HAMILTON SCHOOL DISTRICT

PROJECT:
HAMILTON SCHOOL DISTRICT ADDITIONS & RENOVATIONS

PROJECT LOCATION:
SUSSEX, WI
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

DESIGN:	CMJ	
DRAWN:	CMJ	
APPROVED:	TAG	

PLAN MODIFICATIONS:

100% DESIGN DEVELOPMENT SET	02-23-18
BID PACKAGE 1	04-23-18

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SHEET TITLE:
DETAILS

MAP NO:

SHEET NUMBER:
C400

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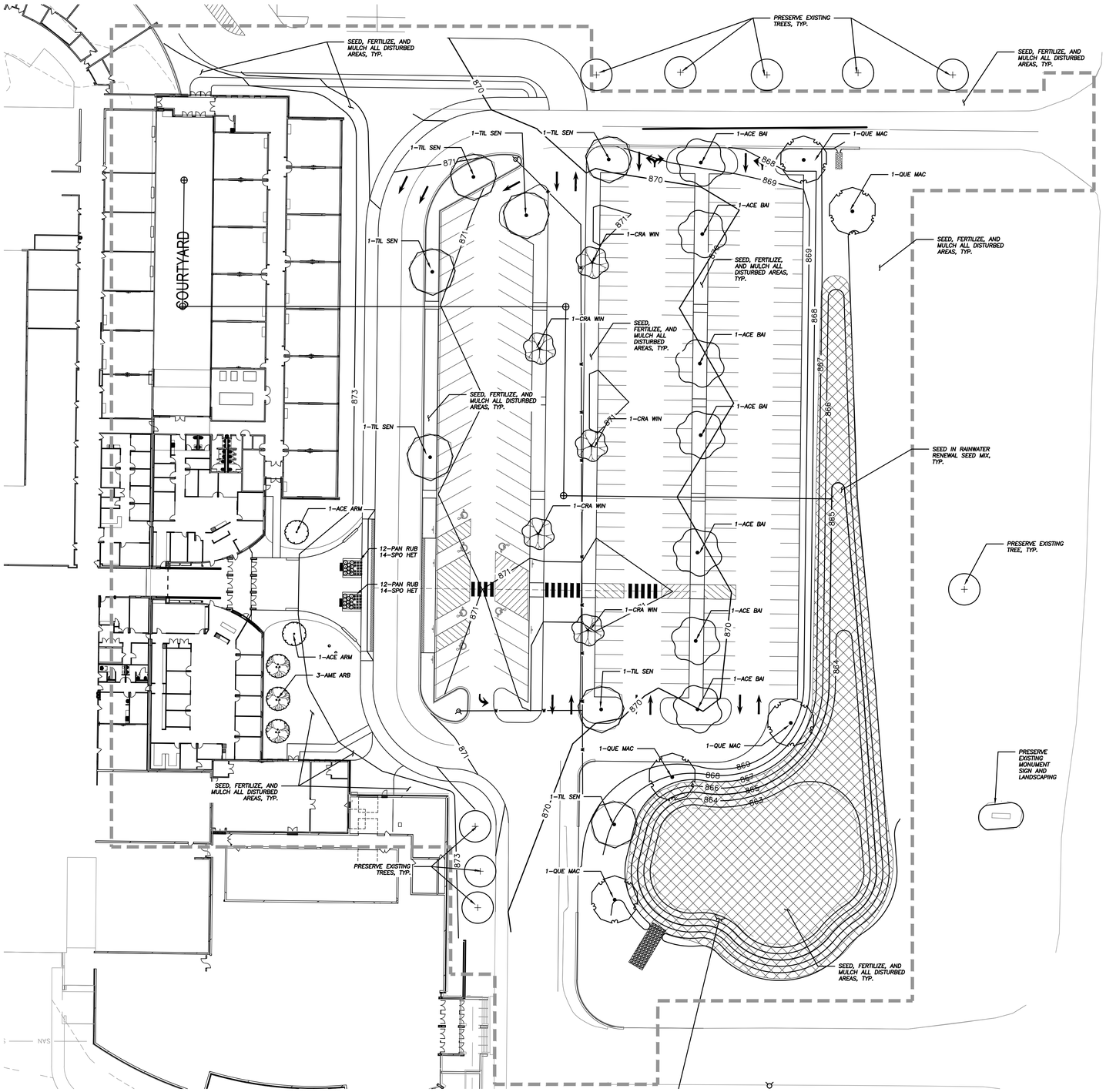

LEGEND

	MANHOLE, TYPE UNKNOWN		WATER VALVE
	SANITARY MANHOLE		FIRE HYDRANT
	STORM MANHOLE		TELEPHONE PEDESTAL
	CATCH BASIN ROUND		SIGN
	CATCH BASIN SQUARE		ELECTRICAL PED/TRANSFORMER
	METAL POST		GAS VALVE
	BOLLARD		CONIFEROUS TREE
	MAILBOX		DECIDUOUS TREE
CMP	CORRUGATED METAL PIPE	W	WATER MAIN
RCP	REINFORCED CONCRETE PIPE	SAN	SANITARY SEWER
PVC	POLYVINYL CHLORIDE (PIPE)	ST	STORM SEWER
CPP	CORRUGATED PLASTIC PIPE	FO	FIBER OPTIC
	POST INDICATOR VALVE	T	UNDERGROUND TELEPHONE
	SIAMESE	E	UNDERGROUND ELECTRIC
	OUTFALL PIPE	G	UNDERGROUND GAS
	LIGHT POLE	OH	OVERHEAD UTILITY
	FLOOD LIGHT	X	FENCE LINE
	SPRINKLER CONTROL VALVE		
FIBER CAUTION FIBER OPTICS	CAUTION FIBER OPTICS	X	SAWCUT PAVEMENT
	CAUTION BURIED UTILITY		

PLANT SCHEDULE HS LOT

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HT	SP		QTY
	ACE ARM	Acer rubrum `Armstrong` / Armstrong Red Maple	B & B	1.5-2" Cal.	50'	15'		2
	ACE BAI	Acer saccharum `Bailsta` TM / Fall Fiesta Sugar Maple	B & B	1.5-2" Cal.	50'	40'		7
	AME ARB	Amelanchier arborea / Downy Serviceberry	B & B	1.5" Min. Cal.	25'	15'		3
	CRA WIN	Crataegus viridis `Winter King` / `Winter King` Hawthorn	B & B	1.5-2" Cal.	25'	30'		5
	QUE MAC	Quercus macrocarpa / Burr Oak	B & B	1.5-2" Cal.	70'	70'		5
	TIL SEN	Tilia americana `Sentry` / American Sentry Linden	B & B	1.5-2" Cal.	60'	35'		7
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CONT	HT	SP		QTY
	PAN RUB	Panicum virgatum `Ruby Ribbons` / Green & Red Switch Grass	#1	CONT	4'	3'		22
	SPO HET	Sporobolus heterolepis / Prairie Dropseed	#1	CONT	3'	2'		28

INFILTRATION BASIN SEED MIX, 'RAINWATER RENEWAL' BY AGRECOL OR EQUIVALENT, WITH 2 OZ./ACRE OF ASCLEPIAS SYRIACA AND ¼ OZ./ACRE OF ASCLEPIAS SULLIVANTII ADDED TO THE MIX FOR MONARCH HABITAT. PLANT AT A RATE OF 6-10 LBS PER ACRE PER NURSERY INSTRUCTIONS, WITH APPROPRIATE COVER CROP ADDED.

RECEIVED
By Gina Gresch at 11:59 am, Apr 12, 2018

north

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PROJECT:
HAMILTON SCHOOL DISTRICT ADDITIONS & RENOVATIONS

PROJECT LOCATION:
SUSSEX, WI
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

RESOLUTION STUDIO, LLC HELIANTHUS

DESIGN:	BJY/KAS	02-28-18
DRAWN:	BJY/KAS	02-28-18
APPROVED:	TAG	02-28-18

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LANDSCAPE PLAN

MAP NO:

SHEET NUMBER:
L1.0

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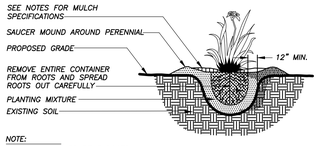


NOTE:
1. ROOT FLARE TO BE EXPOSED

1 / L2.0 PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

N.T.S.

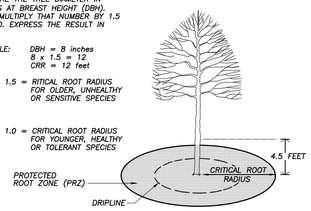
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH). THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

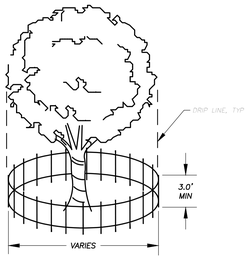
EXAMPLE: DBH = 8 inches
8 x 1.5 = 12
CRR = 12 feet

DBH x 1.5 = RITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES

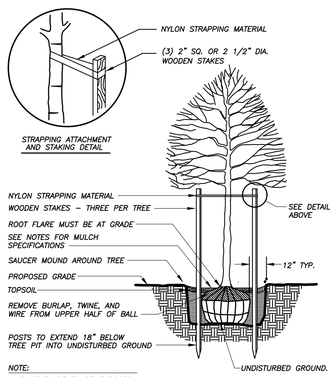




TREE NOTES:
1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

2 / L2.0 TREE PROTECTION DETAIL

N.T.S.



NOTE:
1. ROOT FLARE TO BE EXPOSED.
2. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE.
3. ROOT BALL TO BE SET ON UNDISTURBED GROUND.

3 / L2.0 DECIDUOUS TREE PLANTING DETAIL

N.T.S.

GENERAL NOTES

1. GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.

3. MATERIALS – PLANTS: ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.

4. PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.

5. CLEANUP: DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL, BRANCHES, BINDING AND WRAPPING MATERIALS, REJECTED PLANTS, OR OTHER DEBRIS RESULTING FROM ANY PLANTING SHALL BE PROMPTLY CLEANED UP AND REMOVED. THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. UNDER NO CONDITION SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.

LANDSCAPE MATERIAL NOTES

1. MATERIALS – SOIL: PLANTING SOIL SHALL MEET THESE REQUIREMENTS:
   A. PLANTING AREAS = 24"
   B. TREE PITS = SEE DETAILS

2. PLANTING SOIL TO BE A MINIMUM 24" DEPTH, UNLESS OTHERWISE SPECIFIED AS ABOVE OR ON DETAILS. TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO CONFORM TO THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.

3. MATERIALS – SEED: ALL AREAS SPECIFIED ON PLAN PER THESE NOTES; DISTURBED LAWN AREAS SHALL BE SEEDED WITH EARTH'S CARPET "MADISON PARKS" SEED MIX OR EQUIVALENT AS APPROVED BY OWNERS REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION, AREAS SHALL BE SEEDED WITH ANNUAL RYE AT A RATE OF 1.5 LBS PER 1000 SQUARE FEET.

4. MATERIALS – SEED: ALL AREAS SPECIFIED ON PLAN PER THESE NOTES: INFILTRATION BASIN AREAS SHALL BE SEEDED WITH AGRECOL'S "RAINWATER RENEWAL SEED MIX" WITH THE ADDITIONAL SPECIES AS INDICATED ON THE PLAN OR EQUIVALENT AS APPROVED BY OWNERS REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION, AREAS SHALL BE SEEDED WITH ANNUAL RYE AT A RATE OF 3 LBS PER ACRE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

1. GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A TWO (2)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.

2. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN. MAINTENANCE OF SEEDED INFILTRATION BASIN AREAS SHALL FOLLOW SEED PROVIDER'S RECOMMENDATIONS.

4. MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.

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HAMILTON SCHOOL DISTRICT ADDITIONS & RENOVATIONS

PROJECT LOCATION:
SUSSEX, WI
WAUKESHA COUNTY, WI

JSD PROJECT NO.: 17-8176

RESOLUTION STUDIO, LLC HELIANTHUS

DESIGN:	BJY/KAS	02-28-18
DRAWN:	BJY/KAS	02-28-18
APPROVED:	TAG	02-28-18

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SHEET TITLE:
LANDSCAPE NOTES, SPECIFICATIONS, & DETAILS

MAP NO:

SHEET NUMBER:
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A010

Sheet No: 180222-A4
Job No:
Date: 04-06-2018

RENDERINGS

Revisions:

Hamilton School District
High School Addition and Renovations
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SITE PLAN NOTES

1. CONCRETE CURB AND GUTTER. REFER TO DETAIL - / ---
2. CURB RAMP. REFER TO DETAIL - / ---
3. BARRIER-FREE ACCESSIBLE PARKING SIGNAGE. REFER TO DETAIL - / ---
4. "VAN ACCESSIBLE" SIGNAGE. REFER TO DETAIL - / ---
5. 4" PARKING LOT STRIPING / PAVEMENT MARKINGS. REFER TO DETAIL - / ---
6. PRECAST WHEEL STOP.
7. CONCRETE STOOP AND SLAB. REFER TO DETAIL - / ---
8. STOP SIGN.

REQUIRED PARKING

REQUIRED BY ZONING	REGLUAR STALLS	ACCESSIBLE STALLS	VAN ACCESSIBLE STALLS	TOTAL STALLS
1 PER XX	X	X	X	X

SITE PLAN SYMBOLS LEGEND

- TB-X — TEST BORINGS
- ? — SITE PLAN NOTE
- 1 — SITE PLAN DEMOLITION NOTE
- EXIT
- BF — BARRIER FREE ACCESS & ROUTE
- CONSTRUCTION LIMITS
- NEW CONCRETE SLAB / WALK / STOOP
- NEW STANDARD DUTY ASPHALT PAVING
- NEW HEAVY DUTY ASPHALT PAVING

SITE PLAN GENERAL NOTES

A. FIELD VERIFY DIMENSIONS AND CONDITIONS AT JOB SITE.

B. REFER TO SITE SURVEY, GRADING PLAN, SITE UTILITIES PLAN, STORM WATER MANAGEMENT PLAN, EROSION CONTROL PLAN, LANDSCAPING PLAN, PLUMBING PLAN, HVAC PLAN AND ELECTRICAL PLAN FOR ADDITIONAL INFORMATION PERTAINING TO SITE PLANNING.

C. MARK ALL UTILITIES. ALL DAMAGED UTILITY OR SERVICES ARE TO BE IMMEDIATELY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

D. FIELD VERIFY EXISTING FLOOR ELEVATIONS.

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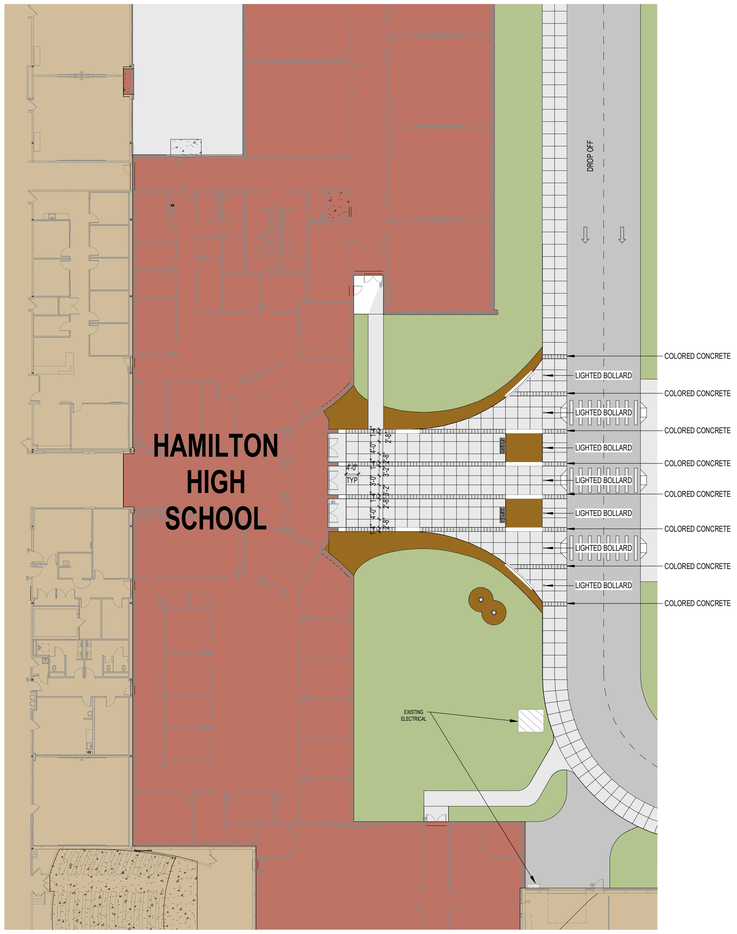

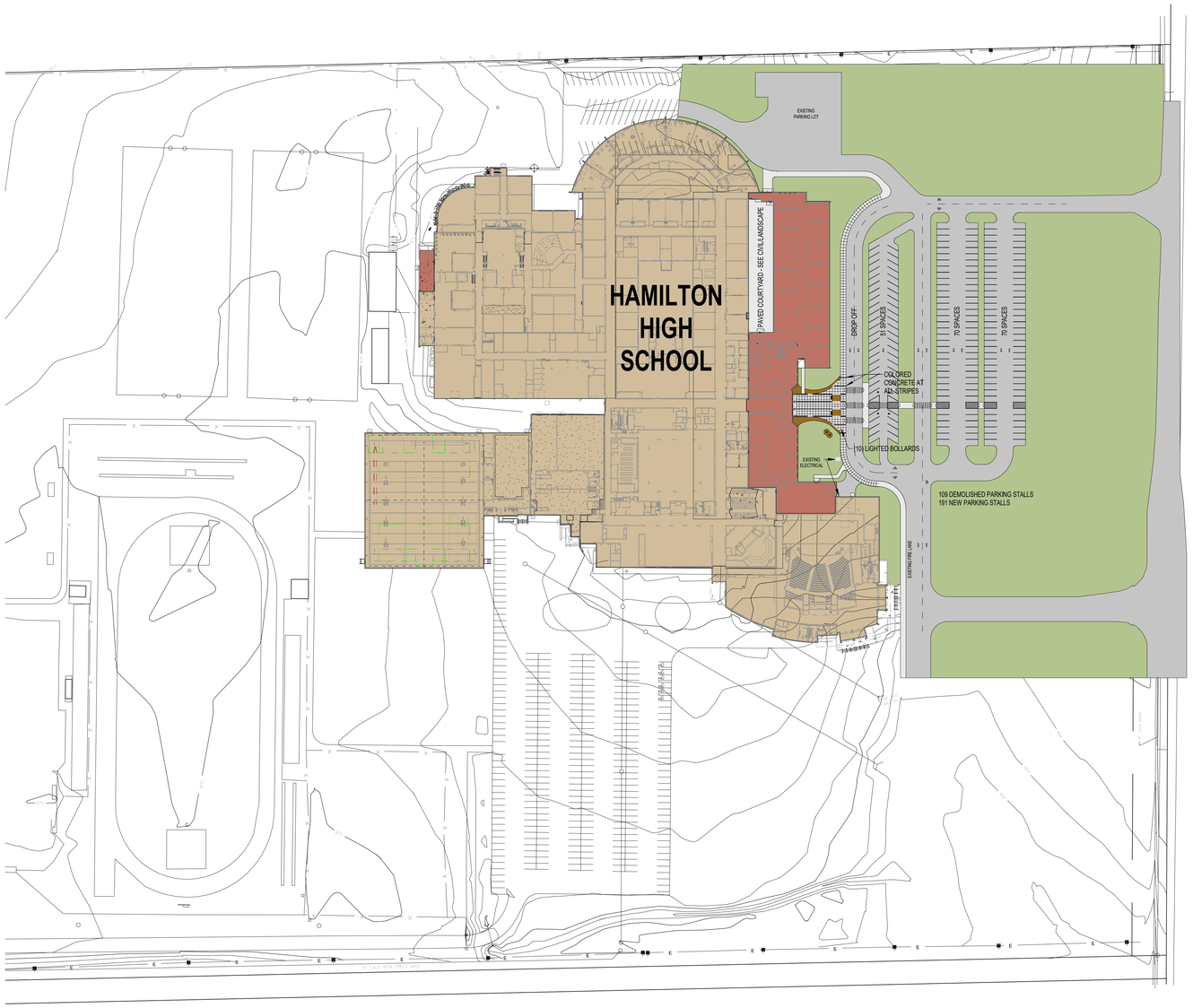

OVERALL SITE PLAN
1" = 80'-0"

INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED HEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.

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Revisions:

ARCHITECTURAL SITE PLAN

Date: 04-06-2018
Job No: 160222-04
Sheet No.: A075

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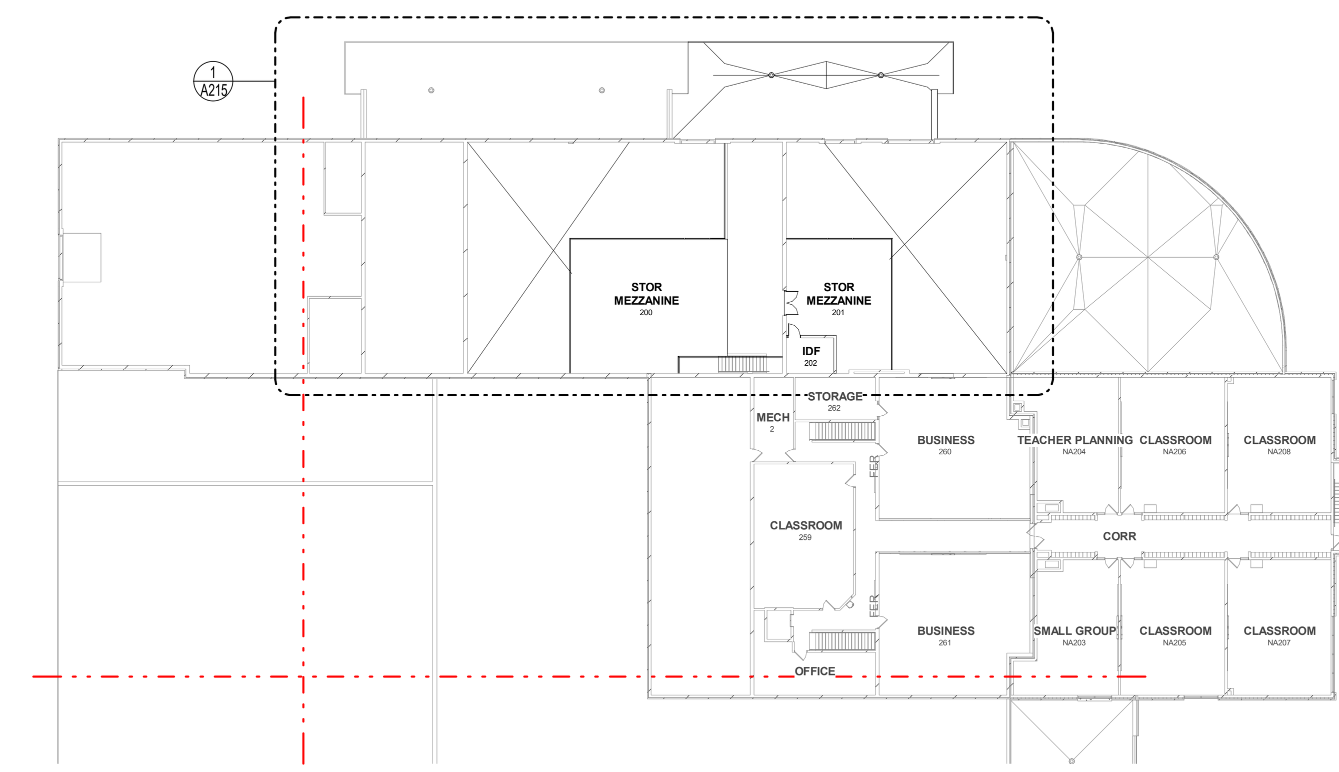
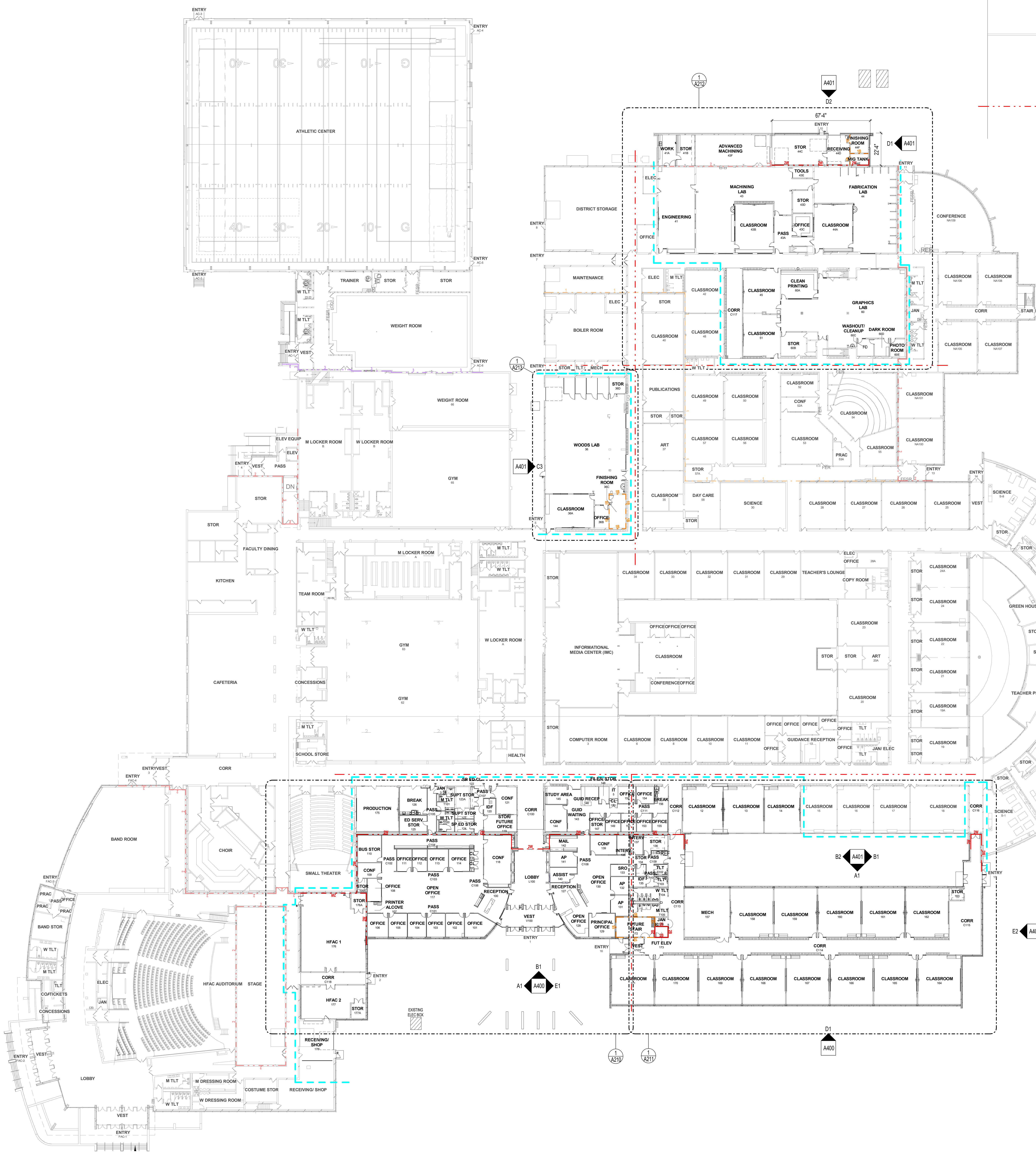


SECOND FLOOR OVERALL PLAN

1/32" = 1'-0"



FLOOR PLAN SYMBOLS LEGEND

	EXISTING WALLS TO REMAIN		NEW WALL/PARTITION
	EXISTING DOOR TO REMAIN	101	NEW DOOR
1 A101	SECTION REFERENCE	1 A101	DETAIL REFERENCE
DTL SHT	EXTERIOR ELEVATION	222	EQUIPMENT
DTL SHT	INTERIOR ELEVATION	1i	WINDOW TYPE
?	FLOOR PLAN NOTE	BG0	WALL/PARTITION TYPE
	CONSTRUCTION LIMITS	FD FD	FLOOR DRAIN - PITCH FLOOR TO DRAIN
1B 1B	ONE HOUR RATED BARRIER	FESR	SEMI-RECESSED FIRE EXTINGUISHER
2B 2B	TWO HOUR RATED BARRIER	2W 2W	TWO HOUR RATED FIRE WALL

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE BG0 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL B1 / A811

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL A3 / A810 PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

F. ALL INTERIOR MASONRY PARTITIONS CONNECTING ADJACENT TO EXISTING CONDITIONS SHALL HAVE A 2" CONCRETE BLOCK BASE COURSE TO MATCH EXISTING COURSING. TYPICAL COURSING TO BE +2" FROM STANDARD 8" COURSES. NOT APPLICABLE ON EAST CLASSROOM ADDITION UNLESS OTHERWISE NOTED.

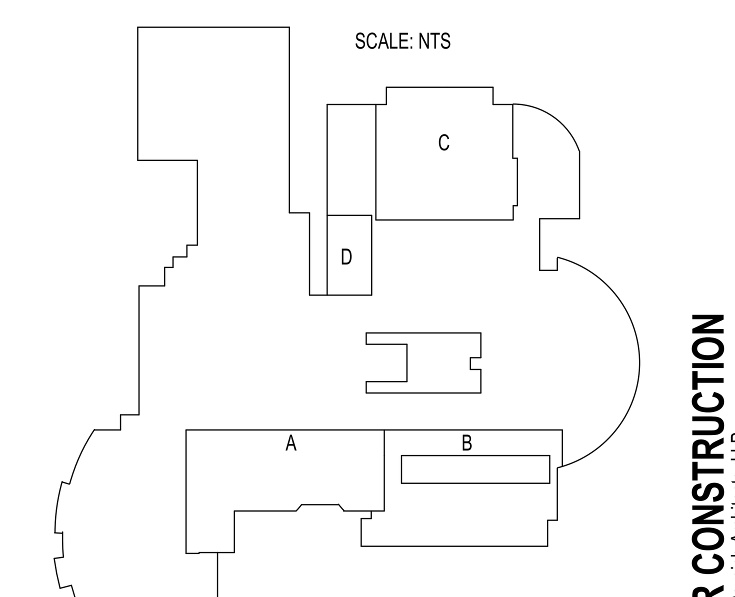
G. ALL INTERIOR BORROWED LITE OPENINGS TO HAVE SOLID BLOCK SILL.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--
AG2	3-5/8" STEEL STUDS @ 16" OC 2 LAYERS 5/8" GYPSUM BOARD @ EACH FACE.	2 HR	U419	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		3-1/2" SOUND	--
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-			--
BL2	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		FULL WIDTH SOUND	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0a	existing	-			
HG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
SG0	4" CONCRETE BLOCK.	-		--	--
SK0	6" CONCRETE BLOCK.	-		--	--
SN0	8" CONCRETE BLOCK.	-		--	--
SN0a	8" CONCRETE GROUND FACE/ BURNISHED BLOCK.	-		--	--
SN1	8" CONCRETE BLOCK.	1 HR		--	--
SN2	8" CONCRETE BLOCK.	2 HR		--	--
SS0	12" CONCRETE BLOCK.	-		--	--
VA0	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--

EXTERIOR WALL TYPE SCHEDULE

MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A601.
1A.2	MASONRY VENEER STUD WALL CONSISTING OF 4" STONE, 3-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A601 SIM.
1J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
1J.2	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601.
3A.2	MASONRY CAVITY WALL CONSISTING OF 4" STONE, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3A.3	MASONRY CAVITY WALL CONSISTING OF 4" SPLIT FACE BLOCK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).
3J.2	PANEL WALL SYSTEM CONSISTING OF 1" CORRUGATED METAL PANEL ON Z FURRING, 2" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).



KEY PLAN

FIRST FLOOR OVERALL PLAN

1/32" = 1'-0"

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OVERALL FLOOR PLANS

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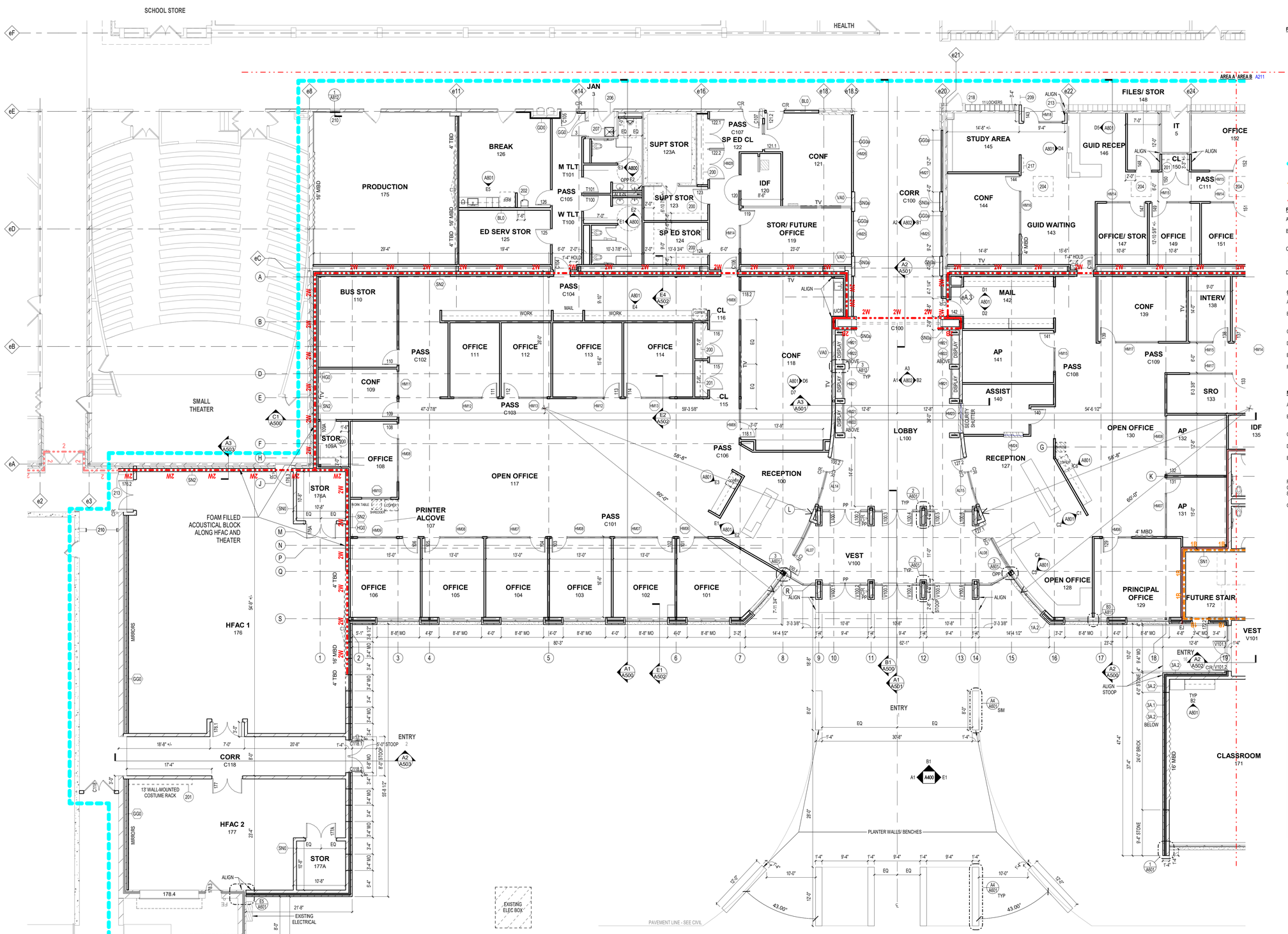


FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- ONE HOUR RATED BARRIER
- TWO HOUR RATED BARRIER
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI-RECESSED FIRE EXTINGUISHER
- TWO HOUR RATED FIRE WALL

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL B1 / A811

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL A3 / A810 PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

F. ALL INTERIOR MASONRY PARTITIONS CONNECTING ADJACENT TO EXISTING CONDITIONS SHALL HAVE A 2" CONCRETE BLOCK BASE COURSE TO MATCH EXISTING COURSING. TYPICAL COURSING TO BE +2" FROM STANDARD 8" COURSES. NOT APPLICABLE ON EAST CLASSROOM ADDITION UNLESS OTHERWISE NOTED.

G. ALL INTERIOR BORROWED LITE OPENINGS TO HAVE SOLID BLOCK SILL.

EXTERIOR WALL TYPE SCHEDULE

MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A601.
1A.2	MASONRY VENEER STUD WALL CONSISTING OF 4" STONE, 3-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A601 SIM.
1J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
1J.2	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 16 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601.
3A.2	MASONRY CAVITY WALL CONSISTING OF 4" STONE, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3A.3	MASONRY CAVITY WALL CONSISTING OF 4" SPLIT FACE BLOCK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).
3J.2	PANEL WALL SYSTEM CONSISTING OF 1" CORROGATED METAL PANEL ON Z FURRING, 2" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).

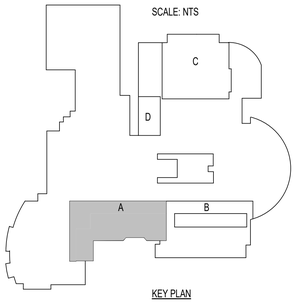
FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	ADJUSTABLE SHELVING EITHER 18" OR 24" DEEP (SEE PLAN). REFER TO DETAIL A6/A812.
201	COAT ROD WITH SHELF. REFER TO DETAIL B5/A812.
202	EWC WITH BOTTLE FILLER.
204	48" x 48" SKYLIGHT ABOVE.
206	FIX DOOR IN LOCKED POSITION.
207	NEW MOP BASIN. REFER TO ELEVATION B1/A800.
209	RELOCATED WALL SIGNAGE.
210	PATCH TO MATCH ADJACENT FINISHES.
213	ALIGN COURSING WITH ADJACENT EXISTING CMU.
217	RELOCATED PAMPHLET RACK.
218	RELOCATED LOCKERS.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--
AG2	3-5/8" STEEL STUDS @ 16" OC 2 LAYERS 5/8" GYPSUM BOARD @ EACH FACE.	2 HR	U419	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		3-1/2" SOUND	--
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-			--
BL2	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		FULL WIDTH SOUND	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0a	existing	-			
HG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
SG0	4" CONCRETE BLOCK.	-		--	--
SK0	6" CONCRETE BLOCK.	-		--	--
SN0	8" CONCRETE BLOCK.	-		--	--
SN0a	8" CONCRETE GROUND FACE/ BURNISHED BLOCK.	-		--	--
SN1	8" CONCRETE BLOCK.	1 HR		--	--
SN2	8" CONCRETE BLOCK.	2 HR		--	--
SS0	12" CONCRETE BLOCK.	-		--	--
VA0	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--

SCALE: NTS



KEY PLAN

FIRST FLOOR PLAN - AREA A
1/8" = 1'-0"

NOT FOR CONSTRUCTION

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Revisions:

FIRST FLOOR PLAN - AREA A

Date: 04-06-2018

Job No: 160222-04

Sheet No.: A210

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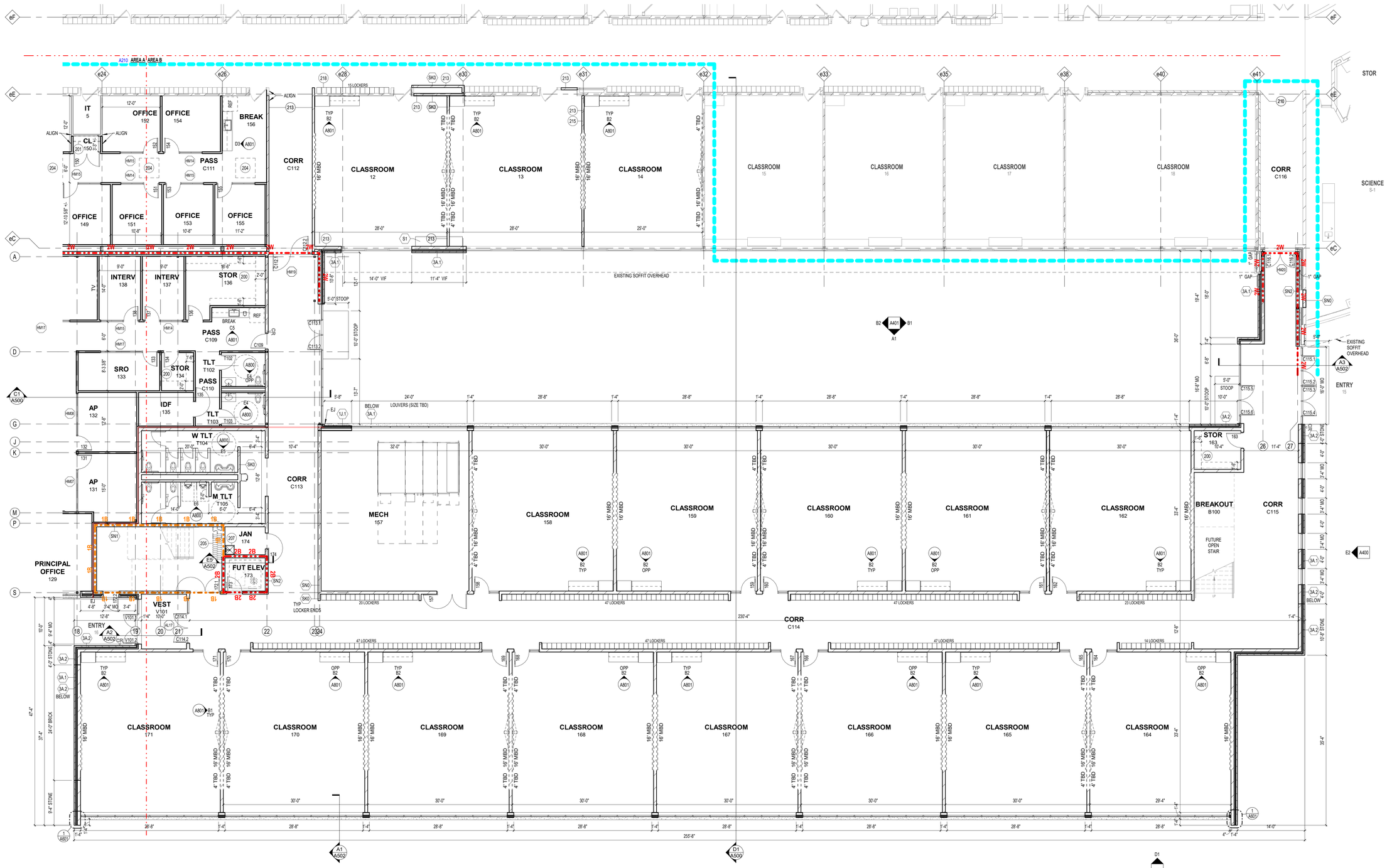


FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- 1B 1B ONE HOUR RATED BARRIER
- 2B 2B TWO HOUR RATED BARRIER
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- FESR SEMI-RECESSED FIRE EXTINGUISHER
- 2W 2W TWO HOUR RATED FIRE WALL

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE (BG0) UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL B1 / A811

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL A3 / A810 PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

F. ALL INTERIOR MASONRY PARTITIONS CONNECTING ADJACENT TO EXISTING CONDITIONS SHALL HAVE A 2" CONCRETE BLOCK BASE COURSE TO MATCH EXISTING COURSING. TYPICAL COURSING TO BE +2" FROM STANDARD 8" COURSES. NOT APPLICABLE ON EAST CLASSROOM ADDITION UNLESS OTHERWISE NOTED.

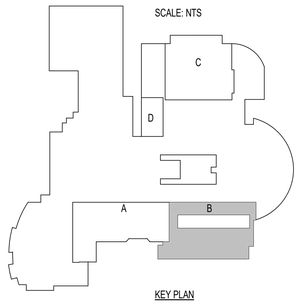
G. ALL INTERIOR BORROWED LITE OPENINGS TO HAVE SOLID BLOCK SILL.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--
AG2	3-5/8" STEEL STUDS @ 16" OC 2 LAYERS 5/8" GYPSUM BOARD @ EACH FACE.	2 HR	U419	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		3-1/2" SOUND	--
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-			--
BL2	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		FULL WIDTH SOUND	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0a	existing	-			
HG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
SG0	4" CONCRETE BLOCK.	-		--	--
SK0	6" CONCRETE BLOCK.	-		--	--
SN0	8" CONCRETE BLOCK.	-		--	--
SN0a	8" CONCRETE GROUND FACE/ BURNISHED BLOCK.	-		--	--
SN1	8" CONCRETE BLOCK.	1 HR		--	--
SN2	8" CONCRETE BLOCK.	2 HR		--	--
SS0	12" CONCRETE BLOCK.	-		--	--
VA0	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--

FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	ADJUSTABLE SHELVING EITHER 18" OR 24" DEEP (SEE PLAN). REFER TO DETAIL A6/A812.
201	COAT ROD WITH SHELF. REFER TO DETAIL B5/A812.
204	48" x 48" SKYLIGHT ABOVE.
205	ALTERNATING TREAD DEVICE TO ROOF HATCH.
207	NEW MOP BASIN. REFER TO ELEVATION B1/A800.
210	PATCH TO MATCH ADJACENT FINISHES.
213	ALIGN COURSING WITH ADJACENT EXISTING CMU.
215	EXTEND BLOCK TO UNDERSIDE OF BEAM. BEAM TO REMAIN EXPOSED TO MATCH EXISTING CLASSROOMS 15-18.
218	RELOCATED LOCKERS.



FIRST FLOOR PLAN - AREA B
1/8" = 1'-0"

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High School Addition and Renovations

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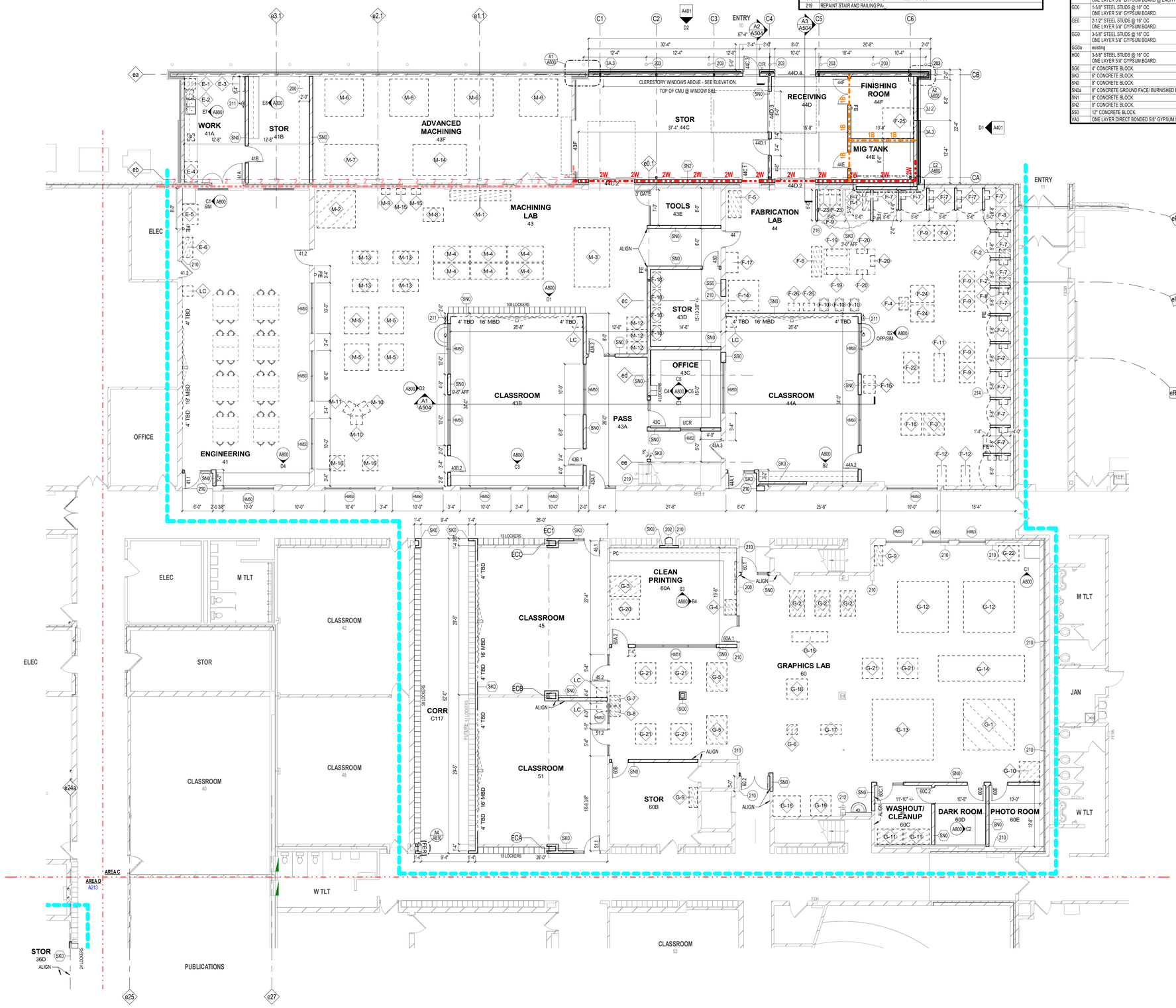
Revisions:

FIRST FLOOR PLAN - AREA B

Date: 04-06-2018

Job No: 160222-04

Sheet No.: A211



FLOOR PLAN NOTES

NOTE #	FLOOR PLAN NOTE
200	ADJUSTABLE SHELVING EITHER 18" OR 24" DEEP (SEE PLAN). REFER TO DETAIL A6/A812.
202	EWC WITH BOTTLE FILLER.
203	STANDARD CONCRETE BOLLARD. REPAINT ALL EXISTING SURROUNDING BOLLARDS AT ADDITION.
208	EXISTING ELECTRICAL PANELS TO REMAIN.
210	PATCH TO MATCH ADJACENT FINISHES.
211	EMERGENCY EYEWASH AND SHOWER STATION WITH FLOOR DRAIN BELOW. TYPICAL ELEVATION ON C6/A801.
212	EXISTING EMERGENCY EYEWASH STATION.
214	WELDING CURTAIN ROD ABOVE. TYPICAL 4' RADIUS.
216	SK0 CMU WALLS TO BE 8'-0" AFF, TYP AT WELDING BOOTHS.
219	REPAINT STAIR AND RAILING PA-.

INTERIOR PARTITION SCHEDULE

MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION	STC
	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--
AG2	3-5/8" STEEL STUDS @ 16" OC 2 LAYERS 5/8" GYPSUM BOARD @ EACH FACE.	2 HR	U419	--	--
BG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		3-1/2" SOUND	--
BL0	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-			--
BL2	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-		FULL WIDTH SOUND	--
GD0	1-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GE0	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
GG0a	existing	-			
HG0	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-		--	--
SG0	4" CONCRETE BLOCK.	-		--	--
SK0	6" CONCRETE BLOCK.	-		--	--
SN0	8" CONCRETE BLOCK.	-		--	--
SN0a	8" CONCRETE GROUND FACE/ BURNISHED BLOCK.	-		--	--
SN1	8" CONCRETE BLOCK.	1 HR		--	--
SN2	8" CONCRETE BLOCK.	2 HR		--	--
SS0	12" CONCRETE BLOCK.	-		--	--
VA0	ONE LAYER DIRECT BONDED 5/8" GYPSUM BOARD.	-		--	--

FLOOR PLAN SYMBOLS LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING DOOR TO REMAIN
- SECTION REFERENCE
- EXTERIOR ELEVATION
- INTERIOR ELEVATION
- FLOOR PLAN NOTE
- CONSTRUCTION LIMITS
- ONE HOUR RATED BARRIER
- TWO HOUR RATED BARRIER
- NEW WALL/PARTITION
- NEW DOOR
- DETAIL REFERENCE
- EQUIPMENT
- WINDOW TYPE
- WALL/PARTITION TYPE
- FLOOR DRAIN - PITCH FLOOR TO DRAIN
- SEMI-RECESSED FIRE EXTINGUISHER
- TWO HOUR RATED FIRE WALL

FLOOR PLAN GENERAL NOTES

A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).

B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.

C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.

D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS

GYPSUM BOARD PARTITIONS GENERAL NOTES

A. ALL GYPSUM BOARD PARTITIONS SHALL BE BG0 UNLESS OTHERWISE NOTED ON FLOOR PLAN.

B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).

C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.

D. PROVIDE FIRE RATED GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.

E. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL FIRE RATED PARTITIONS.

F. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL B1 / A811

MASONRY PARTITIONS GENERAL NOTES

A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:

B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.

C. PROVIDE UL RATED CONCRETE BLOCK AT ALL FIRE RATED PARTITIONS.

D. SEAL ALL WALL PENETRATIONS AT PERIMETER AND FIRESTOP ALL RATED PARTITIONS.

E. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL A3 / A810 PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

F. ALL INTERIOR MASONRY PARTITIONS CONNECTING ADJACENT TO EXISTING CONDITIONS SHALL HAVE A 2" CONCRETE BLOCK BASE COURSE TO MATCH EXISTING COURSING. TYPICAL COURSING TO BE +2" FROM STANDARD 8" COURSES. NOT APPLICABLE ON EAST CLASSROOM ADDITION UNLESS OTHERWISE NOTED.

G. ALL INTERIOR BORROWED LITE OPENINGS TO HAVE SOLID BLOCK SILL.

EXTERIOR WALL TYPE SCHEDULE

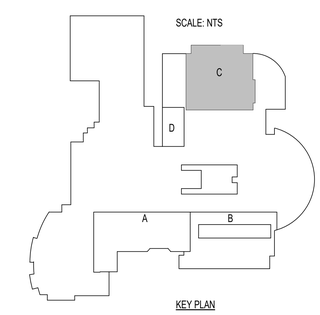
MARK	ASSEMBLY DESCRIPTION
1A.1	MASONRY VENEER STUD WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A501.
1A.2	MASONRY VENEER STUD WALL CONSISTING OF 4" STONE, 3-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND (1) LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE. PROVIDE ADJUSTABLE MASONRY VENEER ANCHORS @ 16" EW. PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC. PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, MASONRY EXPANSION AND CONTROL JOINTS. PROVIDE CAVITY WEEPS/VENTS @ 24" OC. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL D4/A501 SIM.
1J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 18 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
1J.2	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 5/8" GYPSUM SHEATHING, 6" 18 GA (EDIT FOR THICKNESS AND GAUGE) GALVANIZED COLD FORMED STEEL STUDS @ 16" OC AND ONE LAYER 5/8" GYPSUM BOARD @ INTERIOR FACE.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601.
3A.2	MASONRY CAVITY WALL CONSISTING OF 4" STONE, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3A.3	MASONRY CAVITY WALL CONSISTING OF 4" SPLIT FACE BLOCK, 1-3/4" AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPS/VENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPS/VENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL E4/A601 SIM.
3J.1	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL , 3" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).
3J.2	PANEL WALL SYSTEM CONSISTING OF 1" CORROGATED METAL PANEL ON 2 FURRING, 2" RIGID INSULATION, SPRAY APPLIED AIR/VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).

DETAILED EQUIPMENT SCHEDULE ON A213

GENERIC EQUIPMENT LIST

Type Mark	Description
E-1	3D PRINTER
E-2	3D SUPPORT CLEANING APPARATUS
E-3	3D PRINTER W/ WAVE WASH
E-4	DUCT FUME HOOD
E-5	LASER CUTTER
E-6	CABINET
F-1	TIG WELDER
F-2	MILLER MIG WELDER
F-3	BENDER
F-4	PLASMA TORCH
F-5	METAL SCRAP CART
F-6	SHEET METAL BRAKE
F-7	SMAW/MIG COMBO WELDER
F-8	TIG WELDER
F-9	FABRICATION TABLE
F-10	DRILL PRESS
F-11	HYDRAULIC SHEAR
F-12	SPOT WELDER
F-14	CNC PLASMA CUTTER
F-15	PEDESTAL GRINDER
F-16	BENDER
F-17	METAL CHIP CART
F-18	SHEET METAL DIES
F-19	SHEET METAL ROLLER
F-20	SHEET METAL BRAKE
F-22	SHEET METAL SHEAR
F-23	FORGE FURNACE
F-24	DOWNDRAFT TABLE
F-25	SPRAY BOOTH
F-26	BELT GRINDER
G-1	SCREEN PRESS
G-2	OFFSET PRESS
G-3	WIDE FORMAT PRINTER
G-4	VINYL CUTTER
G-5	LIGHT TABLE
G-6	SADDLE STITCHER
G-7	B&W COLOR PRINTER
G-8	COLOR PRINTER
G-9	FLAMMABLE CABINET
G-10	EXPOSURE UNIT
G-11	WASHOUT BOOTH
G-12	SCREEN PRESS
G-13	SCREEN PRESS
G-14	CONVEYOR DRYER
G-15	DIGITAL PRESS
G-16	PAPER CUTTER
G-17	DIGITAL HEAT PRESS
G-18	CAD CUTTER
G-19	PLATEMAKER
G-20	ROLAND WIDE FORMAT PRINTER
G-21	WORK TABLE
G-22	UNIVERSAL LASER ENGRAVER
LC	LAPTOP CART
M-1	CHOP SAW
M-2	CNC MILLING MACHINE
M-3	HORIZONTAL BANDSAW
M-4	MANUAL LATHE
M-5	MILLING MACHINE
M-6	CNC MILLING MACHINE
M-7	CNC LATHE
M-8	VERTICAL BANDSAW
M-9	PEDESTAL GRINDER
M-10	DRILL PRESS
M-11	DRILL PRESS
M-12	METAL CHIP CART
M-13	WORK TABLE
M-14	CNC LATHE ST-10
M-15	BELT GRINDER
M-16	PICK AND PLACE ROBOTIC ARM
W-1	TABLE SAW
W-2	TABLE SAW
W-3	ASSEMBLY TABLE
W-4	MITER BOX
W-5	TABLE ROUTER
W-6	LASER CUTTER
W-7	SPRAY BOOTH
W-8	MORTISING MACHINE
W-9	BAND SAW
W-10	BAND SAW
W-11	THICKNESS PLANER
W-12	SURFACE SANDER
W-13	JOINTER
W-14	BORING MACHINE
W-15	SHAPER
W-16	CUT OFF SAW
W-17	TABLE SAW
W-18	CNC ROUTER
W-19	CNC ROUTER
W-21	PANEL SAW
W-22	EDGE SANDER
W-23	SPINDLE SANDER
W-24	DISC SANDER
W-25	POCKET HOLE MACHINE
W-26	LAB TABLES
W-27	SANDING TABLE
W-28	DRILL PRESS
W-29	VINYL CUTTER
W-30	EDGE BANDING MACHINE
W-31	CUT OFF SAW ACCESSORY

EXISTING EQUIPMENT TO BE RELOCATED



KEY PLAN

FIRST FLOOR PLAN - AREA C
1/8" = 1'-0"

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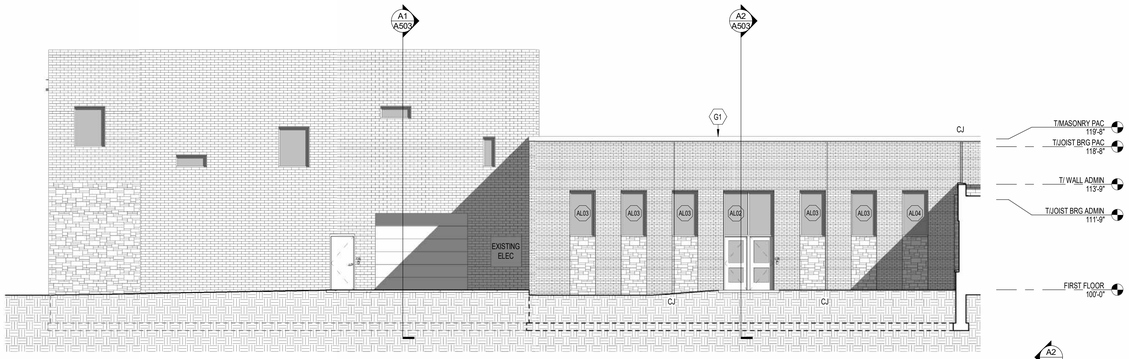
Revisions:

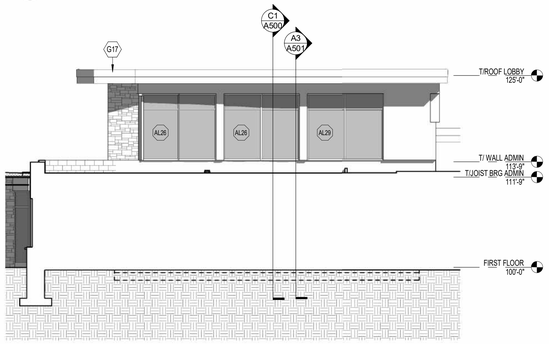
FIRST FLOOR PLAN - AREA C

Date: 04-06-2018
Job No: 160222-04
Sheet No.: A212

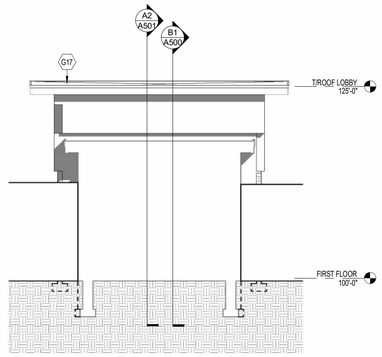


A1 **EXTERIOR ELEVATION - PAC NORTH**
1/8" = 1'-0"

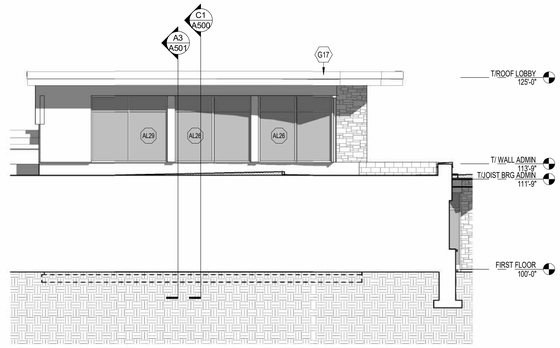
B1 **EXTERIOR ELEVATION - EAST ELEVATION - AREA A EAST**
1/8" = 1'-0"



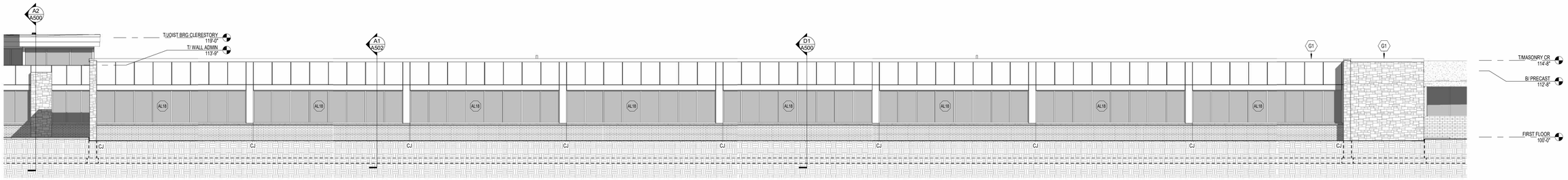
C1 **EXTERIOR ELEVATION - LOBBY CLERESTORY NORTH**
1/8" = 1'-0"



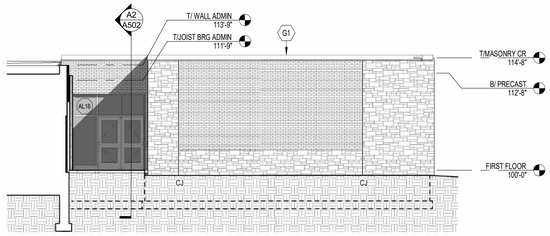
C2 **EXTERIOR ELEVATION - LOBBY WEST**
1/8" = 1'-0"



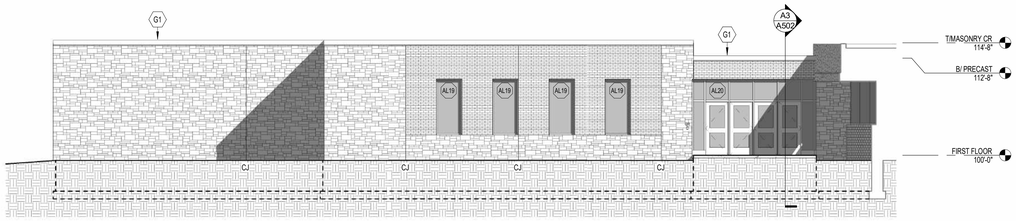
C3 **EXTERIOR ELEVATION - LOBBY CLERESTORY SOUTH**
1/8" = 1'-0"



D1 **EXTERIOR ELEVATION - AREA B EAST**
1/8" = 1'-0"



E1 **EXTERIOR ELEVATION - CLASSROOM SOUTH**
1/8" = 1'-0"



E2 **EXTERIOR ELEVATION - CLASSROOM NORTH**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE (A101)
- DETAIL REFERENCE (1 A101)
- ELEVATION NOTE (?)
- WINDOW TYPE (1i)
- CONSTRUCTION KEYNOTE (BG0)

EXTERIOR FINISH PATTERNS

- STONE - MATCH EXISTING - ASHLAR PATTERN
- BRICK - MATCH EXISTING - BELDEN UTILITY QUAKER BLEND VELOUR A
- COMPOSITE METAL PANEL - BOD PAC CLAD PAC-3000 RS COMPOSITE WALL PANEL
- CORROGATED METAL PANEL - MATCH EXISTING - LAP SEAM
- SPLIT FACE CONCRETE MASONRY UNIT - MATCH EXISTING

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

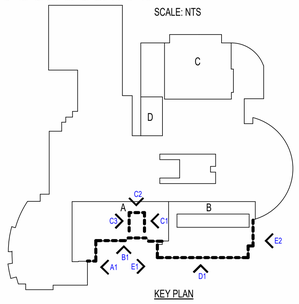
C. REFER TO SHEET A895 & A896 FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

E. FIBER CEMENT COLOR TO BE REDWOOD STAIN.

CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
G1	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON 2x WOOD BLOCKING
G2	METAL COPING SYSTEM: METAL COPING ON 2x WOOD BLOCKING
G17	METAL FASCIA SYSTEM: METAL FASCIA - SEE DETAIL C3/A600.

EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE



KEY PLAN

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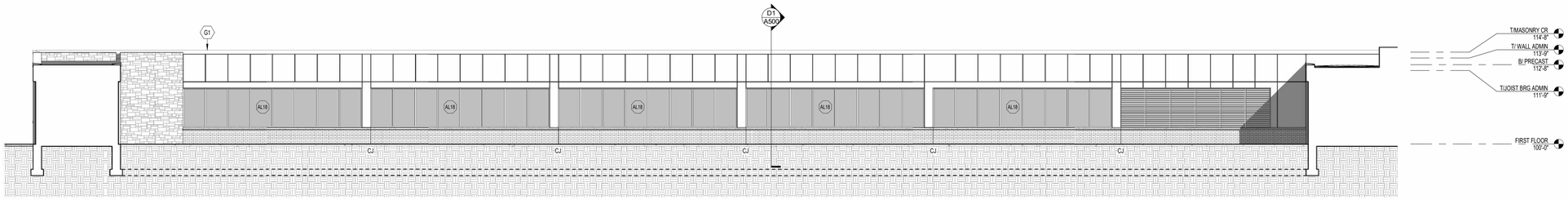
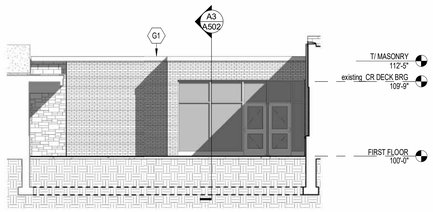
Revisions:

EXTERIOR ELEVATIONS

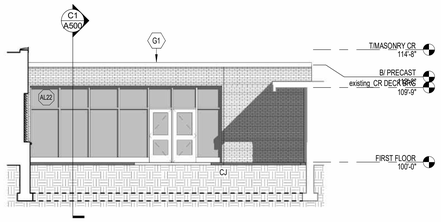
Date: 04-06-2018
Job No: 160222-04
Sheet No.: A400



A1 **EXERIOR ELEVATION - COURTYARD WEST**
1/8" = 1'-0"



B1 **EXERIOR ELEVATION - COURTYARD SOUTH**
1/8" = 1'-0"



B2 **EXERIOR ELEVATION - COURTYARD NORTH**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE
- DETAIL REFERENCE
- ELEVATION NOTE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

- STONE - MATCH EXISTING - ASHLAR PATTERN
- BRICK - MATCH EXISTING - BELDEN UTILITY QUAKER BLEND VELOUR A.
- COMPOSITE METAL PANEL - BOD PAC CLAD PAC-3000 RS COMPOSITE WALL PANEL
- CORROGATED METAL PANEL - MATCH EXISTING - LAP SEAM
- SPLIT FACE CONCRETE MASONRY UNIT - MATCH EXISTING

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)

C. REFER TO SHEET A895 & A896 FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

E. FIBER CEMENT COLOR TO BE REDWOOD STAIN.

CONSTRUCTION TYPES	
TAG	CONSTRUCTION DESCRIPTION
G1	METAL FASCIA SYSTEM: METAL GRAVEL STOP ON 2x WOOD BLOCKING
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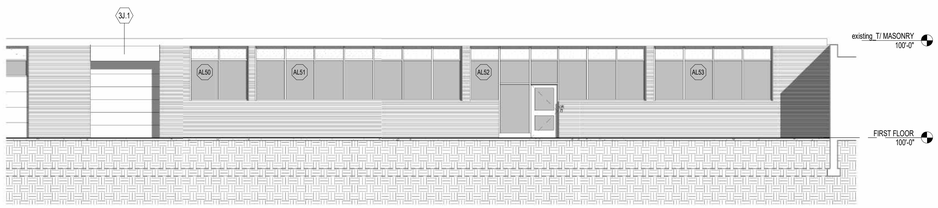
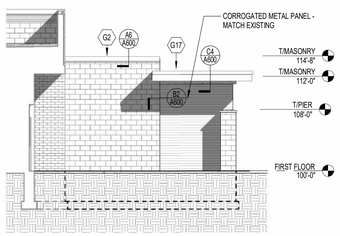
EXTERIOR ELEVATION NOTES	
NOTE #	EXTERIOR ELEVATION NOTE

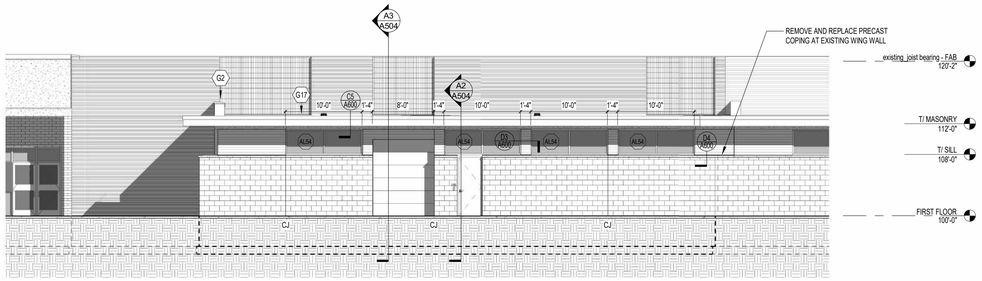
BID PACKAGE 1



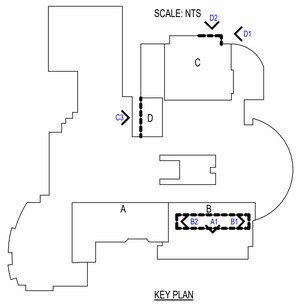
C3 **EXTERIOR ELEVATION - WOODS SOUTH**
1/8" = 1'-0"



D1 **EXTERIOR ELEVATION - FAB NORTH**
1/8" = 1'-0"



D2 **EXTERIOR ELEVATION - FAB WEST**
1/8" = 1'-0"



KEY PLAN

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Revisions:

EXTERIOR ELEVATIONS

Date: 04-06-2018
Job No: 160222-04
Sheet No.: A401

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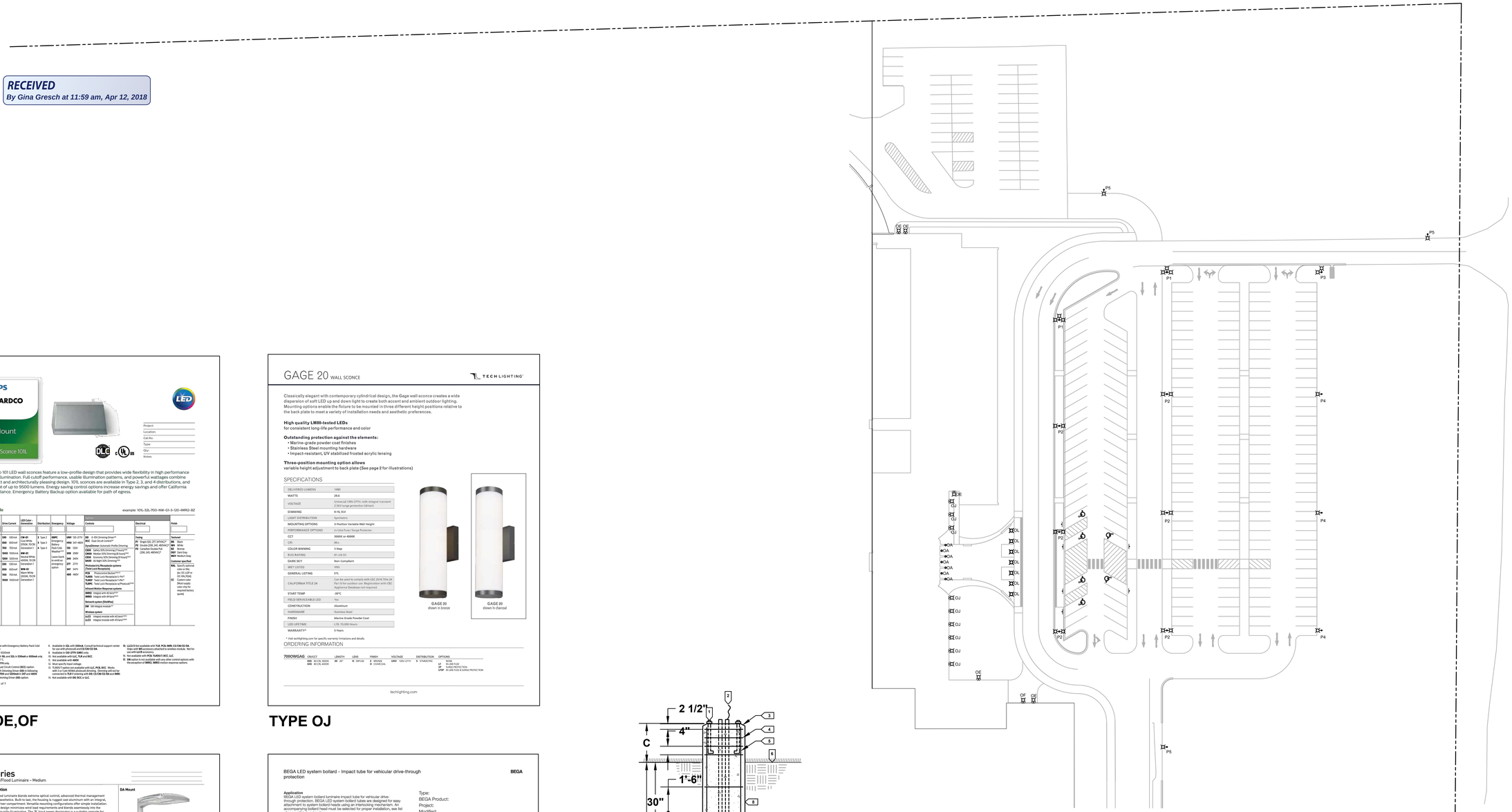
By Gina Gresch at 11:59 am, Apr 12, 2018



PHILIPS
GARDCO
Wall Mount
LED Wall Sconce 101L

Project:
Location:
Cat.No:
Type:
Qty:
Notes:

Philips Gardco 101 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 101L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 9500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide example: 101L-3SL-700-NW-G5-3-120-MRG-BZ

Prefix	Housing of LEDs	Drive Current	LED Color-Generation	Distribution	Emergency	Voltage	Controls	Electrical	Finish
101L									
101L 101L LED Wall Sconce	**1L** 1L LEDs (1 module)	**350** 350mA **650** 650mA **700** 700mA **1000** 1000mA	**CW-G2** Cool White - 4000K, 70CRI Generation 2 **NW-G2** Neutral White - 4000K, 70CRI Generation 2 **WW-G2** Warm White - 3000K, 70CRI Generation 2	**3** Type 3 **5** Type 5 **4** Type 4	**E5PC** Emergency Battery Pack Cold Rated	**UNIV** 120-277V **HVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**G5** 0-10V Dimming Driver[1] **DCC** Dual Circuit Control[2] **CityDimmer** Automatic Profile Dimming **CD50** Safety 50% Dimming (1 hour)[3] **CD80** Safety 80% Dimming (1 hour)[3] **CD50E** Economy 50% Dimming (8 hours)[3] **CD80E** 80 Night 50% Dimming[3] **Photometric/Receptacle options** **PCB** Photocontrol Receptacle[4] **PCIR** Photocontrol Receptacle[4][5] **TLR50** Twist-Lock Receptacle in Pole[6] **TLR57** Twist-Lock Receptacle in Pole[6] **TLRPC** Twist-Lock Receptacle w/Photocell[4][6] **Infrared Motion Response options** **IMRG** Integral with 4-Wire[7][8] **IMRB** Integral with 4-Wire[7][9] **Network system (SiteWise)** **I5R** I5R integral module[10] **Wireless system** **L4J4** Integral module with 4G lens[11][12] **L4J3** Integral module with 4G lens[11][13]	**Fusing** **P1** Single (QG, DT, SKYMAC)[14] **P2** Double Pole (QG, DT, SKYMAC)[14] **P3** Canadian Double Pole (DB, JHD, ABDMAC)[14]	**Textured** **BK** Black **BZ** Bronze **DGY** Dark Gray **HGY** Medium Gray **Customer specified** **RAL** Specify optional color or 5GL **CX** Custom color (CX RAL/5GX) **CC** Custom color (specify optional color chip for required factory quote)

1. **E5Dim4** only available with Emergency Battery Pack Cold Rated (**E5PC**) option
2. **DCC** rated for 347 or 480Vac
3. Available for use with **5GL** and **5GL** in **E5Dim4** only. Not available with **E5PC**
4. Available in **120** or **277V** only.
5. Not available with Dual Circuit Control (**DCC**) option
6. Not available with Photocontrol Receptacle mounting configurations (**5GL TRU** and **E5Dim4-L24F** and **4GFR**
7. Not available with Dimming Driver (**D0**) option.
8. Available in **3SL** with **3Dim4**. Consult technical support center for use with photocell and **CS/CW/CQ/SA**.
9. Available in **120-277V** (**UNIV**) only.
10. Not available with **G2**, **TLR** and **DCC**.
11. Not available with **E5PC**.
12. Must specify input voltage.
13. TLR50 F option not available with **LC**, **PCB**, **DCC**. Works with **TLR57** F option. Photocell **PCIR** or **PCB** must be connected to **TLR** if ordering with **DB**, **CS/CW/CQ/SA** and **IMRG**.
14. Not available with **DD**, **DCC** or **LLC**.
15. **L4J3/L4J** not available with **TLR**, **PCB**, **IMRB**, **CS/CW/CQ/SA**. Ships with **W5** accessory attached to wireless module. Wait for wireless module before ordering.
16. Not available with **P2**, **TLR50/57**, **DCC**, **LLC**
17. **D0** option is not available with any other control options with the exception of (**IMRG**, **IMRB**) motion response options

ULs, 05/07 page 1 of 3

TYPE OE,OF

GAGE 20 WALL SCONCE

TECH LIGHTING

Classically elegant with contemporary cylindrical design, the Gage wall sconce creates a wide dispersion of soft LED up and down light to create both accent and ambient outdoor lighting. Mounting options enable the fixture to be mounted in three different height positions relative to the back plate to meet a variety of installation needs and aesthetic preferences.

High quality LM80-tested LEDs
for consistent long-life performance and color

Outstanding protection against the elements:
- Marine-grade powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

Three-position mounting option allows
variable height adjustment to back plate (See page 2 for illustrations)

SPECIFICATIONS

DELIVERED LUMENS	1480
WATTS	29.6
VOLTAGE	Universal 120V-277V, with integral transient 2.5kV surge protection (driver)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	3-Position Variable Wall Height
PERFORMANCE OPTIONS	In-Line Fuse / Surge Protector
CCT	3000K or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U4-G3
DARK SKY	Non-Compliant
WET LISTED	Wet
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Equal to Non-Residential Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	L70: 75,000 Hours
WARRANTY*	5 Years

* Visit techlighting.com for specific warranty limitations and details.

GAGE 20
shown in bronze

GAGE 20
shown in charcoal

ORDERING INFORMATION

7000WGAG	CRI/CCT	LENGTH	LENS	FINISH	VOLTAGE	DISTRIBUTION	OPTIONS
	930 93 CRI, 3000K **840** 80 CRI, 4000K	**20** 20"	**D** DIFFUSE	**B** BRONZE **H** CHARCOAL **S** STAINLESS	**UNIV** 120V-277V	**5** STANDARD	**LF** In-Line Fuse **SP** Surge Protection **LFSP** IN-LINE FUSE & SURGE PROTECTION

techlighting.com

TYPE OJ

OSQ Series
OSQ® LED Area/Flood Luminaire – Medium

Product Description
The OSQ® Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' input power designator is a suitable upgrade for existing applications using 250 Watt, and the 'K' input power designator is a suitable upgrade for HID applications up to 400 Watt.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

Nanooptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 134 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty1: 10 years on luminaire/10 years on Colorfast DeltaGuard® Finish

[1]See http://lighting.cree.com/warranty for warranty terms

Accessories

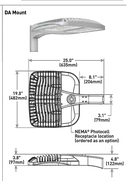
Field-Installed	
Backlight Shield OSQ-BLSHM OSQ-BLSHM-Optics OSQ-BLSHM - Rotated optics	**Hand-Held Remote** RA-SENSREM - Allows quick implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information
OSQ Series luminaires are composed of two components that must be ordered separately.
Example: **Mount:** OSQ-A400 + **Luminaire:** OSQ-B-NW-D60-B-GR-DL-S8

Mount (Luminaire must be ordered separately)*	
OSQ- **OSQ-AA** Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:** **SV** Silver **BK** Black **BZ** Bronze **WH** White

* Reference OPA and pole configuration suitability data beginning on page 3

DA Mount



Weight
26.5 lbs. (12kg)

Luminaire (Mount must be ordered separately)

OSQ	A	NW					
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NW No Mount	**Approved Optics** **D60**™ Type 3 Medium **D80**™ Type 4 Medium **Symmetric** **S8W** 250 Watt **S6W** 400 Watt **S5H** 400 Watt **S5P** 400 Watt **S5X** 400 Watt **W5W** 400 Watt **T5W** 400 Watt **T5D** 400 Watt **T5Q** 400 Watt	**B** 250W **K** 400W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **HV** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**D4K 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator **F** - Whole-code distortion fusing, use time delay fuses - Refer to UL spec sheet for details **ML Multi-Level** - Refer to ML spec sheet for details - Requires 0-10V dimming - Intended for downlight applications at 8' OG **PML Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 8' OG **PML2 Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 8' OG **RL Relay Right** - LED and optic are rotated to the right **RR Resize Right** - LED and optic are rotated to the right

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Rev. Date: V14-03/29/2018

Us: lighting.cree.com T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

POLES P1-P5

BEGA LED system bollard - Impact tube for vehicular drive-through protection

BEGA

Application
BEGA LED system bollard luminaire impact tube for vehicular drive-through protection. BEGA LED system bollard tubes are designed for easy installation. The system bollard heads using an interlocking mechanism. An accompanying bollard head must be selected for proper installation, see list of compatible head options.
Materials
Bollard tube constructed of die-cast and extruded marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Mechanically captive stainless steel fasteners
Base plate is welded constructed of grade no 1.4301 steel with openings for conduit entry
NRTL listed to North American Standards, suitable for wet locations
Weight: 115lbs

Impact protection* for a vehicular impact of up to 1.6 tons traveling at 6mph

Drive-through protection* for a maximum vehicular load of 1.6 tons traveling at 30 mph. Statistics calculation and design based on PAS: 2013 British Standard and Europe 14-1:2013.

*See detailed anchorage drawing for installation requirements

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors: ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Compatible bollard head (select one)
☐ **84681** Unshielded with safety guard
☐ **84691** Shielded 360° light distribution

See individual accessory spec sheet for details.

Bollard tube - for vehicular impact protection

	Access door	A	B	Anchorage
84016	+	87¼	34¼	Included

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (800)684-0533 info@bega-us.com
BEGA is the distinctive manufacturer of lighting products and the associated technologies, surveys data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
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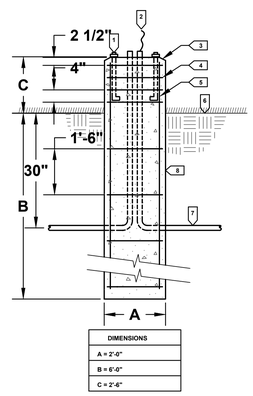
TYPE OL



DIMENSIONS
A = 2'-0"
B = 6'-0"
C = 2'-6"

KEYED NOTES -

1. ANCHOR BOLTS PER POLE MANUFACTURER
2. #10 GROUND PER CONDUIT - ATTACH TO GROUND LUG ON POLE.
3. 1" CHAMFER
4. #3 TIES
5. (4) #5 VERTICAL BARS
6. GRADE
7. NON-METALLIC CONDUIT 1" MINIMUM
8. PROVIDE AIR ENTRAINED CONCRETE WITH AT LEAST A 4000 PSI RATING AND 3/4" AGGREGATE.

1 POLE BASE DETAIL - RAISED
NOT TO SCALE

SHEET NOTES -

1. OVERALL HEIGHT OF POLE ASSEMBLY, INCLUDING POLE, POLE HEAD, AND POLE BASE SHALL BE 22'-6" ABOVE FINISHED GRADE.

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

NOT FOR CONSTRUCTION

prarch
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RD Project Number: 217188.01 217188.01

Hamilton School District
High School Addition and Renovations
W220 N6151 Town Line Rd., Sussex, WI 53089

Revisions:

SITE PLAN - LIGHTING, ELECTRICAL DETAIL

Date: 03-09-18
Job No: 160222-04
Sheet No.: E010a

EXTERIOR LIGHT FIXTURE SCHEDULE

FIXTURE		LIGHT SOURCE						BALLASTS/DRIVERS			INPUT	VOLT	MOUNT	SURFACE	FIXTURE	FIXTURE SPECIFICATION AND ACCEPTABLE MANUFACTURERS		OPTIONS	SEE
ID	DESCRIPTION	TYPE	NO.	DESCRIPTION	WATTS	K	CRI (MIN.)	TYPE	CONTROL	NO.	WATTS			TYPE	DEPTH	MANUFACTURER	CATALOG SERIES		NOTE
OA	4" APERTURE DOWNLIGHT LENSED; AIR TIGHT; IC RATED	LED	-	830 DELIVERED LUMENS	10	4000	80	DR	SW	1	10	VOLT	R	V	<8"	INTENSE LIGHTING	MX SERIES		
OE	16IN.W X 7IN. H WALL MOUNTED LIGHT TYPE 4 DISTRIBUTION	LED	-	3000 DELIVERED LUMENS	28	4000	80	DR	SW	2	28	VOLT	S	W	-	GARDCO	101L	10,28	
OF	16IN.W X 7IN. H WALL MOUNTED LIGHT TYPE 4 DISTRIBUTION	LED	-	5000 DELIVERED LUMENS	52	4000	80	DR	SW	1	52	VOLT	S	W	-	GARDCO	101L	10,28	
OJ	6"W X 20"H WALL MOUNTED SCONCE FROSTED ACRYLIC CYLINDER LENS	LED	-	1480 DELIVERED LUMENS	30	4000	80	DR	SW	1	30	VOLT	S	W	-	TECH LIGHTING	GAGE	10,28	
OL	9IN. SQUARE X 43IN. HIGH BOLLARD TYPE 5 DISTRIBUTION FROSTED SHIELDING	LED	-	480 DELIVERED LUMENS	29	4000	80	DR	SW	1	29	VOLT	S	CONC. BASE	-	BEGA	84623 99765	10,28	

NOTE:
SEE SPECIFICATION SECTIONS 26 50 00 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS".
MANUFACTURERS AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

AR = AS REQUIRED
BL = BI-LEVEL SWITCHING
CAB = UNDERCABINET
CL = CLEAR
DALI = ADDRESSABLE, DIMMING <1-100%
DM0 = LED DIMMING 0-10V, 0 -100%
DM1 = LED DIMMING 0-10V, 1 -100%
DM5 = LED DIMMING 0-10V, 5 -100%
DM10 = LED DIMMING 0-10V, 10 -100%
DMW = DIM TO WARM LED
DMX = ADDRESSABLE, DIMMING <1-100%
DR = DRIVER
DW = DRYWALL
ELV = ELECTRONIC LOW VOLTAGE DIMMING
EM = EMERGENCY
ES = EXPOSED STRUCTURE
ET = ELECTRONIC BALLAST
F = FLUORESCENT
FD1 = FLUORESCENT DIMMING 1-100%
FD5 = FLUORESCENT DIMMING 5-100%
FD10 = FLUORESCENT DIMMING 10-100%
GRD = GRADE
H = HID
HAL = HALOGEN
HBF = HIGH BALLAST FACTOR
I = INCANDESCENT
LBF = LOW BALLAST FACTOR
LG = LAY-IN GRID
MLV = MAGNETIC LOW VOLTAGE DIMMING
NBF = NORMAL BALLAST FACTOR
OT = OTHER
PD = PENDANT
PL = PLASTER
PS = PULSE START
R = RECESS
RGB = RED, GREEN, BLUE LEDS
RM = REMOTE
S = SURFACE
SPEC = SPECIAL
ST = STANDARD
STN = STONE
SUSP = SUSPENDED
SW = SWITCHING
T = CERAMIC/GLASS TILE
TW = TUNABLE WHITE LED
V = VARIES
W = WALL MOUNTED
WD = WOOD
XFMR = TRANSFORMER

OPTIONS:

1 = POST PAINTED FINISH
2 = REGRESSED ALUMINUM DOOR FRAME
3 = FLAT STEEL DOOR FRAME
4 = FLAT ALUMINUM DOOR FRAME - MITERED CORNERS
5 = STAINLESS STEEL TRIM AND DOOR FRAME
6 = FURNISH WITH SPRING LOADED LATCHES
7 = FURNISH WITH HINGED DOOR
8 = DAMP LOCATION CONSTRUCTION
9 = WET LOCATION CONSTRUCTION
10 = IP65 RATING
11 = IP66 RATING
12 = IP67 RATING
13 = NEMA 4X RATED
14 = IC RATING
15 = ADA COMPLIANT
16 = DOUBLE GASKETED-LENS TO TRIM TO CEILING
17 = TRIPLE GASKETED-LENS TO DOOR TO HOUSING TO CEILING
18 = FURNISH WITH TAMPER RESISTANT HARDWARE
19 = SPARE
20 = SPARE
21 = FURNISH WITH AIR HANDLING CAPABILITY
22 = FURNISH WITH WIRE GUARD
23 = FURNISH WITH ENDCAPS
24 = FURNISH IN LENGTH AS SHOWN
25 = FURNISH WITH SOLID FRONT
26 = FURNISH WITH DUST COVER
27 = CUSTOM FINISH - SELECTION TBD
28 = STANDARD FINISH - SELECTION TBD
29 = FURNISH WITH HOUSE SIDE SHIELD
30 = SPARE
31 = SPARE
32 = SPARE
33 = FURNISH WITH CHAIN MOUNTING
34 = FURNISH WITH RIGID STEM MOUNTING
35 = FURNISH WITH SWIVEL CANOPY
36 = FURNISH WITH ADJUSTABLE AIRCRAFT CABLE MOUNTING
37 = FURNISH WITH ADJUSTABLE MOUNTING HARDWARE
38 = FURNISH WITH MANUFACTURER'S CUSTOM JUNCTION BOX
39 = FURNISH WITH RECESSED SLOPE ADAPTER
40 = SPARE
41 = MATTE DIFFUSE LOW IRIDESCENT REFL.
42 = FURNISH WITH SYMMETRICAL REFLECTOR
43 = FURNISH WITH ASYMMETRICAL REFLECTOR
44 = FURNISH WITH TOP AND BOTTOM LENS
45 = FURNISH WITH LOUVER
46 = FURNISH WITH PERFORATED DIFFUSER
47 = FURNISH WITH EGGCRATE LOUVER
48 = FURNISH WITH SOFTENING LENS
49 = FURNISH WITH PRISMATIC LENS
50 = FURNISH WITH LINEAR SPREAD LENS
51 = FURNISH WITH SPREAD LENS
52 = SPARE
53 = SPARE
54 = FURNISH WITH ROCKER SWITCH
55 = FURNISH WITH INTEGRAL OCC. SENSOR
56 = FURNISH WITH INTEGRAL DAYLIGHT SENSOR
57 = FURNISH WITH INTEGRAL PHOTOCELL
58 = FURNISH WITH REMOTE DRIVER
59 = SPARE
60 = SPARE
61 = FURNISH WITH UNIVERSAL ARROWS AND RED OR GREEN STENCIL FACE
62 = FURNISH WITH FIELD ADJUSTABLE CHEVRONS
63 = FURNISH WITH MIRRORED BACKGROUND
64 = FURNISH WITH INTEGRAL BATTERY
65 = FURNISH WITH INTEGRAL HIGH CAPACITY BATTERY (FOR REMOTE HEADS)
66 = FURNISH WITH SELF DIAGNOSTICS
67 = FURNISH WITH AUXILIARY EMERGENCY BATTERY BALLAST/DRIVER
68 = SPARE
69 = SPARE
70 = SPARE
71 = FURNISH WITH ANTI-MICROBIAL FINISH
72 = CERTIFIED FOR MIL-STD461F
73 = FURNISH WITH RF NOISE SUPPRESSORS (ADVANCE RIF-1) FOR EACH DRIVER
74 = FURNISH WITH ACRYLIC LENS WITH INTEGRAL RFI SHIELDING
75 = FURNISH WITH LOW VOLTAGE CONTROL (LVC)
76 = SPARE
77 = SPARE
78 = SPARE
79 = SPARE
80 = SPARE

GENERAL NOTES:

1. VERIFY CEILING T-BAR WIDTH (I.E. 9/16", 15/16", 1.5") WITH THE ARCHITECT/INTERIORS SPECIFICATION PRIOR TO ORDERING LAY-IN FIXTURES.
2. IN ALL INSULATED OR FIRE RATED CEILINGS, THE EC SHALL BE RESPONSIBLE FOR THE PROPER TENTING (OR FIRE BOXING) OF THE RECESSED FIXTURES. FOR PREFAB PRODUCTS REFER TO TENMAT OR SPECIALTY PRODUCTS AND INSULATION.
3. VERIFY DIMMING BALLAST / DRIVER COMPATIBILITY WITH DIMMING CONTROL.
4. IF SUBMITTING A FIXTURE FOR APPROVAL AS AN EQUAL, PROVIDE CUT SHEET AND IES PHOTOMETRIC FILE PRIOR TO BIDDING. A WORKING SAMPLE OF THE FIXTURE MAY BE REQUIRED FOR APPROVAL BY THE A/E.
5. REFER TO ARCHITECTURAL ELEVATIONS FOR EXACT LOCATION AND MOUNTING HEIGHT.

LIGHTING POLE AND FIXTURE SCHEDULE

WIND SPEED : 90MPH

LUMINAIRE								POLE ASSEMBLY									OPTIONS	MANUFACTURER	CATALOG SERIES	BASE DETAILS	SEE NOTES
FIXT TYPE	LIGHT SOURCE	FIXT QTY	LUMEN OUTPUT	COLOR TEMP (K)	WATTS	VOLT	DIST. TYPE	ORIEN-TATION	ARM CONFIG	ARM LENGTH	POLE HEIGHT	POLE SHAPE	POLE WIDTH	POLE MATL	POLE FINISH	POLE COLOR					
P1	LED	3	11400	4000	86		2	N	3@90	STD	20FT	SQ	5	STL	PPC	BZ		CREE	OSQ-A-DA-2ME	1/E010a	
	LED		16900	4000	86		3	E										CREE	OSQ-A-DA-3ME		
	LED		11400	4000	86		2	W										CREE	OSQ-A-DA-2ME		
P2	LED	2	16900	4000	86		3	E	2@180	STD	20FT	SQ	5	STL	PPC	BZ		CREE	OSQ-A-DA-3ME	1/E010a	
	LED		11400	4000	86		2	W										CREE	OSQ-A-DA-2ME		
P3	LED	2	11400	4000	86		2	N	2@90	STD	20FT	SQ	5	STL	PPC	BZ		CREE	OSQ-A-DA-2ME	1/E010a	
	LED		16900	4000	86		3	W										CREE	OSQ-A-DA-3ME		
P4	LED	1	16900	4000	86		3	-		STD	20FT	SQ	5	STL	PPC	BZ		CREE	OSQ-A-DA-3ME	1/E010a	1
P5	LED	1	11400	4000	86		2	-		STD	20FT	SQ	5	STL	PPC	BZ		CREE	OSQ-A-DA-2ME	1/E010a	1

NOTE:
SEE SPECIFICATION SECTION 16510 FOR ADDITIONAL INFORMATION REGARDING LIGHTING FIXTURE AND INSTALLATION REQUIREMENTS. PROVIDE OPTIONS AND ACCESSORIES REFERENCED BY THE COLUMN TITLED "OPTIONS". MANUFACTURERS LISTED AS ACCEPTABLE SHALL MEET ALL REQUIREMENTS AND FEATURES INDICATED. ACCEPTABLE MANUFACTURERS MUST MEET THE PHOTOMETRIC PERFORMANCE OF THE LISTED UNIT.

ABBREVIATIONS:

A = ANODIZED
ALUM = ALUMINUM
BLK = BLACK
BZ = BRONZE
CONC = CONCRETE
CSTM = CUSTOM
FG = FIBERGLASS
P = PAINTED
PPC = POLYESTER POWDER COAT
STD = STANDARD
STL = STEEL
SQ = SQUARE
SVR = SILVER
RD = ROUND
TPD = TAPERED
WD = WOOD

OPTIONS:

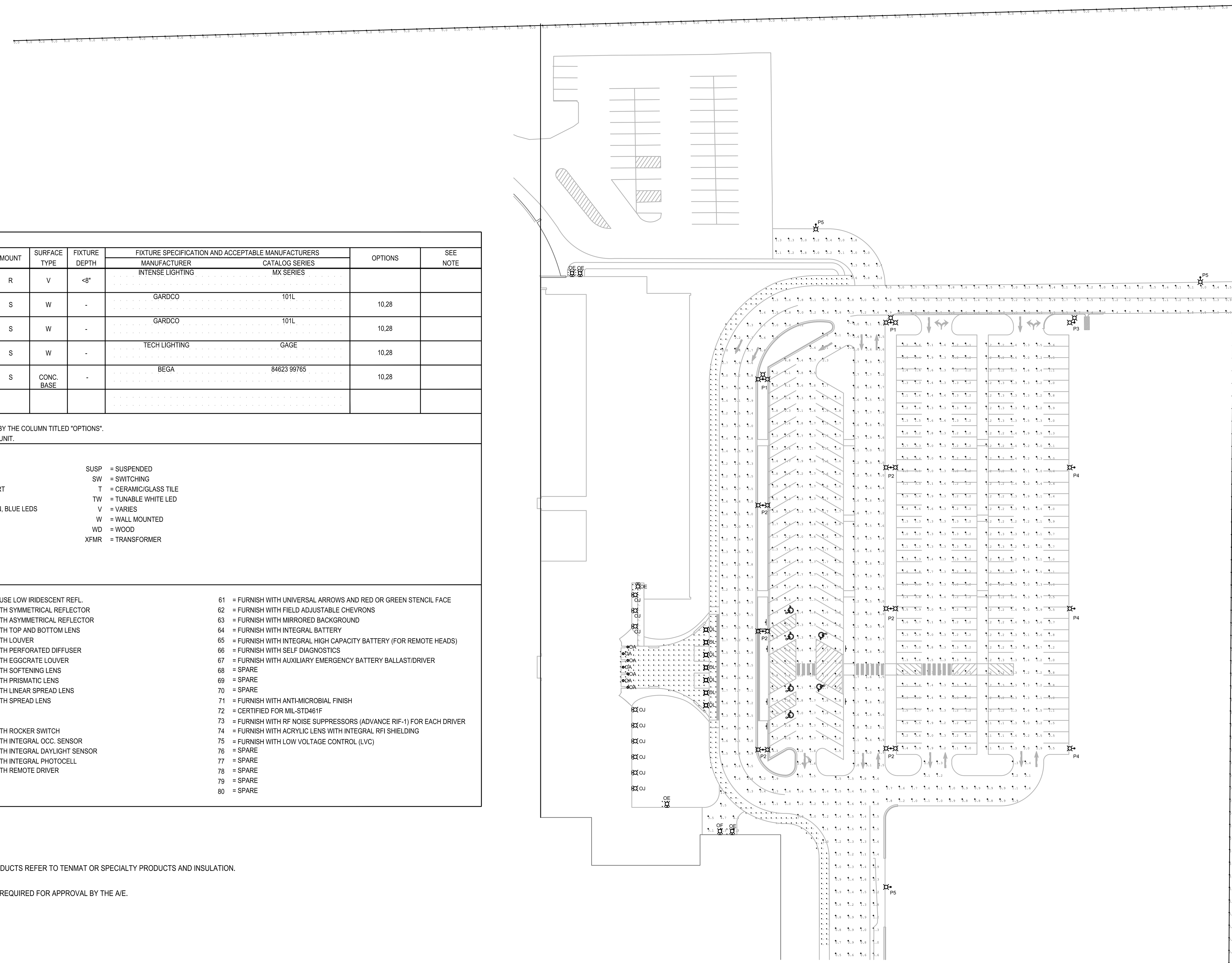
1 = PROVIDE WITH HOUSE SIDE SHIELD
2 = PROVIDE WITH INTEGRAL PHOTO CELL
3 = PROVIDE WITH INTEGRAL OCCUPANCY SENSOR
4 = PROVIDE WITH VIBRATION DAMPER
5 = PROVIDE WITH DUPLEX RECEPTACLE OPPOSITE OF HAND HOLE. RECEPTACLE SHALL INCLUDE CAST IN-USE COVER IN FINISH MATCHING POLE.

LIGHTING POLE AND FIXTURE SCHEDULE GENERAL NOTES:

1. EQUIVALENT MANUFACTURERS AND SERIES ARE; XXXXXX.

LIGHTING POLE AND FIXTURE SCHEDULE NOTES:

1. REFER TO PLANS FOR ORIENTATION OF POLE.



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Drive Main, Front	Illuminance	Fc	2.05	7.9	0.5	4.10	15.80
Drive North	Illuminance	Fc	2.05	3.2	1.1	1.86	2.91
Drive South	Illuminance	Fc	1.33	2.7	0.8	1.66	3.38
Drive Through Lots	Illuminance	Fc	2.50	8.1	1.4	1.79	5.79
Driveup Fine Arts	Illuminance	Fc	4.78	8.3	1.5	3.19	5.53
Exit Door Fine Arts	Illuminance	Fc	9.75	10.7	8.7	1.12	1.23
Exit Door North	Illuminance	Fc	10.91	13.0	8.9	1.23	1.46
Exit Door South West	Illuminance	Fc	6.40	7.2	5.7	1.12	1.26
Front Sidewalk	Illuminance	Fc	1.30	2.7	0.4	3.25	6.75
Lot East	Illuminance	Fc	1.52	3.7	0.7	2.17	5.29
Lot Mid	Illuminance	Fc	1.64	4.5	1.0	1.64	4.50
Lot West	Illuminance	Fc	2.09	7.2	1.3	1.61	5.54
Main entry Door	Illuminance	Fc	13.07	13.7	12.5	1.05	1.10
Main Entry Side Walkway	Illuminance	Fc	3.31	7.5	0.5	6.62	15.00
Main Entry Walk	Illuminance	Fc	1.32	8.5	0.3	4.40	28.33
Property Boundary	Illuminance	Fc	0.04	1.6	0.0	N.A.	N.A.

SHEET NOTES -

1. OVERALL HEIGHT OF POLE ASSEMBLY, INCLUDING POLE, POLE HEAD, AND POLE BASE SHALL BE 22'-6" ABOVE FINISHED GRADE.

1 **SITE PLAN - PHOTOMETRICS**
1" = 40'-0"

NOT FOR CONSTRUCTION

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618
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Phone: 414.778.1700 / Fax: 414.778.2360 / r-d@ringdu.com
RD Project Number: 217189.01

Hamilton School District
High School Addition and Renovations
W220 N6151 Town Line Rd., Sussex, WI 53089

Revisions:

SITE PLAN - PHOTOMETRICS, ELECTRICAL SCHEDULES

Date: 03-09-18
Job No: 160222-04
Sheet No.: E010b

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planners | engineers | advisors

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May 3, 2018

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Hamilton School District - Conditional Use Permit - Major Grading Permit and Plan of Operation for Hamilton High School Expansion and Review

Dear Plan Commission Members:

The above-referenced Conditional Use Permit (CUP), Major Grading Permit and Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon on April 18, 2018. These items are up for a Public Hearing with the Town of Lisbon.

Application Summary:
The Hamilton School District currently operates Hamilton High School, located within the Town of Lisbon, adjacent to the eastern border with the Village Sussex. The parcel also contains the existing Templeton Middle, located to the west of the High School. The School District is proposing the construction of a new addition to the existing High School and related uses on the subject parcel. Development of this project will require review and approval of a Major Grading Permit, as well as an associated Conditional Use Permit, and a Plan of Operation/Site Plan. This development plan will not require a rezoning as zoning designation is Public-Institutional on the Town of Lisbon Zoning map. The rezoning will not require a change in the Town and Village of Sussex Community Development Plans.

Conditional Use Permit Review
A request for approval of a Conditional Use Permit (CUP) has been submitted as part of this application. Approval of a CUP is necessary in order to grant approval of a Major Grading Permit and ensures the proposed site plan minimizes the impact on the community and surrounding properties. The primary information is as follows.

Major Grading Permit Review
A request for approval of a Major Grading Permit has been submitted as part of this application. The Major Grading plan has been given preliminary review and number of comments have been provided to the applicant by the Town Engineer. Conditions for approval have been included as part of the recommendations given below.

Pertinent Reviewed Materials

Property Owner:	Hamilton School District
Tax Key:	LSBT0241997

Acres:	81.24
Zoning:	P-I
Land Use Plan:	Governmental & Institutional
Proposed Use:	Expansion of High School and associated land uses requiring major grading. Will add 34,465 square feet of classrooms and offices to the front and 1,500 square feet of classroom storage to the rear.
Site Plan:	See attached

The proposed site plan includes physical additions to the High School building, an expanded parking lot to replace the existing front parking lot, drive aisles, driveways, and stormwater facilities which are necessary to the continued operation of the High School. Development of the addition will require major grading in order to accommodate the associated additions and facilities. The school additions and related uses, as proposed, would not materially endanger the public health, general welfare, and/or safety of the users or surrounding neighbors. The school additions and related uses would not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor or similar factor. The proposed school is also located along a County Highway VV to the south and Town Line Road to the east with no adverse noise, odor or similar factor impacts expected on surrounding properties. As schools are generally found near residential, commercial, industrial and other districts and as there are sufficient access points and transportation facilities to support the site, no adverse effect on property values are expected. Due to the presence of the existing High School as well as the existing Middle School and the mix of uses currently surrounding the site, the proposed school additions would not be inharmonious with the area in which it is to be located. Finally, the proposed school additions will not require new access points and will utilize the same access as currently provided.

Plan of Operation Review

Certain permitted uses, as well as certain conditional uses, require the submission of a Site Plan/ Plan of Operation which provides a detailed description of the proposed use and functions as a basis for consideration prior to approval by the Town Plan Commission. The purpose of such a Site Plan and Plan of Operation review is to document the permit file, determine the adequacy of the data describing the permitted and accessory uses and proposed buildings, and document the plan and method of operation. This will enable a determination of compatibility with the Ordinance and consideration of approval. The Hamilton School District has submitted a Plan of Operation for an expansion of the existing High School in conjunction with a request for CUP approval for a Major Grading Permit. The relevant details of the Plan of Operation are as follows.

Pertinent Reviewed Materials – Summary Overview

Property Owner:	Hamilton School District
Tax Key:	LSBT0241997
Zoning:	P & I
New or Existing Business:	Existing
New or Existing Structure:	Addition to Existing
Change of Use or Operation	No
Operation Summary:	School Expansion
Hours of Operation:	Monday – Friday, 6:30 am to 11:00 pm
	Weekends as needed – 8:30 am to 3:30 pm
Full-Time Employees:	No increase noted. The Plan Commission may wish to request this information.

Part-Time Employees:	No increase noted. The Plan Commission may wish to request this information.

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	No change to the existing site plan.
Parking:	Replacement and alteration to the existing 109 space parking lot with 192 space parking lot. No new teachers are proposed, therefore no new spaces for teachers are required. Parking for students is at the discretion of the Superintendent. If upon investigation. The school should have enough parking to account for additional teachers.
Outdoor Lighting:	Yes. See Plan
Signage:	No additional proposed.
Trash/Recycle Impacts:	No additional proposed.
Stormwater Impacts:	One additional stormwater basin proposed. See plan. Requires a stormwater report be submitted and approved.

Odor, Smoke, Noise from Operation:	None beyond normal school operation
Chemical, Hazardous Waste, Solvents Stored On-Site:	General Cleaning chemicals and art supplies only
Storage/Sale of Gasoline or Petroleum Products:	None
Fire Department Inspection Date:	None scheduled at this time. Planning staff recommends including Fire Department approval as an additional condition of approval
State Approved Building Plans Date:	Building Plans are currently under review by the State. The Applicant has stated they should receive approval by May 10, 2018.

Town Engineer Comments:
Kunkel Engineering has reviewed the grading plans and have no objection to the grading plans (review comments submitted May 1, 2018).

LFD Comments:
Underground fire protection main and combination mains must be permitted and inspected by the LFD under the LFD permit for water-based fire protection, and all underground installations shall be inspected, hydro-tested, and flushed under witness of the LFD.

Recommendations:
Planning staff recommends CUP - Major Grading Permit and Site Plan/Plan of Operation approval subject to the following conditions:

1. The Town of Lisbon retains the ability to annually review the CUP for compliance.

2. Include applicant stipulations and descriptions listed in the Plan Commission submittal application packets.

3. Any comments from Town Engineer Stormwater Review be complied with in accordance with review Stormwater submittal.
    a. Approval is contingent on approval of the stormwater management permit, submitted separate of the site plan.

   b. Obtain approval of all required Town, County and State permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the stormwater management plan. Provide copies of all approvals to the Town.
   c. Obtain approval of all required Town, County and State (WRAPP) permitting. Requirements set forth by any permitting is to be reflected, as applicable, within the stormwater management plan. Provide copies of all approvals to the Town.

4. Grading
   a. No adverse drainage, runoff, erosion or sedimentation shall take place onto adjoining properties or to environmentally sensitive areas public or private roads and right of ways.
   b. A deadline for completion of the entire project shall be established. The Town Plan Commission must approve of any extensions to the deadline established.
   c. The proposed grading and land-altering activities shall conform to the Town of Lisbon's adopted Storm Water Management and Erosion Control Ordinance (refer to Addendum F and Section 3 (c) 11) and a permit under that ordinance must be issued prior to the issuance of the conditional use permit.
   d. Erosion Control measures to be maintained until the site is 80% vegetated.
   e. Grading must follow an approved site and grading plan.
   f. Upon completion, an as-built survey is required to be performed and submitted to the Town.

5. Non-objection from Waukesha County various department and correction of any deficiencies prior to issuance of the Conditional Use Permit, including but not limited Waukesha County Parks and Land Use - EHD.

6. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.

7. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes.
   a. Underground fire protection main and combination mains must be permitted and inspected by the LFD under the LFD permit for water-based fire protection, and all underground installations shall be inspected, hydro-tested, and flushed under witness of the LFD.
   b. Any identified issues shall be corrected prior to issuance of an occupancy permit.

8. Any additional or future signage shall be required to obtain signage approval.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Public Hearing. I will be in attendance at the May 10th Public Review meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Matthew Janecke, Administrator, Town of Lisbon
Gina Gresch, Clerk, Town of Lisbon

Parcel ID 0241.997: Site Map

Town of Lisbon

1 inch = 400 feet

0 200 400 800 Feet

Town of Lisbon Boundary

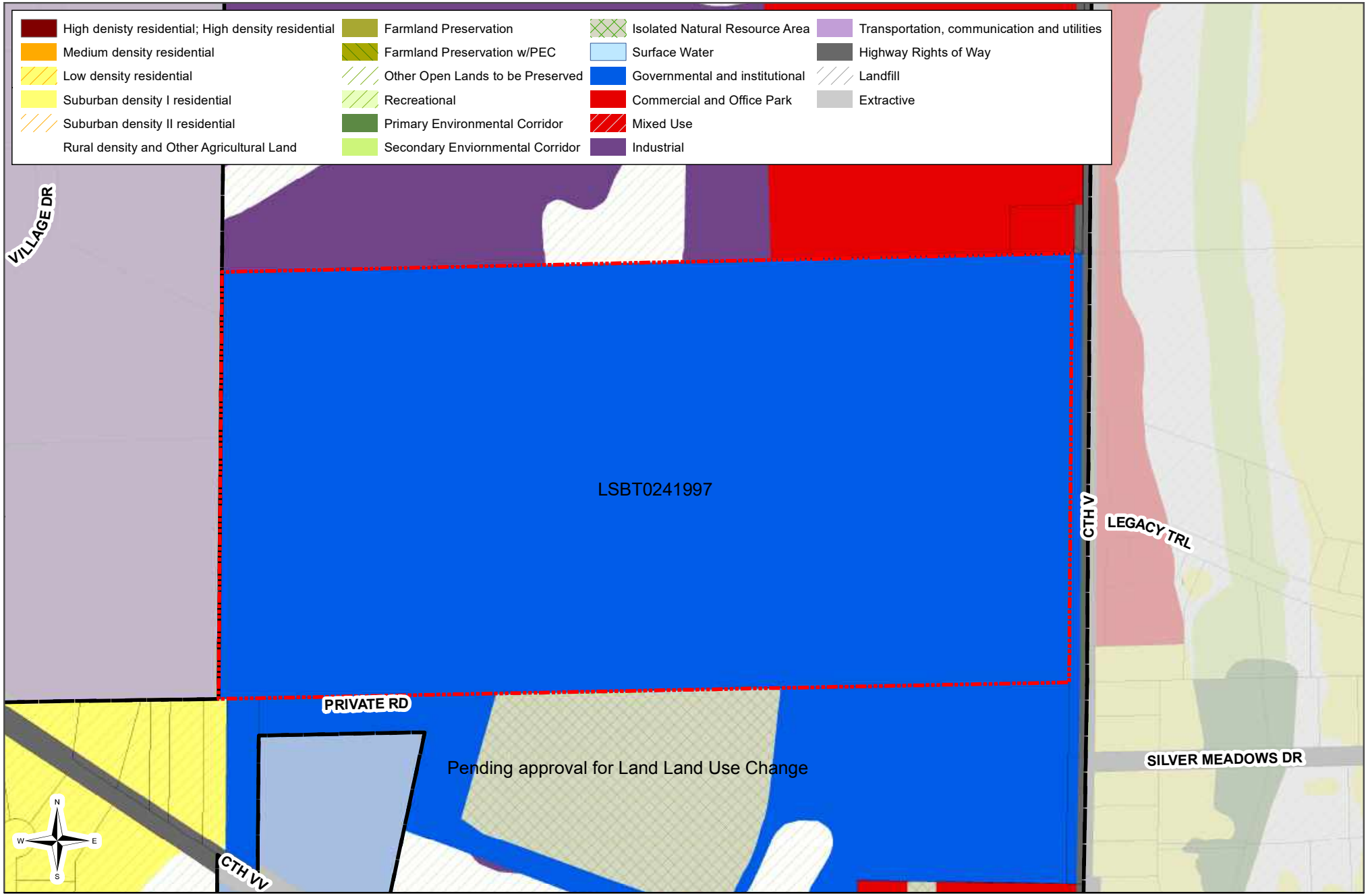
Subject Parcel

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 0241.997: Future Land Use

Town of Lisbon

1 inch = 400 feet

0 200 400 800 Feet

Town of Lisbon Boundary

Subject Parcels

vierbicher
planners | engineers | advisors

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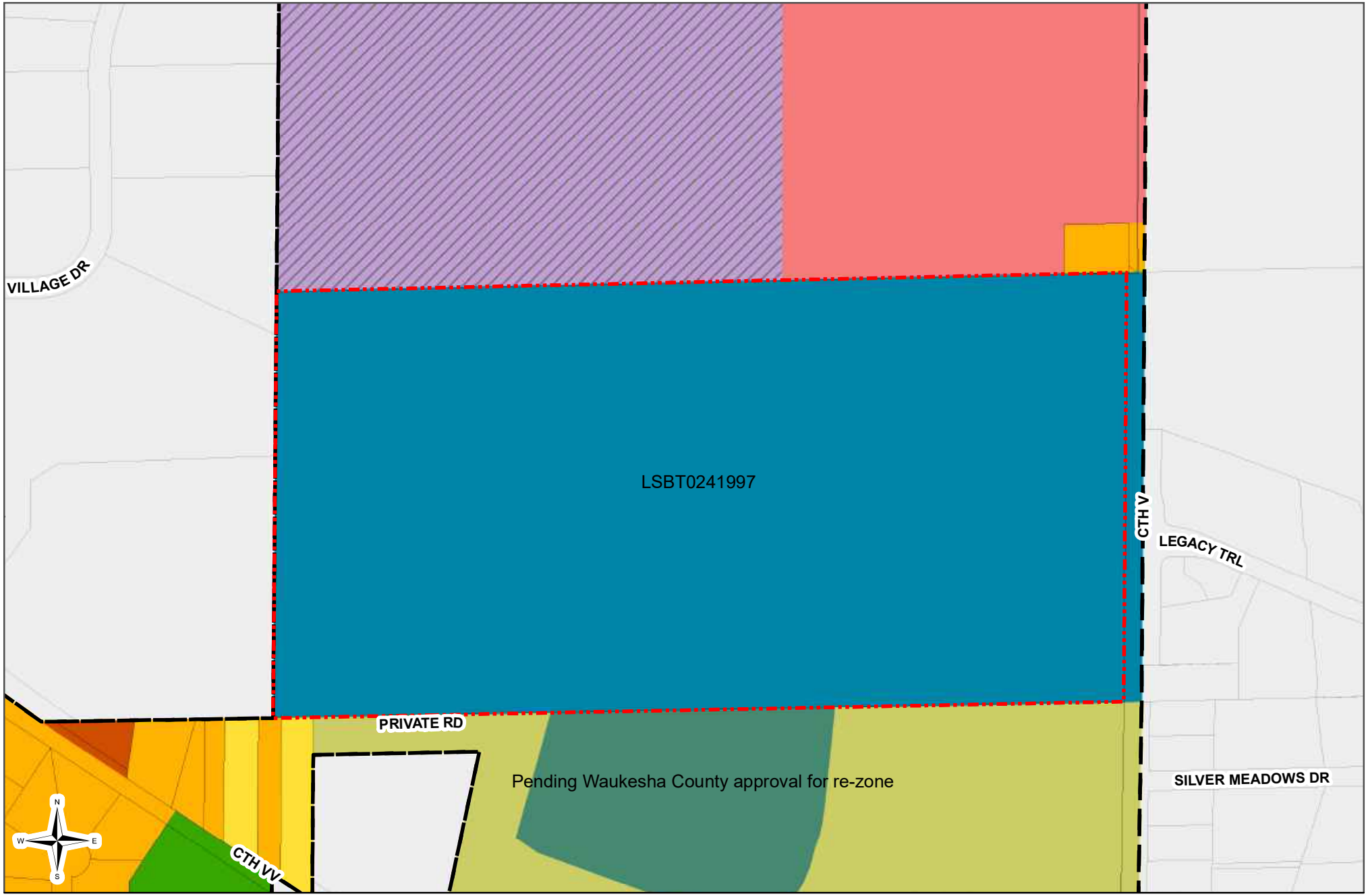

Parcel ID 0241.997: Zoning

Town of Lisbon

1 inch = 400 feet

0 200 400 800 Feet

Waukesha Shoreland Zoning
Town of Lisbon Boundary
Surface Water
Subject Parcel

AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
planners | engineers | advisors

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M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Item 4D – Attachments

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

RECEIVED
MAR 2 2018
TOWN OF LISBON

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

☐ **Commercial**
All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.

☐ **Residential** – Home-Based Bus. / In-Law Unit

- ☐ Accessory Building Waiver: $100 (Size/Location/Architectural Review)
- ☐ After the Fact Application: Double Fees
- ☐ Certified Survey Map: $200 + $10 Per lot
  - ☐ Dedication Fee (Per lot): $2,658 (Paid upon receipt of signed CSM)
- ☒ Conditional Use Permit: $350
  - ☒ Amendment / Original
  - ☒ Major Grading Permit
- ☐ Deed Restriction: $100
- ☐ Developer's Agreement: $250
- ☐ Groundwater Separation Waiver: $100
- ☐ Land Use Amendment: $300
- ☐ Conceptual: $100
- ☐ Plat Review:
  - ☐ Final - $200
  - ☐ Preliminary - $500
- ☐ Re-Submittal: $200
- ☐ Rezone: $350
- ☐ Sign Permit Application: $30 + Sign Fees (See Adopted Fee Schedule)
- ☐ Site Plan/Plan of Operation:
  - ☐ Amendment: $250
  - ☒ Original: ~~$500~~
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

W259N8598 STATE ROAD 164 — Property Address
HARTLAND — City
WI 53029 — Zip
LSBT0178993 5001 — Tax Key/Parcel ID #
5 ACRES — Lot Size
RESIDENTIAL — Current Zoning

Property Owner

DAVID/KIM MEYER — Name / Company Name
Signature
W259N8598 STATE ROAD 164 — Address
HARTLAND — City
WI — State
53029 — Zip
262-327-5585 — Phone
dmeyer55@aol.com — E-mail Address

Applicant

DAVID MEYER — Name
SELF — Company
W259N8598 STATE ROAD 164 — Address
HARTLAND — City
WI — State
53029 — Zip
262-327-5585 — Phone
dmeyer55@aol.com — E-Mail Address

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. ***The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.***

RECEIVED
MAR 2 2018
TOWN OF LISBON

Grading Permit Application

☐ Minor Grading Permit (Less than 60 cubic yards and/or less than 6000 sq. ft. land disturbance)
☒ Major Grading Permit (Requires Plan Commission Approval)

Please type or print legibly.

Project Name MEYER PROPERTY IMPROVEMENT

PROPERTY INFORMATION

Tax Key Number(s) LSBT0178995001 (W259N8598 STATE RD 164)

Property Address or Section & 1/4 Section WEST 3/4 CORNER OF SAID SECTION 9, THEN NORTH 2° 06'31" EAST ALONG THE WEST LINE OF SAID QT NORTHWEST 1/4, 1360.82 FEET; THEN SOUTH 88°31'30" EAST 60.44 FEET TO THE EAST RIGHT OF WAY OF COUNTY TRUNK "J" TO THE PLACE BEGINNING OF THE LANDS HEREAFTER DESCRIBED, THEN CONTINUING SOUTH 88°31'30" EAST 522.42 FEET TO THE EAST RIGHT OF WAY LINE SAID CTH J, THEN SOUTH 2°16'40" WEST ALONG SAID EAST ROW LINE 199.82 FEET TO ANGLE POINT, THEN SOUTH 1°28'36" EAST ALONG SAID EAST ROW LINE 220.53 FEET TO PLACE OF BEGINNING

Current Zoning RESIDENTIAL Proposed Zoning (*if applicable*)

Present Use RESIDENTIAL Intended Use (BARN DANCE VENUE) AT THIS TIME - JUST TO FILL COW SPOTS

PROPERTY OWNER(s) (Use separate sheet to list multiple owners, such as all owners of limited partnership or land trusts)

Name DAVID MEYER

Address W259N8598 STATE ROAD 164

City HARTLAND State WI Zip 53029

Phone 262-327-5525 Fax

Email Address dmeyer55@aol.com

APPLICANT If the applicant is not the owner of record, the legal owner/owners' signature must be on the application OR a letter of authorization from the owner must accompany the application.

Name

Address

City State Zip

Phone Fax

Email Address

CONTACT PERSON FOR PROJECT (Surveyor/Engineer)

Name STEVE DYE

Company LAKESIDE TRUCKING

Address N43W23311 MAPLE STREET #101

City SUSSEX State WI Zip 53089

Phone 262-366-1401 Fax 262-437-1378

Email Address steve@exclusivelylakeside.com

Applicant agrees that any approval issued on representations made in this submittal, and any subsequently issued permits may be revoked without notice if there is a breach of representations or conditions of approval. Applicant/owner by signature understands and accepts responsibility for completion of all required on-site and off-site improvements as shown and approved on final plan (including landscaping) prior to acceptance by the Town of Lisbon.

By the execution of this Application, Applicant authorizes the Town of Lisbon or its agents to enter upon the property between 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection. Applicant grants this authorization even if Applicant has posted this property against trespassing pursuant to Section 943.13 Wis. Stats.

Applicant hereby certifies that: (1) All statements and other information submitted as part of this application are true and correct to the best of Applicant's knowledge; and (2) APPLICANT HAS READ AND UNDERSTANDS ALL INFORMATION IN THIS PACKET.

Minor grading permit fee 200.00
Major grading permit fee 300.00 plus any additional engineering/town fees

Checks to be made out to The Town of Lisbon

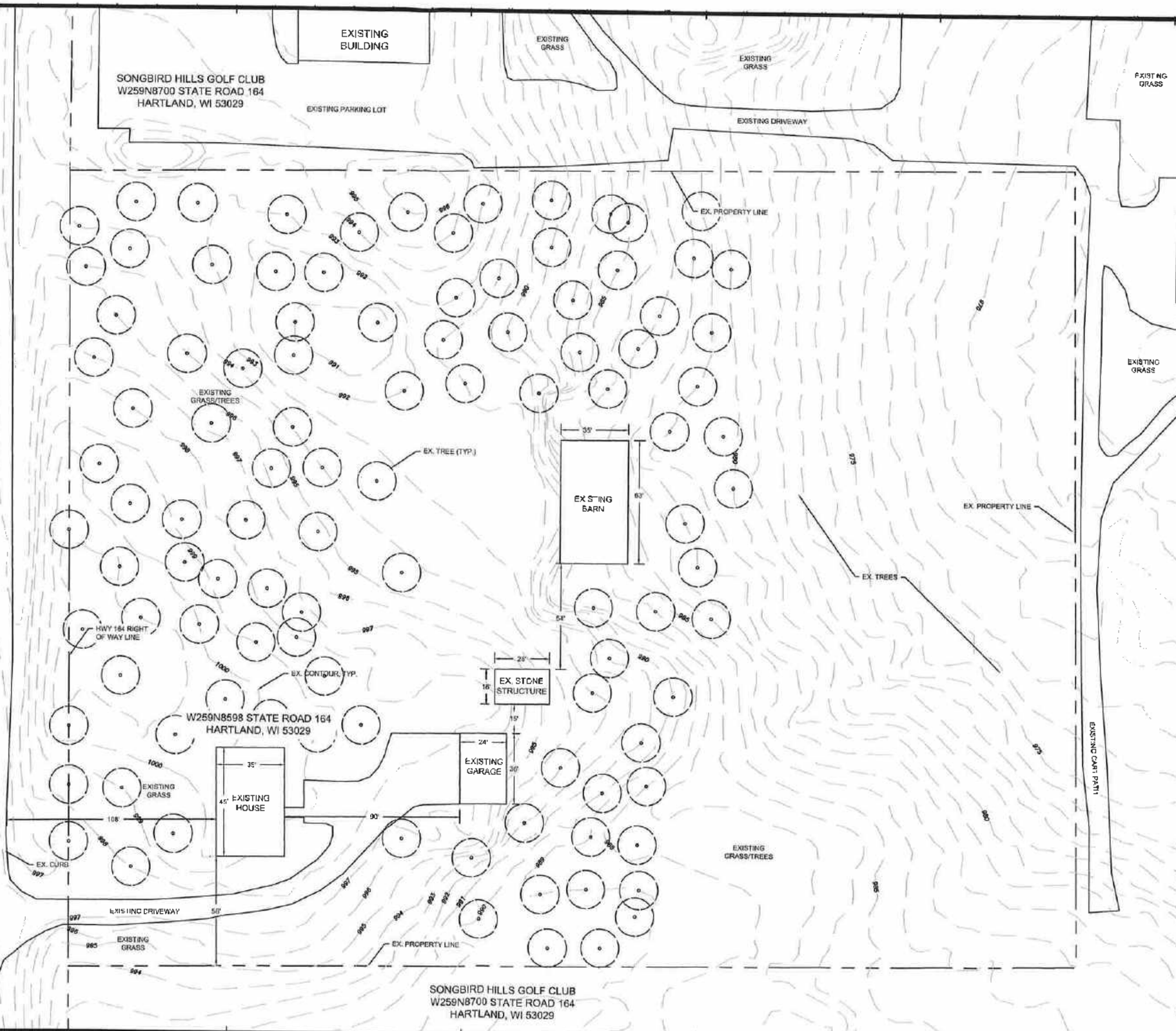
Applicant Signature: _____ **Date:** 02/01/18

Owner's Signature: _____ **Date:** 02/01/18

Owner's Signature: _____ **Date:** _____

EXISTING SITE LAYOUT NOTES

A. EXISTING CONDITIONS INFORMATION PROVIDED ON THIS SHEET WERE PROVIDED BY DIGITIZING FROM THE WAUKESHA COUNTY GIS AND SEWRPC MAPPING.
B. ANY UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS SHEET ARE APPROXIMATE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND SHALL FIELD VERIFY ALL EXISTING FEATURES, UTILITIES AND EXISTING ELEVATIONS AND GRADES.
C. TREES ARE SHOWN FOR VISUAL PURPOSES ONLY. INDIVIDUAL TREES WERE NOT SURVEYED AND LOCATED. ENTIRE SITE EAST OF EXISTING STRUCTURES AND WEST OF THE EAST PROPERTY LINE IS DENSELY FILLED WITH TREES. TREES AND STUMPS SHALL BE REMOVED WITHIN PROPOSED PARKING AND DRIVEWAYS.



RECEIVED
MAR 2 2018
TOWN OF HARTLAND

DRAINAGE DOCTOR
DRAINAGE DOCTOR, LLC
415 W. RED PINE CIRCLE
COLEBRAIN, WI 53119
www.drainagedoctor.com

MARK	DATE	DESCRIPTION

REVIEW DOCUMENTS FOR
W259N8598 HWY 164 PARKING LOT
HARTLAND, WISCONSIN

DWG FILE NO. MEVS-01-17
ISSUE DATE 08-29-17
DESIGNED BY
DRAWN BY
PROJECT MGR.
©2017 SEI WORS DRAGERING, LLC

SHEET CONTENTS
EXISTING SITE LAYOUT

C1

EXISTING SITE LAYOUT NOTES

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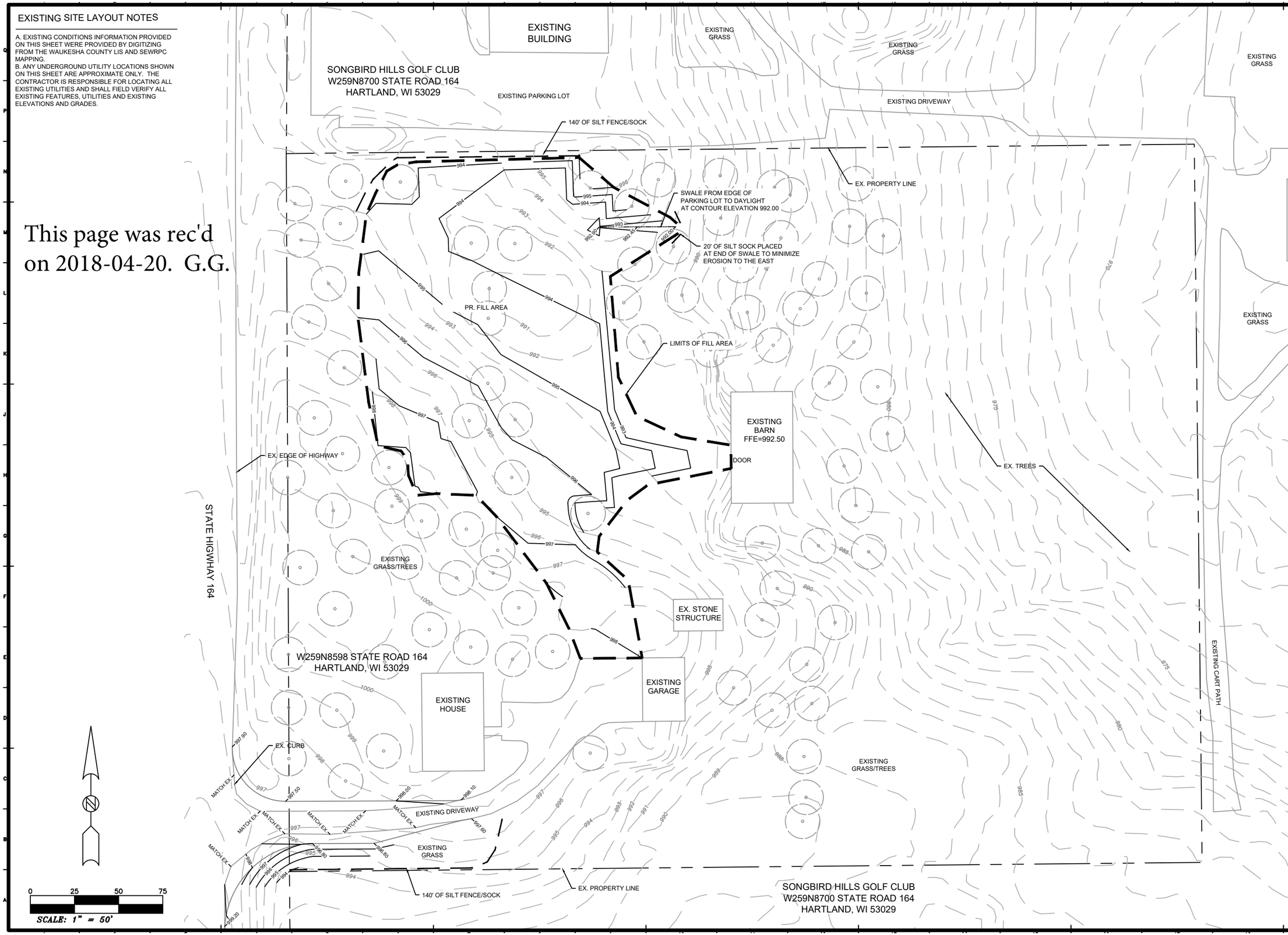
This page was rec'd on 2018-04-20. G.G.



DRAINAGE DOCTOR
DRAINAGE DOCOTR, LLC
416 W. RED PINE CIRCLE
DOUSMAN, WI 53118
608.535.9380 main

MARK	DATE	DESCRIPTION

REVIEW DOCUMENTS FOR
W259N8598 HWY 164 PARKING LOT
HARTLAND, WISCONSIN

SRIV FILE NO. MEYE-01-17
ISSUE DATE 12-18-17
DESIGNED BY
DRAWN BY
PROJECT MGR

©2017 SIX RIVERS ENGINEERING, LLC

SHEET CONTENTS
PROPOSED SITE LAYOUT

C2

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
(608) 826-0530 fax
www.vierbicher.com

May 3, 2018

Chairperson Osterman and Town Plan Commission Members
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: David and Kim Meyer - Conditional Use Permit - Major Grading Permit for General Fill

Dear Plan Commission Members:

The above-referenced Conditional Use Permit (CUP), Major Grading Permit and Plan of Operation/Site Plan was received by our office for review on behalf of the Town of Lisbon on April 10, 2018. These items are up for a Public Hearing with the Town of Lisbon.

Application Summary:
David and Kim Meyer have been investigating what they are able to do with their property to better utilize their space. As noted in the application materials there is a low spot in the yard that made it difficult to utilize the barn and surrounding space; therefore, the applicant wishes to fill a portion of the site as depicted on the grading permit application.

Major Grading Permit Review
A request for approval of a Major Grading Permit has been submitted as part of this application. The Major Grading plan has been given preliminary review and number of comments have been provided to the applicant by the Town Engineer. Conditions for approval have been included as part of the recommendations given below.

Town Engineer Comments:
Kunkel Engineering has reviewed the grading plans and has no objection to the grading plan (review comments submitted May 1, 2018).

Recommendations:
Planning staff recommends CUP - Major Grading Permit and Site Plan/Plan of Operation approval subject to the following conditions:

1. The Town of Lisbon retains the ability to annually review the CUP for compliance.

2. Grading
    a. No adverse drainage, runoff, erosion or sedimentation shall take place onto adjoining properties or to environmentally sensitive areas public or private roads and right of ways.
    b. A deadline for completion of the entire project shall be established. The Town Plan Commission must approve of any extensions to the deadline established.

c. The proposed grading and land-altering activities shall conform to the Town of Lisbon's adopted Storm Water Management and Erosion Control Ordinance (refer to Addendum F and Section 3 (c) 11) and a permit under that ordinance must be issued prior to the issuance of the conditional use permit.
d. Erosion Control measures to be maintained until the site is 80% vegetated.
e. Grading must follow an approved site and grading plan.
f. Upon completion, an as-built survey is required to be performed and submitted to the Town.

3. Disturbance shall be limited to those detailed on the grading plans.

4. Removal of parking lot notes on page C2.

5. Approval of this CUP for major grading does not necessitate the approval for any future uses on site. Any changes to the primary use of the property must comply with the Town of Lisbon municipal codes – including but not limited to Zoning Code, Land Division and Development, Signage, and Stormwater and Erosion Control.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Public Hearing. I will be in attendance at the May 10th meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

Parcel ID 0178.995.001: Site Map

Town of Lisbon

1 inch = 200 feet

0 100 200 400 Feet

Town of Lisbon Boundary

Subject Parcel

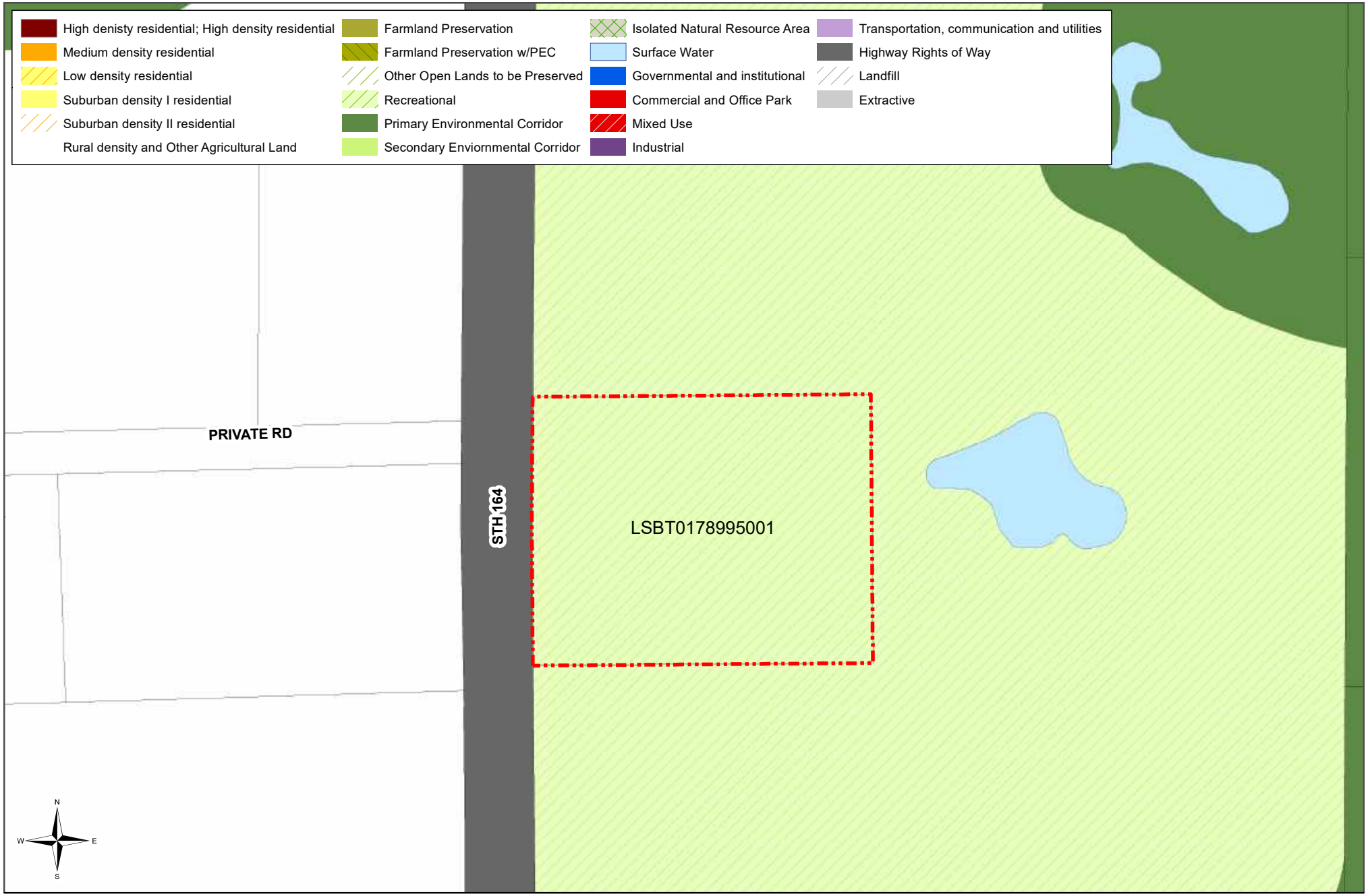
Surface Water

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 0178.995.001: Future Land Use

Town of Lisbon

1 inch = 200 feet

0 100 200 400 Feet

Town of Lisbon Boundary

Subject Parcel

vierbicher
planners | engineers | advisors

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M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Parcel ID 0178.995.001: Zoning

Town of Lisbon

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0 100 200 400 Feet

Waukesha Shoreland Zoning
Town of Lisbon Boundary
Surface Water
Subject Parcel

AD-10 A-5 R-2 B-1 B-4 M-1 C-1
RD-5 A-3 R-3 B-2 B-P M-2 UC
A-10 R-1 RM B-3 Q-1 P-I PR

vierbicher
planners | engineers | advisors

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Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Item 4E – Attachments

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

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  - ☐ Original: $500
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

W230 N9215 Colgate Rd — Property Address
Lisbon — City
53089 — Zip
LSBT 0149995002 — Tax Key/Parcel ID #
Lot Size
Commercial — Current Zoning

Property Owner

American Tower Corporation (Lessee) — Name / Company Name
on behalf of ATC — Signature
3500 Regency Pkwy Suite 100 — Address
Cary — City
NC — State
27518 — Zip
847-287-1156 — Phone
mbieniek@lcctelecom.com — E-mail Address

Applicant

Mike Bieniek — Name
LCC Telecom Services — Company
10700 W Higgins Rd #240 — Address
Rosemont — City
IL — State
60018 — Zip
847-287-1156 — Phone
mbieniek@lcctelecom.com — E-Mail Address

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*

PROFESSIONAL SERVICE REIMBURSEMENT FEES:

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Mike Bieniek, 10700 W Higgins Suite 240, Rosemont, IL 60018

ADDRESS

DATE 4/11/18 SIGNATURE

PHONE 847-287-1156 EMAIL mbieniek@lcctelecom.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME American Tower Corporation (Lessee)

ADDRESS 3500 Regency P'kwy Suite 100 Cary, NC 27518

DATE 4/11/18 SIGNATURE on behalf of ATC

PHONE 847-287-1156 EMAIL mbieniek@lcctelecom.com

PROJECT NAME Installation of an 11'- 6 x 28' - 6" Equipment enclosure and extension of fence compound

SITE INSPECTION NOTIFICATION:

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME American Tower , 1101 Perimeter Drive #700 , Schaumburg, Il 60173

ADDRESS

DATE 4/11/18 SIGNATURE on behalf of ATC

PHONE 847-240-1508 ext 2585 EMAIL patrick.sweetman@americantower.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME American Tower Corporation

ADDRESS 3500 Regency Pkwy Suite 100, Cary, NC 27518

DATE 4/11/18 SIGNATURE on behalf of ATC

PHONE 847-287-1156 EMAIL mbieniek@lcctelecom.com

COMMENTS:

Town Official Accepting Form

Date

W234N8676 WOODSIDE RD. • LISBON, WI 53089-1545 • TEL: (262) 246-6100 • FAX: (262) 820-2023
E-mail: townhall@townoflisbonwi.com • Website: www.townoflisbonwi.com

SITE PLAN AND PLAN OF OPERATION

Please fill out the entire application all questions need a response. If something does not apply please put N/A. Incomplete applications will not be processed or put on the agenda. The completion of this application form must be accompanied by one copy of an up to date and detailed Site Plan drawn to scale and including, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an interior layout (plans) of all buildings and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Town Hall, and upon review of the information, additional items may be required. The plans shall be drawn to scale and shall be no larger than 11" x 17", and shall also be emailed as a PDF. Future revisions to the approved Site Plan/Plan of Operation will require new approvals.

☐ **New business in existing building or on existing site** ☐ **New Owner** ☐ **Temporary Use**

☐ **Change in Operations (summarize below what is changing; days/hours, etc)**

Change in Use (summarize below prior and new use below)

The proposed project includes the installation of an 11'6" X 28' 6" Equipment Enclosure and extension of fenced compound

BUSINESS / PROPERTY OWNER & PROPERTY INFORMATION

Tax Key Number LSTB0149995002 **Acres** 1.00 **Zoning** Commercial

Business Name & Contact Person: LCC Telecom, Mike Bieniek

Full Address (include City & Zip): 10700 W Higgins Rd #240, Rosemont, IL 60018

Phone Number & Email: 847-608-6300 - 847-287-1156

Signature & Date: 4/11/18

*****

Property Owner Name: American Tower Corporation (Lessee)

Full Address (include City & Zip): 3500 Regency Pkwy Suite 400, Cary, NC 27518

Phone Number & Email: 847-287-1156 mbieniek@lcctelecom.com

Signature & Date: on behalf of ATC 4/11/18

1. **Is this business replacing another business?** ☐ **Yes** ■ **No**
   a. **If yes, what is the prior business' name:** _____

2. **Is this an expansion of an existing Town approved/based operation?** ☐ **Yes** ■ **No**
   a. **If yes, please explain:** _____

HOURS OF OPERATION & OPERATING SPECIFICS

3. **Describe in detail below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property. If items are produced, please provide a separate explanation of the production process.**

   The Facility is unmanned.

   A technician will visit the site approximately once a month for a routine inspection and maintenance.

   No sanitary sewer, potable water or trash disposal is required.

   Handicap access is not required.

   Wireless telecommunications facility

4. **Days & Times of Operation:**
   a. **Days & Times:** A technician will visit the site approximately once a month

5. **Employees (if self-employed please count yourself)**
   a. **Full-Time** na
   b. **Part-Time** na

FOOD / BEVERAGE / LIQUOR

6. **Is there any food & beverage / liquor service?** ☐ **Yes** ■ **No**
   a. **If yes, please explain:** _____

7. **Table Seating Capacity**

   a. **Outside:** _____

   b. **Inside:** N/A

   c. **Bar:** _____

8. **Food / Soda Vending Machines** ☐ **Yes** ■ **No**

   a. **If yes, quantity of each:** N/A

OUTDOOR USES

9. **Is there any outdoor storage?** ☐ **Yes** ■ **No**

   a. **If yes, please explain:** _____

10. **Will there be any outdoor events?** ☐ **Yes** ■ **No**

    a. **If yes, please describe the types of events, parking accommodations, sanitary facilities and delineate the locations of the events on the Site Plan submitted. Attach a separate sheet if necessary.**

    N/A

11. **Will there be any customer dockage?** ☐ **Yes** ■ **No**

    a. **If yes, please indicate on the Site Plan length and number of piers.**

12. **Parking Lot**

    a. **Dimensions** _____

    b. **Total number of spaces** N/A

    c. **Number of spaces allotted for employees** _____

MUSIC / ENTERTAINMENT

13. Are any problems such as odor, smoke or noise resulting from this operation? ☐ **Yes** ■ **No**

a. If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided? Attach a separate sheet if necessary.

NA

14. Game Machines ☐ **Yes** ■ **No**

a. Quantity: _____

b. Location: N/A

BUILDINGS

15. Building A

a. Dimensions & Levels: N/A

b. Use: _____

16. Building B

a. Dimensions & Levels: _____

b. Use: _____

17. Building C

a. Dimensions & Levels: _____

b. Use: _____

LIGHTING (Submit Cut-Sheets)

18. Outdoor Lighting

a. Type(s): N/A

b. Locations(s): _____

SIGNAGE (Also submit the Town's Signage Application & appropriate fees)

19. Describe below the type of signage that exists and what signage is proposed on the site (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of all signs.

_____

_____

_____

_____

CHEMICALS/HAZARDOUS MATERIALS

20. Are there any Chemicals, Hazardous Waste of Solvents stored on the site? ☐ Yes ☒ No

a. **If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.**

_____

_____

_____

_____

21. Does this Operation involve the Storage/Sale of gasoline or any other Petroleum Products? ☐ Yes ☒ No

a. **If yes, please list those items and how they are disposed of or attach a separate sheet if necessary.**

_____

_____

_____

_____

STORM WATER RETENTION, FLOW OF SURFACE WATER, AND AMOUNT OF IMPERVIOUS SURFACES

22. Are there surface water drainage facilities? ☐ Yes ☒ No

a. **If yes, please explain:** _____

_____

_____

REFUSE DISPOSAL

23. Are there dumpsters/waste containers on the site? ☐ Yes ☒ No

a. **If yes, show on the Site Plan submitted the location of dumpsters and any screening.**

PERMIT APPROVAL / ISSUANCE DATES

24. Is Highway Access Permit Needed? ☐ Yes ■ No

a. **Date Issued:** _____

25. DNR Well Approval (For New Constructions Only)

a. **Date Approved:** _____

26. Septic System Approval (For New Constructions Only)

a. **Date Approved:** _____

27. Fire Department Inspection ☐ Yes ■ No

a. **Date Inspected:** _____

28. Did the Wisconsin Department of Safety & Professional Services approve building plans? ☐ Yes ■ No

a. **Date Approved:** _____

29. Is security fencing necessary? ☒ Yes ☐ No

HORSE BOARDING

30. Does this Operation involve the Boarding of Horses? ☐ Yes ■ No

a. **Maximum number of horses boarded:** _____

b. **Maximum number of horses owned:** _____

31. Has a Conservation Plan been prepared by the Land Conservation Committee? ☐ Yes ☐ No

a. **Date Prepared:** _____

Town Approval Date(s): _____

County Approval Date(s): _____

VICINITY MAP

AMERICAN TOWER®

VZW SITE NAME: COLGATE
VZW SITE NUMBER: 112166
ATC SITE NAME: COLGATE
ATC SITE NUMBER: 410758
SITE ADDRESS: W230N9421 COLGATE RD
SUSSEX, WI 53089

LOCATION MAP

RECEIVED
By Gina Gresch at 12:05 pm, Apr 12, 2018

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL

TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE (IBC)
2. NATIONAL ELECTRIC CODE (NEC)
3. LOCAL BUILDING CODE
4. CITY/COUNTY ORDINANCES

PROJECT SUMMARY

SITE ADDRESS:
W230N9421 COLGATE RD
SUSSEX, WI 53089

GEOGRAPHIC COORDINATES:
N 42° 00' 49.56"
W 88° 03' 47.87"

ZONING INFORMATION:
JURISDICTION: SUSSEX, WI

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES - THE INSTALLATION OF AN 11' - 6" x 28' - 6" EQUIPMENT ENCLOSURE AND EXTENSION OF FENCED COMPOUND

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.
3. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
4. HANDICAP ACCESS IS NOT REQUIRED.

SHEET INDEX

SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	A	11/09/17	IC
C-101	LOCATION PLAN	B	03/29/18	IC
C-201	DETAILED SITE PLAN GRADING	B	03/29/18	IC
C-301	FENCE AND SITE DETAILS	A	11/09/17	IC
C-401	EQUIPMENT ENCLOSURE PLAN AND NOTES	A	11/09/17	IC
C-402	EQUIPMENT ENCLOSURE ELEVATIONS	A	11/09/17	IC
C-403	EQUIPMENT ENCLOSURE FOUNDATION AND NOTES	A	11/09/17	IC
E-501	UTILITY ROUTING PLAN	A	11/09/17	IC
E-502	ELECTRICAL RISER DIAGRAM	A	11/09/17	IC
E-503	ONE LINE DIAGRAM, ELECTRICAL NOTES AND DETAILS	A	11/09/17	IC
E-601	GROUNDING SITE PLAN	A	11/09/17	IC
E-602	STANDARD GROUNDING DETAILS	A	11/09/17	IC
E-603	ELECTRICAL AND GROUNDING DETAILS	A	11/09/17	IC
G-701	GENERAL NOTES	A	11/09/17	IC
G-702	GENERAL NOTES	A	11/09/17	IC

UTILITY COMPANIES

POWER COMPANY: T.B.D.
PHONE: T.B.D.

FIBER COMPANY: T.B.D.
PHONE: T.B.D.

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

PROJECT TEAM

TOWER OWNER:
AMERICAN TOWER
3500 REGENCY PARKWAY SUITE 100
CARY, NC 27518

ENGINEERED BY:
TERRA CONSTRUCTION GROUP, LTD
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068

PROJECT LOCATION DIRECTIONS

FROM SCHAUMBURG:

HEAD NORTH ON N PLEASANT DR TOWARD THACKERST W (0.1 MI), TURN RIGHT ONTO THACKER ST W (0.1 MI), TURN LEFT AT THE 1ST CROSS STREET ONTO ROSELLE RD (1.9 MI), TAKE THE INTERSTATE 90 E/N-W TOLLWAY RAMP TO CHICAGO (0.4 MI), MERGE ONTO I-90 E (11.9 MI), TAKE THE EXIT ONTO I-294 N TOWARD MILWAUKEE/TOLLWAY (13 MI), MERGE ONTO I-94 W (19.4 MI), KEEP LEFT AT THE FORK TO STAY ON I-94 W (36.5 MI), TAKE EXIT 317 TOWARD INTERSTATE 43 S/INTERSTATE 894 BYPASS/MADISON/FON DU LAC (0.4 MI), CONTINUE ONTO EXIT 316 (0.9 MI), CONTINUE ONTO I-41/I-43/I-894 W (4..6 MI), KEEP RIGHT TO CONTINUE ON I-41, FOLLOW SIGNS FOR INTERSTATE 894 N/US 45 N (17.9 MI), TAKE EXIT 52 FOR COUNTY ROAD Q/COUNTY LINE ROAD (0.2 MI), TURN LEFT ONTO COUNTY LINE ROAD (4.1 MI), TURN LEFT ONTO COLGATE RD (0.5 MI).

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

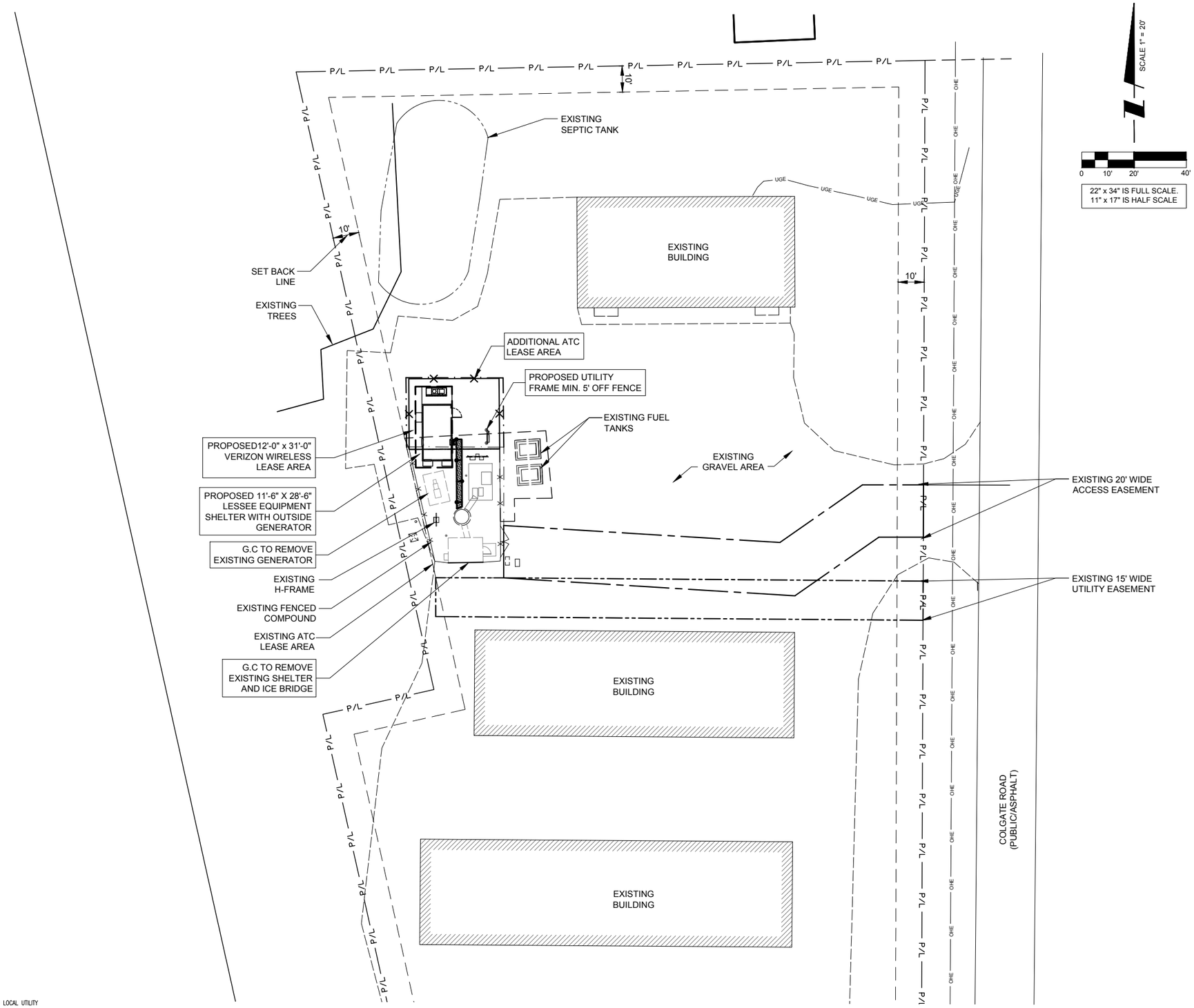
SEAL:

PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

TITLE SHEET

SHEET NUMBER: G-001
REVISION: A



1 LOCATION PLAN
SCALE: 1" = 20'

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

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PARK RIDGE, IL 60068
PH: 847-698-6400
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REV.	DESCRIPTION	BY	DATE
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ATC SITE NUMBER:
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ATC SITE NAME:
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SITE ADDRESS:
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SUSSEX, WI 53089

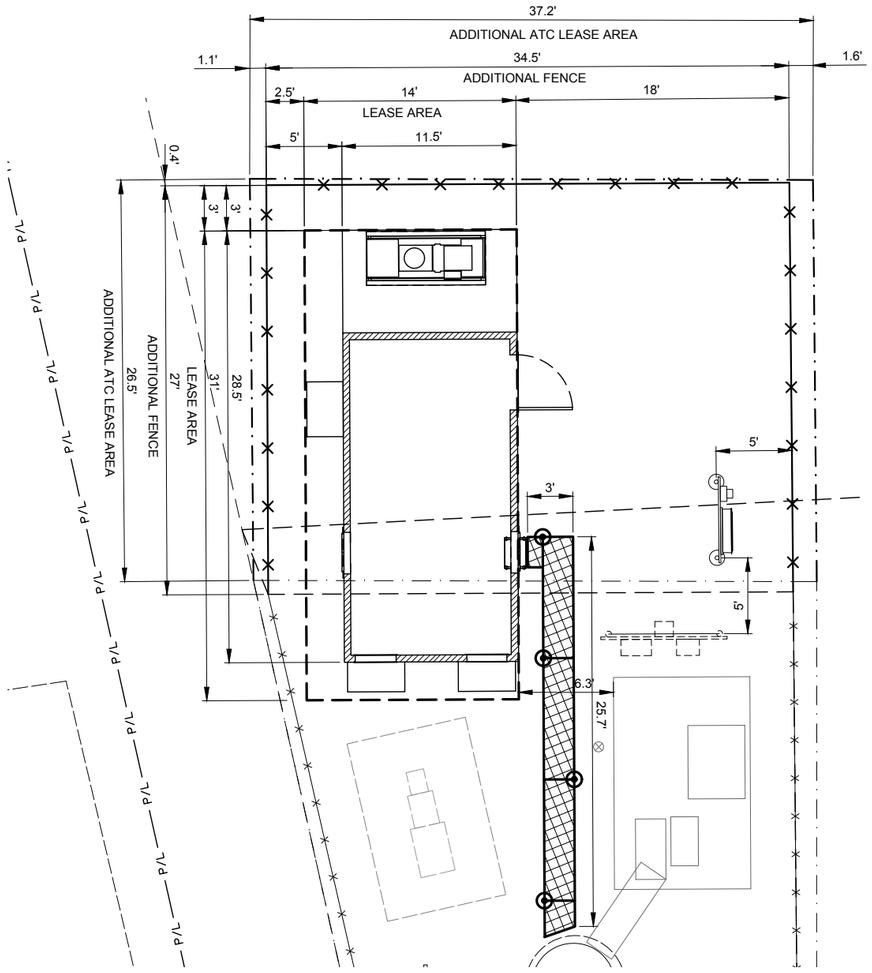
SEAL:

PRELIMINARY: FOR ZONING

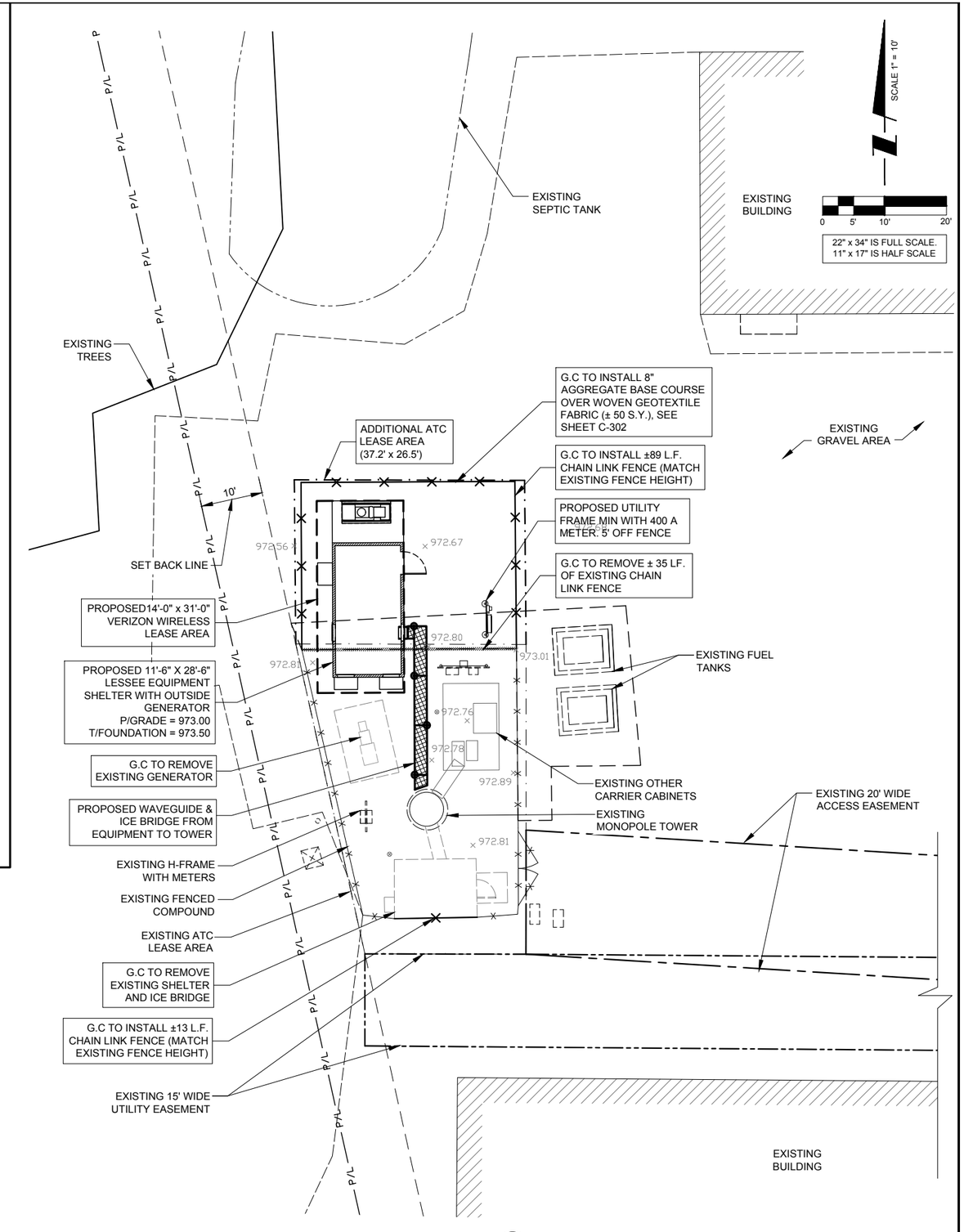
DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

LOCATION PLAN

SHEET NUMBER:	REVISION:
C-101	A



2 SITE DIMENSION PLAN
SCALE: 1" = 5'



1 LOCATION PLAN
SCALE: 1" = 10'

NOTE:

PRIOR TO CONSTRUCTION, LOCATE ALL EXISTING UNDERGROUND UTILITIES AND RELOCATE AS NEEDED AROUND NEW EQUIPMENT ENCLOSURE.

DIGGERS HOTLINE
"Call 3 Work Days Before You Dig!"
TOLL FREE 1-800-242-8511
MILW. AREA (414) 259-1181
TDD 1-800-542-2289

OTHER UTILITIES NOT INCLUDED IN DIGGERS HOTLINE AND LOCAL UTILITY DISTRICTS AND COMPANIES SHALL ALSO BE NOTIFIED

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
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PARK RIDGE, IL 60068
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ATC SITE NUMBER:
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SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

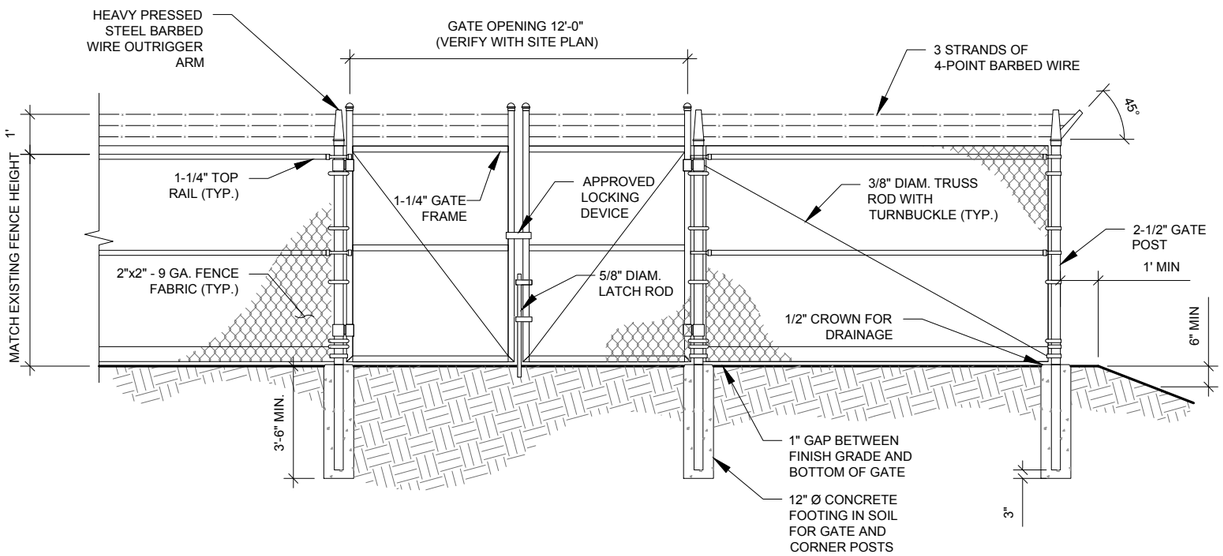
SEAL:

PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

DETAILED SITE PLAN

SHEET NUMBER:	REVISION:
C-201	A



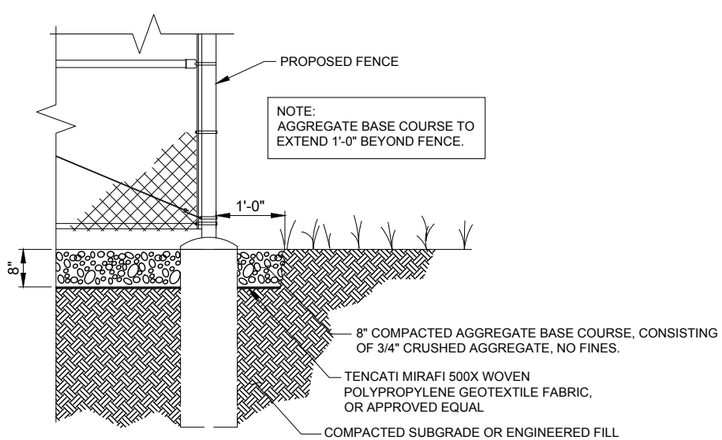
FENCE NOTES:

1. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.
2. PROVIDE TAC WELD AT BOLT HINGES. TWO HINDGE BOLTS PER GATE.

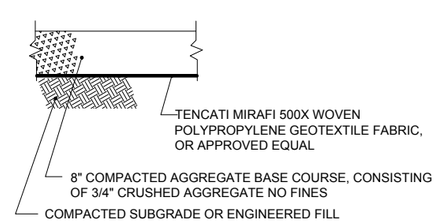
1 GATE AND FENCE DETAIL
SCALE: N.T.S.

NOTES:

1. PANELS TO BE 4'x8' GALVANIZED TUBULAR STEEL 2" OD x 16 GAUGE HIGH TENSILE WELDED STEEL. HEAVY DUTY MOUNT HARDWARE TO BE WELDED TO THE SUPPORT POSTS.
2. 4" OD x 8' LONG SCH. 40 STEEL INSTALLED 36" BELOW EXISTING GRADE CONCRETE TO 1" ABOVE EXISTING GRADE AT POST BASE AND TAPER. FILL POST COMPLETELY WITH CONCRETE CAP.
3. CONTRACTOR TO INSTALL ATC SIGNAGE TO THE NEWLY INSTALLED ACCESS GATE. SIGNAGE TO BE INSTALLED USING GALVANIZED METAL SCREWS IN 4 PLACES. NO PLASTIC WIRE TIES SHALL BE USED.
4. MULTI-TENANT LOCK: STANDARD GALVANIZED 2" LOCK SYSTEM WELDED TO GATE CROSS SUPPORTS 4-2" SLEEVES WITH SLOTTED HASPS.



2 AGGREGATE CROSS-SECTION
N.T.S. LEASE SITE



3 AGGREGATE CROSS-SECTION
ACCESS ROAD N.T.S.

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

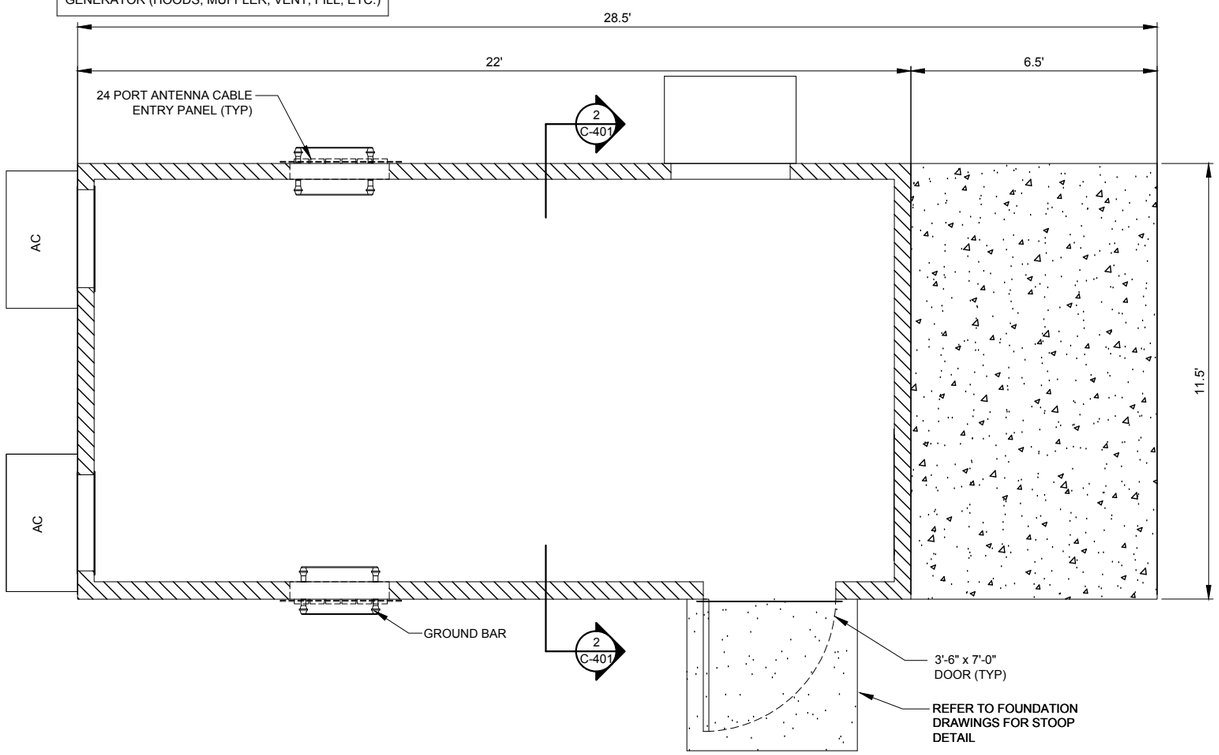
PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

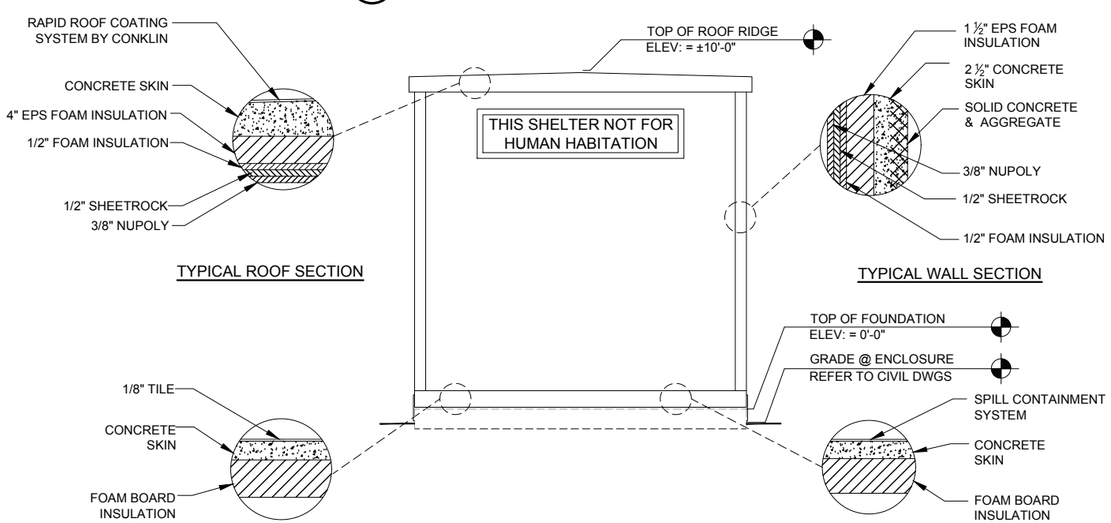
FENCE AND SITE DETAILS

SHEET NUMBER: C-301
REVISION: A

NOTE:
GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EXTERIOR ATTACHMENTS FOR GENERATOR (HOODS, MUFFLER, VENT, FILL, ETC.)



1 FLOOR PLAN-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



2 TRANSVERSE SECTION
N.T.S.

0 1/2" 1" 2"

22" x 34" PRINT IS THE FULL SCALE FORMAT, ANY SIZE OTHER THAN THAT IS AT REDUCED SCALE.

VENTILATION NOTES:

1. AIR CONDITIONING IS PROVIDED BY A BARD WALL MOUNTED SELF-CONTAINED ENERGY EFFICIENT COOLING SYSTEM, MODEL # WA602-A05EX2XI,5 TON, 120/240 VOLT, 30 AMP, SINGLE PHASE, 57,500 BTUH COOLING CAPACITY, 10.20 SEER, 24" DIA. FAN, 2600 CFM WITH FILTER
2. ELECTRIC HEAT IS PROVIDED BY 5 KW, 18,840 BTUH, 240 VOLT, SINGLE PHASE HEAT STRIP, WITHIN BARD UNIT LISTED ABOVE.

VENTILATION SCHEDULE

ROOM PURPOSE	AREA	VENTILATION				REMARKS
		NATURAL		MECHANICAL		
		ACTUAL	REQUIRED	ACTUAL	REQUIRED	
WIRELESS TELEPHONE EQUIPMENT ENCLOSURE (NON-INHABITED)	XXX S.F.	0 CFM	0 CFM	XXX CFM	0 CFM	SEE NOTE 1.

NOTES:

1. EQUIPMENT ENCLOSURE IS MANUFACTURED BY FIBREBOND CORPORATION, 1300 DAVENPORT DRIVE, MINDEN, LA, 71055. THIS SHEET IS PROVIDED AS GUIDE ONLY. REFER TO ACTUAL FIBREBOND DRAWINGS FOR FULL BUILDING PLANS.
2. EPS BOARD INSULATION IS LISTED TO HAVE A FLAME SPREAD OF 25 OR LESS AND SMOKE DEVELOPED OF 450 OR LESS WITH A MAXIMUM THICKNESS OF 2 INCHES AT 1 PCF DENSITY. POLYISOCYANURATE FOAM INSULATION HAS BEEN TESTED TO A MAXIMUM THICKNESS OF 3 INCHES AT 1.9 PCF AND HAS A FLAME SPREAD OF 25 AND A SMOKE PRODUCT OF 395.
3. INTERIOR PANELING IS LISTED TO HAVE A FLAMESPREAD OF 200 OR LESS.
4. THIS ENCLOSURE IS CLASSIFIED AS USE GROUP B, TYPE 5B CONSTRUCTION; PER 1999 BOCA AND IS IN COMPLIANCE WITH 1999 BOCA BUILDING CODE, 1996 INTERNATIONAL MECHANICAL CODE, 2002 NEC AND ILLINOIS ASHRAE 90.1.
5. DESIGN CRITERIA
   WIND LOAD = 125 MPH — FLOOR DEAD LOAD = 35 PSF
   ROOF LIVE LOAD = 100 PSF — WALL DEAD LOAD = 35 PSF
   FLOOR LIVE LOAD = 135 PSF — SNOW LOAD = 80 PSF
   ROOF DEAD LOAD = 45 PSF — SEISMIC EXPOSURE GROUP = III
6. F_c' = 5000 PSI @ 28 DAYS (EQUIPMENT ENCLOSURE)
7. ENCLOSURE AND ASSOCIATED EQUIPMENT IS PROVIDED BY OWNER UNDER SEPARATE CONTRACT. EQUIPMENT ENCLOSURE INFORMATION INDICATED HEREIN IS PROVIDED FOR REFERENCE ONLY AND IS TAKEN FROM MANUFACTURER'S AVAILABLE DATA. REFER TO CIVIL, STRUCTURAL AND ELECTRICAL DRAWINGS FOR WORK TO BE PERFORMED UNDER THIS CONTRACT.
8. PRIOR TO PROJECT CLOSE OUT AND SHELTER INSTALLATION, THE GENERAL CONTRACTOR IS TO CLEAN THE SHELTER FLOOR AND APPLY A STATIC- FREE WAX TO THE FLOORS.

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

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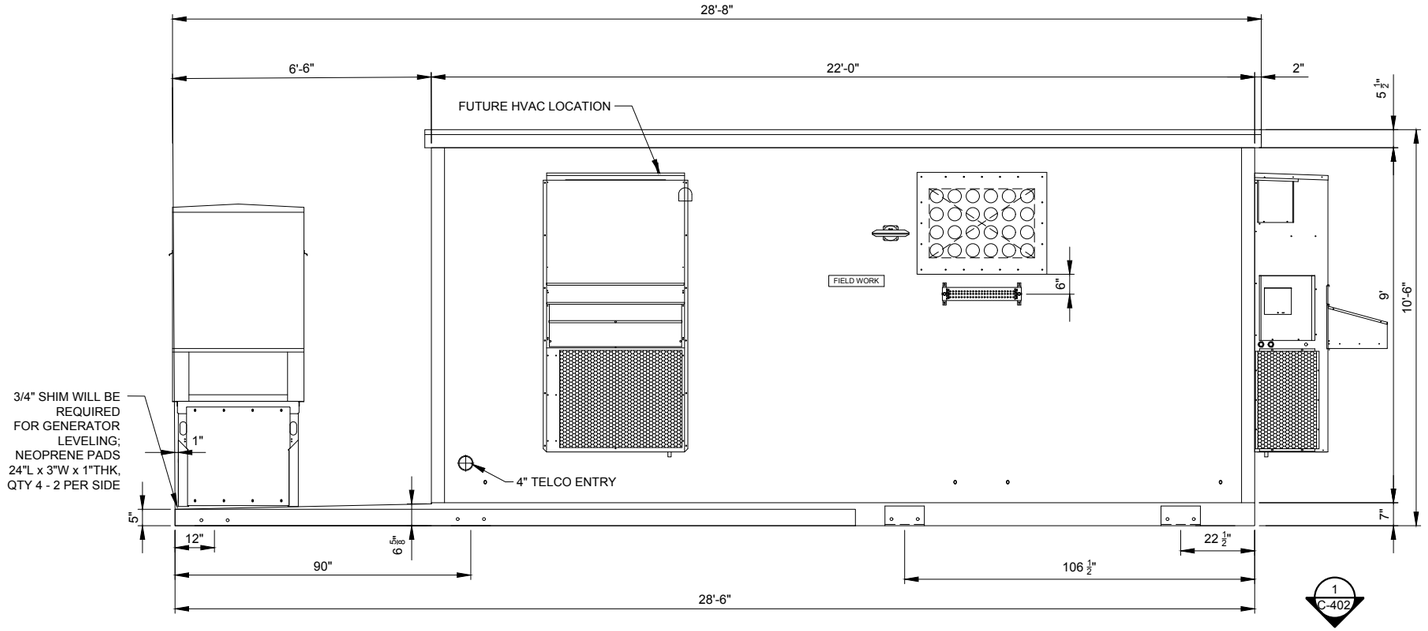
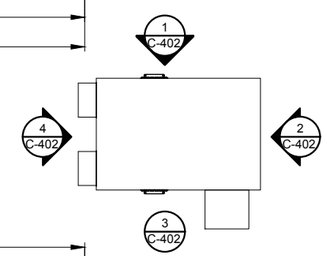
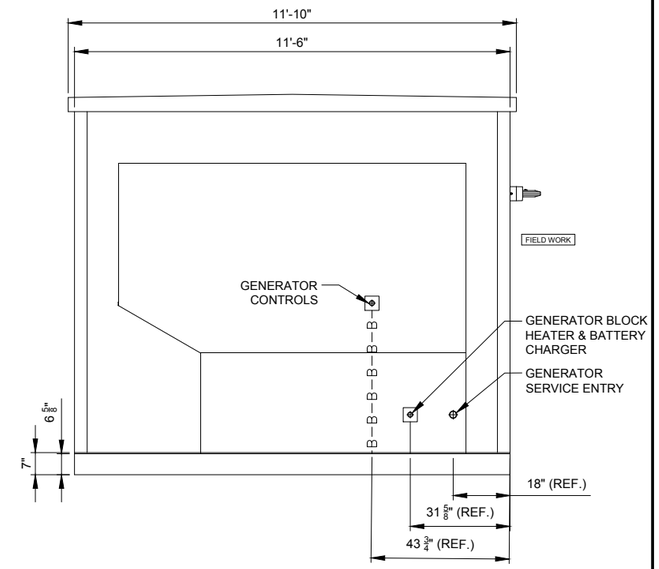
EQUIPMENT ENCLOSURE PLAN AND NOTES

SHEET NUMBER: C-401
REVISION: A

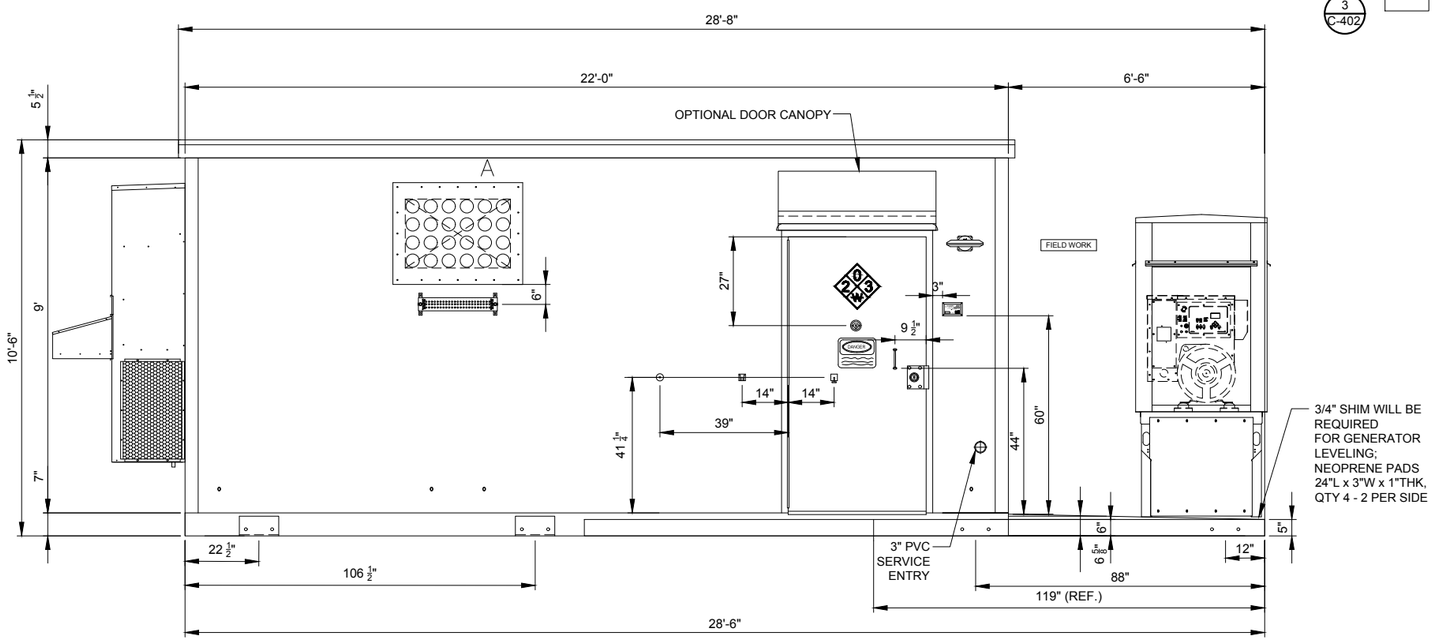


1 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

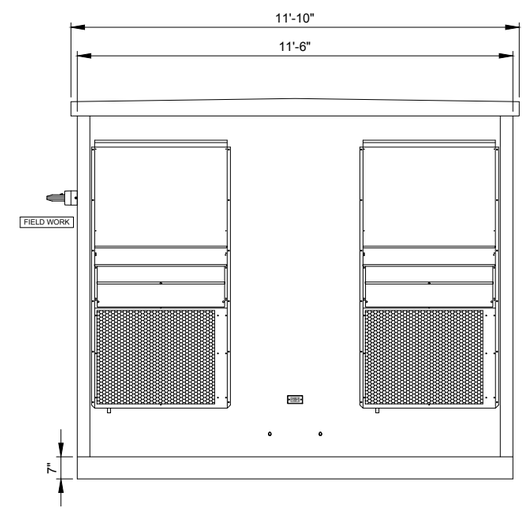




2 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



3 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"



4 ELEVATION-EQUIPMENT ENCLOSURE
SCALE: 1/2" = 1'-0"

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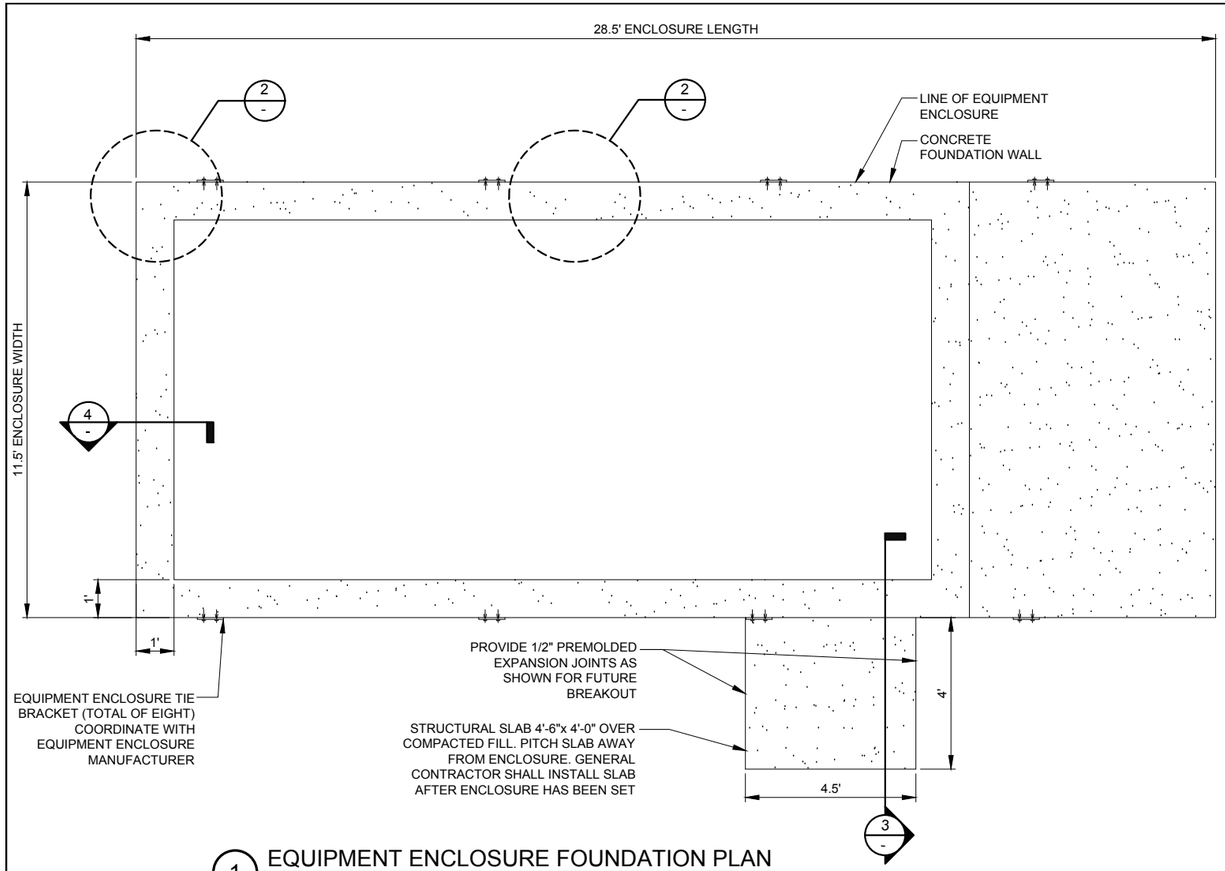
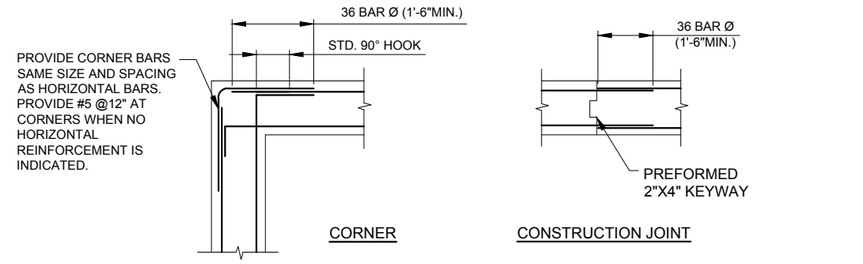
EQUIPMENT ENCLOSURE ELEVATIONS

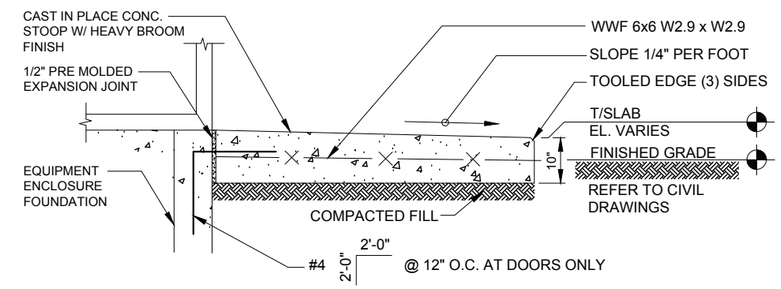
SHEET NUMBER:	REVISION:
C-402	A



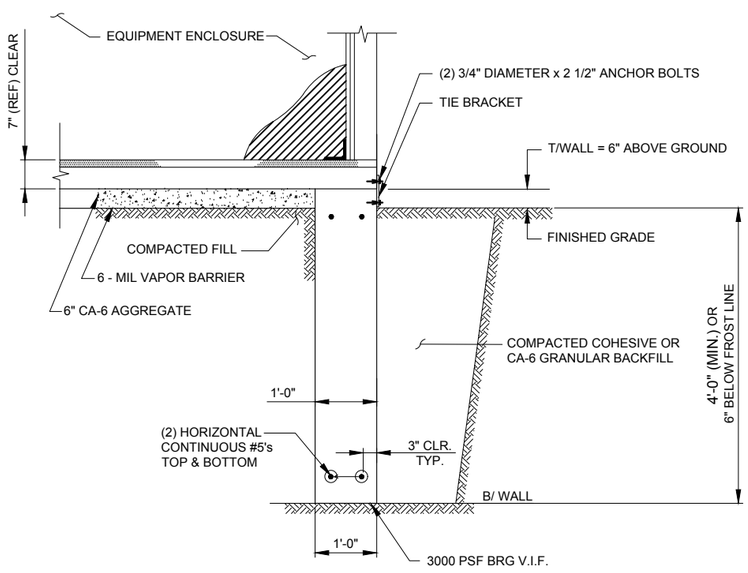
1 EQUIPMENT ENCLOSURE FOUNDATION PLAN
N.T.S.



2 CONCRETE WALL REINFORCEMENT DETAILS
N.T.S.



3 STOOP DETAIL
N.T.S.



4 FOUNDATION WALL SECTION
N.T.S.

A. EQUIPMENT ENCLOSURE FOUNDATION

1. REFER TO CIVIL DRAWINGS FOR ORIENTATION OF THE FOUNDATIONS.

2. EQUIPMENT ENCLOSURE FOUNDATION IS DESIGNED FOR THE FOLLOWING LOADS:
   ENCLOSURE DEAD LOAD: 70,000 LBS.
   ROOF LIVE LOAD: 30 PSF
   FLOOR LIVE LOAD: 125 PSF

3. THE CONTRACTOR SHALL NOTIFY THE CLIENT'S GEOTECHNICAL ENGINEER TO COORDINATE HAVING A FIELD REPRESENTATIVE ON SITE FOR TESTING AND INSPECTION.

4. FOOTINGS SHALL BEAR ON VIRGIN SOIL OR COMPACTED FILL MATERIAL CAPABLE OF SUPPORTING A MINIMUM SOIL BEARING PRESSURE OF 3000 PSF.

5. SUBGRADE PREPARATION:
   A. REMOVE ALL SOILS CONTAINING TOPSOIL: ORGANIC MATERIALS, AND/OR FILL MATERIALS FROM WITHIN AREA OF ENCLOSURE FOUNDATION.
   B. PROOF ROLL RESULTING SUBGRADE WITH A HEAVILY LOADED SINGLE AXLE ROLLER OR SIMILAR VEHICLE. (20 TON LOAD). CONTRACTOR SHALL UNDERCUT AND REPLACE WITH ENGINEERED FILL. ALL LOOSE SOFT OR UNSTABLE AREAS REVEALED DURING PROOFROLLING AS DIRECTED BY THE TESTING AGENCY. CONTRACTOR SHALL INCLUDE ANTICIPATED UNDERCUT AND REPLACEMENT AS INDICATED IN THE GEOTECHNICAL REPORT AS PART OF THE BID.
   C. BACKFILL AND COMPACT THE AREA WITHIN THE BUILDING FOUNDATION. BETWEEN RESULTANT SUBGRADE AND FOUNDATION WALL WITH APPROVED GRANULAR MATERIAL.

6. FOUNDATION WALLS SHALL BE BACKFILLED EVENLY ON EACH SIDE OF THE WALL OR WALLS SHALL BE ADEQUATELY BRACED BY THE CONTRACTOR UNTIL FLOOR SLAB HAS BEEN PLACED AND CURED FOR 72 HOURS MINIMUM.

7. ENCLOSURE SHALL NOT BE SET UNTIL FLOOR SLAB HAS BEEN CURED FOR 72 HOURS MINIMUM.

8. CONTRACTOR TO ENSURE FOUNDATION / SLAB ARE POURED TO MEET FLATNESS LEVEL TOLERANCES AS INDICATED IN ACI 4.5.6 AND 4.5.7.

B. EQUIPMENT ENCLOSURE

THE EQUIPMENT ENCLOSURE IS A PRE-FABRICATED BUILDING MANUFACTURED BY FIBREBOND, MINDEN, LOUISIANA.

THE EQUIPMENT ENCLOSURE BUILDING SHALL BE FURNISHED AND INSTALLED BY THE OWNER UNDER SEPARATE CONTRACT PER THE OWNER AND MANUFACTURER SPECIFICATIONS.

C. CONCRETE NOTES

1. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND ACI 301, LATEST EDITION. THESE DOCUMENTS SHALL BE AVAILABLE IN THE FIELD OFFICE.

2. EXCEPT WHERE OTHERWISE INDICATED, CONCRETE SHALL BE NORMAL WEIGHT AND WITH MINIMUM 28-DAY COMPRESSIVE STRENGTHS OF F'c=4000 PSI. ALL EXTERIOR EXPOSED CONCRETE SHALL BE AIR ENTRAINED.

3. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

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EQUIPMENT ENCLOSURE FOUNDATION PLAN

SHEET NUMBER:	REVISION:
C-403	A

UTILITY NOTES:

WORK INCLUDES:

THESE NOTES AND ACCOMPANYING DRAWINGS COMPLEMENT THE PROVISIONS AND INSTALLATIONS BY THE ELECTRICAL CONTRACTOR, OF ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED TO INSTALL THE ELECTRICAL WORK COMPLETE IN CONNECTION WITH THIS VERIZON WIRELESS SITE AND SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE PROVISIONS, INSTALLATION, AND CONNECTION OF A GROUNDING ELECTRODE SYSTEM COMPLETE WITH A BUILDING AND SECONDARY GROUNDING, CELLULAR TELEPHONE COMMUNICATIONS TOWER AND CONNECTIONS TO THE INCOMING ELECTRICAL DISTRIBUTION EQUIPMENT.
2. THE PROVISION AND INSTALLATION OF AN OVERHEAD ELECTRICAL SERVICE OR UNDERGROUND ELECTRICAL SERVICE AND ALL ASSOCIATED WIRE AND CONDUIT AS REQUIRED AND/OR INDICATED ON PLANS.
3. THE PROVISION, INSTALLATION OF CONDUIT AND CONNECTIONS FOR LOCAL TELEPHONE SERVICE.
4. THE FURNISHING AND INSTALLATION OF THE ELECTRICAL SERVICE ENTRANCE CONDUCTORS, CONDUITS, METER SOCKET, AND CONNECTIONS TO THE SERVICE EQUIPMENT WITHIN THE ENCLOSURE.
5. TWO INCH (2") AND THREE INCH (3") DIAMETER PVC CONDUITS SCHEDULE 40.
6. ALL PVC CONDUITS SHOULD BE LEFT WITH NYLON PULL CORD FOR FUTURE USE.
7. EXCAVATION, TRENCHING, AND BACKFILLING FOR CONDUIT(S), CABLE(S), AND EXTERNAL GROUNDING SYSTEM.

CODES, PERMITS, AND FEES:

1. ALL REQUIRED PERMITS, LICENSES, INSPECTIONS AND APPROVALS SHALL BE SECURED AND ALL FEES FOR SAME PAID BY CONTRACTOR.
2. THE INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES: STATE, LOCAL AND NATIONAL, AND THE DESIGN, PERFORMANCE CHARACTERISTICS AND METHODS OF CONSTRUCTION OF ALL ITEMS AND EQUIPMENT SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF THE VARIOUS APPLICABLE STANDARD SPECIFICATIONS OF THE FOLLOWING AUTHORITIES:

N.E.C.	NATIONAL ELECTRIC CODE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE
I.E.E.E.	INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS
N.E.M.A.	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
U.L.	UNDERWRITERS LABORATORIES, INC.
N.F.P.A.	NATIONAL FIRE PROTECTION ASSOCIATION

RACEWAYS AND WIRING:

1. WIRING OF EVERY KIND MUST BE INSTALLED IN CONDUIT, UNLESS NOTED OTHERWISE, OR AS APPROVED BY THE ENGINEER.
2. UNLESS OTHERWISE SPECIFIED, ALL WIRING SHALL BE COPPER (CU) TYPE THWN, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
3. RACEWAYS SHALL BE GALVANIZED STEEL, SIZED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE, UNLESS OTHERWISE NOTED. ALL RACEWAYS SHALL BE APPROVED FOR THE INSTALLATION.
4. PULL OR JUNCTION BOXES SHALL BE PROVIDED AS REQUIRED TO FACILITATE INSTALLATION OF RACEWAYS AND WIRING. PROVIDE JUNCTION AND PULLBOXES FOR CONDUIT RUNS WITH MORE THAN (360) DEGREES OF BENDS.
5. PROVIDE A COMPLETE RACEWAY AND WIRING INSTALLATION, PERMANENTLY AND EFFECTIVELY GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE AND LOCAL CODES.
6. ELECTRICAL PANELBOARD SHALL BE FURNISHED AND INSTALLED BY OTHERS. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION.
7. ALL STEEL CONDUIT SHALL BE BONDED AT BOTH ENDS WITH GROUNDING BUSHING.

GENERAL NOTES:

SEE DETAILS AND SCHEDULES ON DRAWINGS AND SPECIFICATIONS FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION. CHECK ARCHITECTURAL, STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, COORDINATION, AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO ENGINEER BEFORE SUBMITTING BID. ALL EQUIPMENT FURNISHED BY OTHERS (FBO) SHALL BE PROVIDED WITH PROPER MOTOR STARTERS, DISCONNECTS, CONTROLS, ETC. BY THE ELECTRICAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE. THE ELECTRICAL CONTRACTOR SHALL INSTALL AND COMPLETELY WIRE ALL ASSOCIATED EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S WIRE DIAGRAMS AND AS REQUIRED FOR A COMPLETE OPERATING INSTALLATION. ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF (FBO) EQUIPMENT PRIOR TO ROUGH-IN OF CONDUIT AND WIRING TO AVOID CONFLICTS.

COORDINATION WITH UTILITY COMPANY:

THE ELECTRICAL CONTRACTOR SHALL COORDINATE COMPLETE ELECTRICAL SERVICE WITH LOCAL UTILITY COMPANY FOR A COMPLETE OPERATIONS SYSTEM, INCLUDING TRANSFORMER CONNECTIONS, CONCRETE TRANSFORMER PADS, IF REQUIRED, METER SOCKETS, PRIMARY CABLE RACEWAY REQUIREMENTS, SECONDARY SERVICE, ETC. PRIOR TO SUBMITTING BID TO INCLUDE ALL LABOR AND MATERIALS. THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN THE BID ANY OPTIONAL OR EXCESS FACILITY CHARGES ASSOCIATED WITH PROVIDING ELECTRICAL SERVICE FROM LOCAL UTILITY COMPANY. VERIFY BEFORE BIDDING TO INCLUDE ALL COSTS. THE ELECTRICAL CONTRACTOR SHALL VERIFY THE AVAILABLE FAULT CURRENT WITH THE LOCAL UTILITY COMPANY PRIOR TO SUBMITTING BID. ADJUST A.I.C. RATINGS OF ALL OVER CURRENT PROTECTION DEVICES IN DISTRIBUTION EQUIPMENT AS REQUIRED TO COORDINATE WITH AVAILABLE FAULT CURRENT FROM LOCAL UTILITY COMPANY. ALL GROUNDING RODS PROVIDED BY THE POWER OR TELEPHONE UTILITY COMPANIES MUST BE TIED INTO THE MAIN EXTERNAL GROUND RING.

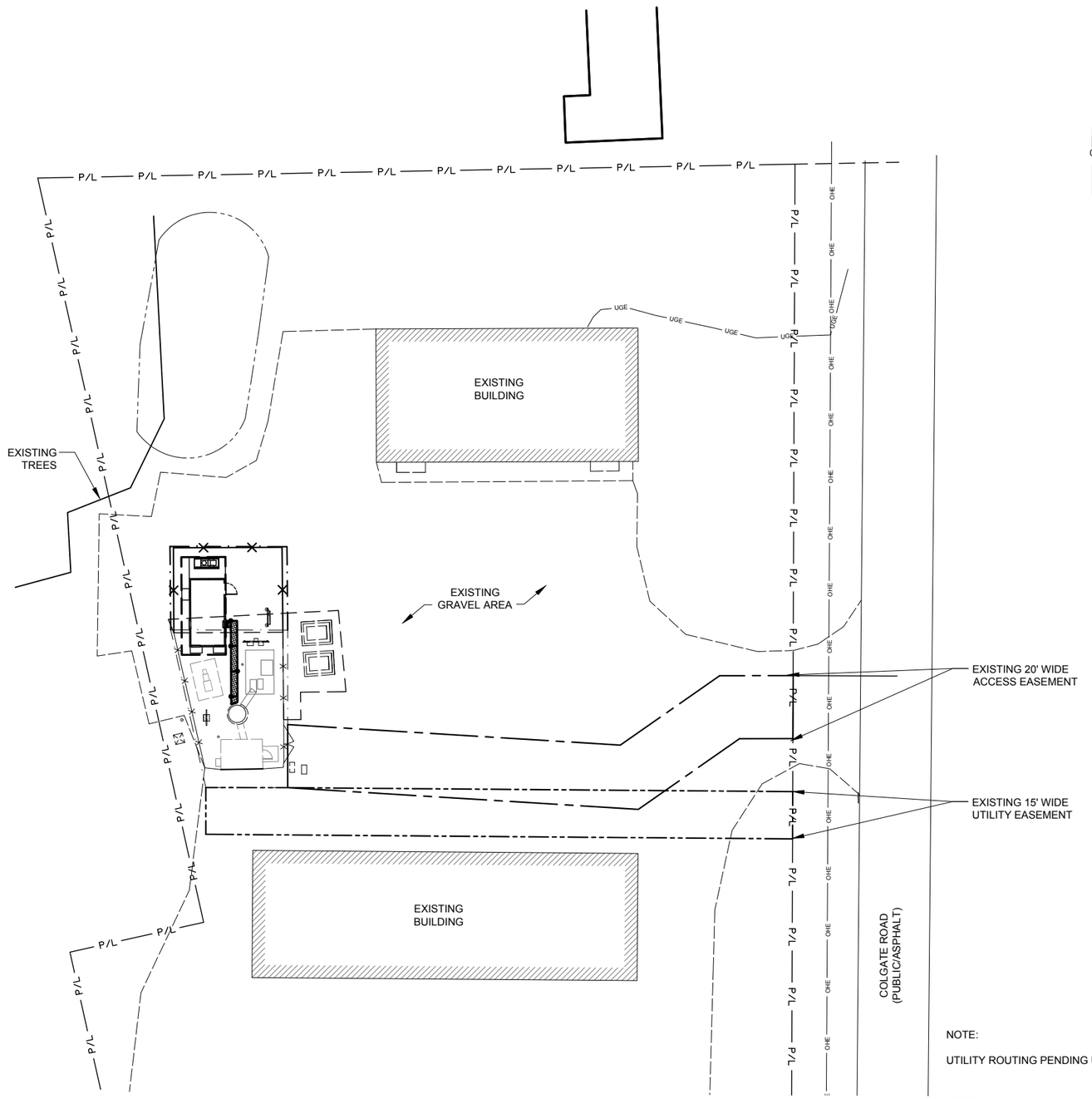
UTILITY CONTACTS:

POWER: T.B.D.

FIBER: T.B.D.

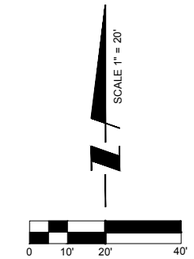
ELECTRICAL CONTRACTOR SHALL COORDINATE WITH POWER COMPANY FOR ENTRY INTO FENCED AREA BY EITHER MAILING A KEY TO A SLAVE LOCKED CHAIN AT THE FENCE GATE OR CALLING AND LEAVING A COMBINATION.

FOR CONTINUATION AND CONNECTION OF ELECTRIC AND FIBER SERVICE. COORDINATE WITH ELECTRIC AND FIBER COMPANY.



1 SITE UTILITY ROUTING PLAN
SCALE: 1" = 20'

NOTE:
SEE SHEET LP FOR ENTIRE UTILITY ROUTE.



22" x 34" IS FULL SCALE.
11" x 17" IS HALF SCALE

NOTE:

UTILITY ROUTING PENDING UTILITY COORDINATION.

NOTE:
CONTRACTOR TO VERIFY ROUTES WITH LOCAL UTILITY COMPANY PRIOR TO INSTALLATION.

FIBER COORDINATION IS NOT COMPLETE (PENDING FIBER CONTACT). PRIOR TO CONSTRUCTION, CONTACT DESIGNER FOR UPDATE.

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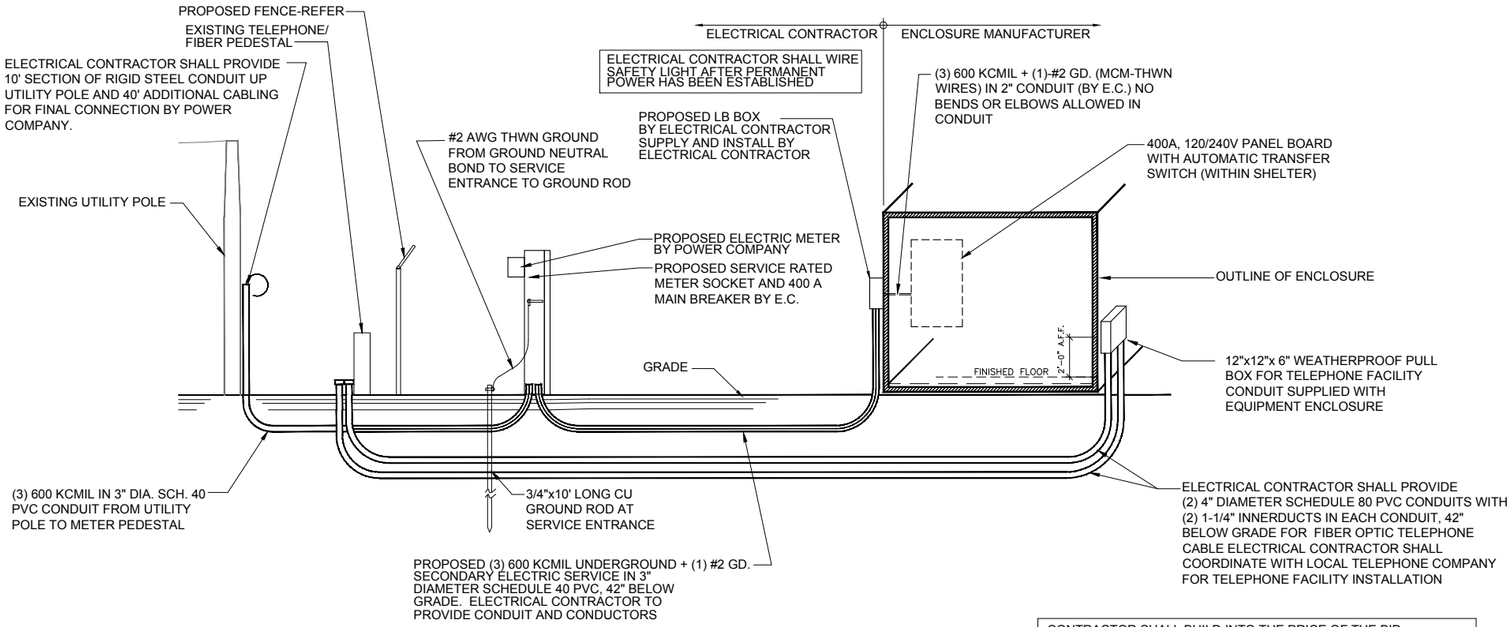
SITE UTILITY ROUTING PLAN

SHEET NUMBER:	REVISION:
E-501	A



CONTRACTOR SHALL BUILD INTO THE PRICE OF THE BID THE COST OF TWO (2) MOBILIZATIONS:
1) POWER/TELCO PERMIT PULLED PRIOR TO BUILDING PERMIT AND PRELIMINARY WORK (SMART JACK ON A STICK, ETC) COMPLETED PRIOR TO GENERAL CONSTRUCTION
2) RETURN TO COMPLETE GENERAL ELECTRICAL CONSTRUCTION

ELECTRICAL SERVICE: 400 AMP 120/240V SINGLE PHASE 3 WIRE

NOTE: VERIFY TELEPHONE ROUTING REQUIREMENTS WITH LOCAL TELEPHONE COMPANY

1 ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.

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A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

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600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

PRELIMINARY: FOR ZONING

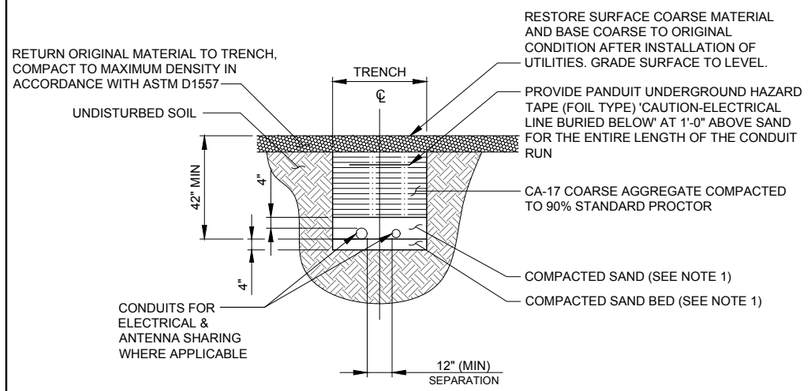
DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

ELECTRICAL RISER DIAGRAM

SHEET NUMBER:	REVISION:
E-502	A

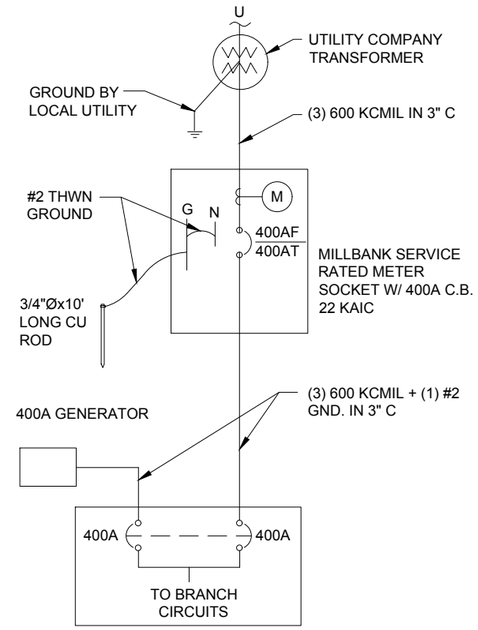
NOTES:

1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.
2. BURY CONDUITS 42" BELOW GRADE OR 6" BELOW FROST LINE, WHICHEVER IS GREATER
3. CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS



1 UTILITY TRENCH DETAIL

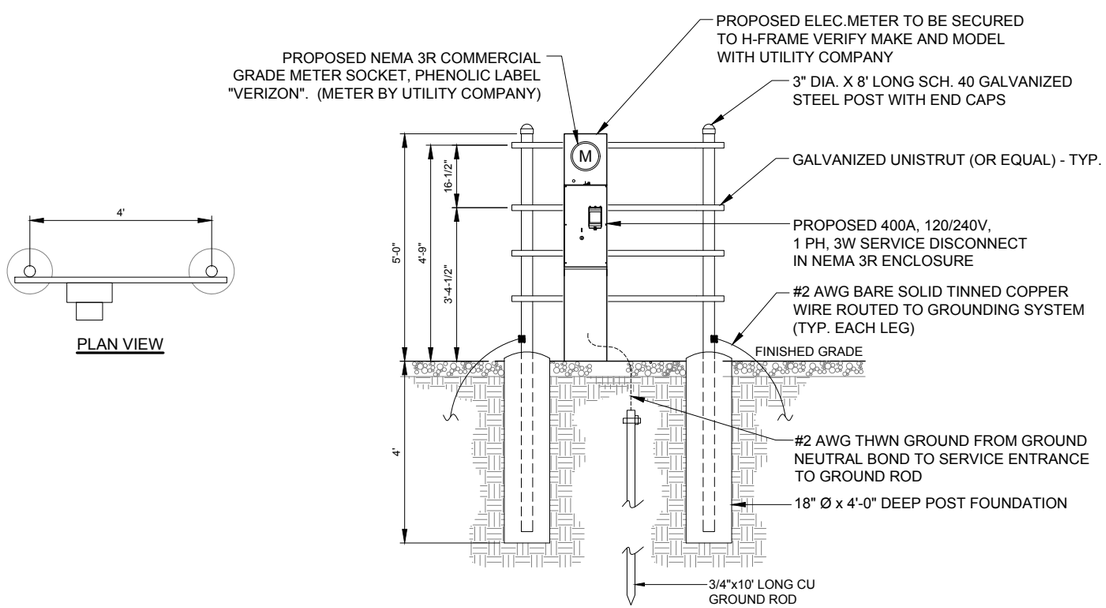
SCALE: N.T.S.



GENERAC 400A 120/240V, 1Ø PANEL BOARD WITH AUTOMATIC TRANSFER

2 SINGLE LINE DIAGRAM

N.T.S.



3 H-FRAME WITH METER

N.T.S.

GENERAL ELECTRICAL NOTES

1. UNLESS NOTED AS VERIZON WIRELESS GENERAL CONTRACTOR OR VZW GC, ALL WORK ITEMS ON ELECTRICAL "E" & GROUNDING "G" SHEETS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR. ALL WORK SHOWN AS NEW UNLESS NOTED EXISTING.
2. THE GENERAL CONTRACTOR AND VERIZON WIRELESS ELECTRICAL CONTRACTORS SHALL BE LICENSED TO PERFORM WORK IN THE COUNTY OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING AN ELECTRICAL PERMIT FROM THE COUNTY.
3. UNDERGROUND CONDUIT SHALL BE SCH. 40 PVC PLASTIC DUCT WITH ALL BENDS SHALL BE 36" RADIUS 90° SWEEP SCH. 80 UNLESS OTHERWISE NOTED ON DRAWINGS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH N.F.P.A. AND N.E.C. CODES, NEMA STANDARDS AND ALL LOCAL CODES.
5. PRIOR TO TRENCHING AND FOR COORDINATING OF THE FIBER AND ELECTRICAL SERVICES, SEE SHEET FOR UTILITY CONTACT NAMES & PHONE NUMBERS.
6. ABOVE GRADE RISER CONDUIT SHALL BE RIGID SCH. 80 PVC WITH MATCHING FITTINGS.
7. ALL WIRE SHALL BE COPPER, 600V THHN/THWN OR XHHW 90°C UNLESS NOTED OTHERWISE.
8. ALL ELECTRICAL CONTRACTORS SHALL ABIDE BY ALL GUIDELINES REQUIRED BY TOWER OWNER AND VERIZON WIRELESS, INCLUDING BUT NOT LIMITED TO, a) STAGE CONSTRUCTION AND REPORT WHEN ON AND OFF THE SITE. b) PROVIDE LOG BOOK RECORDS OF PERSONNEL ON TOWER. c) PROVIDE R.F. MONITORING DEVICES TO TOWER PERSONNEL. d) VERIZON WIRELESS TO INSPECT ALL TRENCHING BEFORE BACKFILLING.
9. THE VZW ELECTRICAL CONTRACTOR SHALL PERFORM ALL WORK SHOWN ON THE CABINET DRAWINGS NOTED "FIELDWORK" OR OTHERWISE NOTED AS WIRING TO BE COMPLETED IN THE FIELD.
10. THE VZW ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL SERVICE REQUIRED - 120/240V, SINGLE PHASE, 200 AMP BEFORE ROUGH IN.
11. GENERAL CONTRACTOR AND VZW ELECTRICAL CONTRACTORS SHALL PROVIDE FIRE WATCH DURING ALL WELDING OPERATIONS. TWO (2) HAND HELD 30 LB. FIRE EXTINGUISHERS & ADEQUATE WATER SUPPLY SHALL BE APPROVED BY THE CLIENT AND THE TOWNSHIP WATER AUTHORITY.
12. SEAL ALL PENETRATIONS WITH SILICONE SEALANT.
13. ELECTRICAL WORK PRESENTS SPECIFIC THREATS TO THE HEALTH AND SAFETY OF WORKERS ON SITE. SPECIFICALLY ELECTROCUTIONS ARE THE FOURTH LEADING CAUSE OF DEATH ON CONSTRUCTION SITES. ALL ELECTRICAL WORKERS SHALL HAVE CURRENT CERTIFICATIONS WHICH SATISFY ALL TRAINING REQUIREMENTS FOR THE ELECTRICAL WORK THEY ARE PERFORMING PER OSHA STANDARDS. ALL ELECTRICAL WORKERS SHALL ADHERE TO ALL SAFETY RULES AND REGULATIONS FOR WORKER AND PUBLIC SAFETY. ALL WORK SHALL BE PERFORMED BY QUALIFIED ELECTRICIANS TRAINED FOR THE TYPE OF WORK AND THE VOLTAGES PRESENT FOR EACH TASK. THE CONTRACTOR SHALL REVIEW ALL LANDOWNER, PRIME CONTRACTOR, CARRIER, OSHA, NFPA 70, AND LOCAL SAFETY GUIDELINES AND AT ALL TIMES SHALL CONFORM TO THE MOST RESTRICTIVE OF THESE STANDARDS TO ENSURE A SAFE WORKPLACE.
14. CONNECT NEUTRAL TERMINAL IN DISCONNECTING DEVICE TO GROUNDING ELECTRODE. (6 AWG GROUNDING ELECTRODE IN 3/4" PVC CONDUIT)
15. VZW E.C. SHALL VERIFY SUFFICIENT CAPACITY EXISTS AT EXISTING METER CENTER. NOTIFY ENGINEER IMMEDIATELY IF SERVICE IS NOT ADEQUATE.
16. REFER TO ELECTRICAL SITE PLAN FOR CONDUIT AND WIRE REQUIREMENTS.
17. ALL LABELING MUST BE ENGRAVED PLASTIC LABELS ONLY, NO P-TOUCH LABELS ARE TO BE USED.
18. ALL EQUIPMENT SHALL BE GROUNDED PER LATEST EDITION OF NEC AND AS INDICATED ON GROUNDING PLAN.
19. ELECTRICAL EQUIPMENT SHALL BE MIN 3'-0" FROM ANY STRUCTURE AND AS REQUIRED BY LOCAL UTILITY COMPANIES.
20. 2 AWG BARE SOLID TINNED COPPER WIRE LEADS FROM NEW H-FRAME STRUCTURE TO BE BONDED TO EXISTING GROUNDING SYSTEM (TYP)
21. ALL METALLIC CABINETS & ENCLOSURES MUST BE GROUNDED WITH 2 AWG TO GROUND RING.
22. ALL ABOVE GRADE GROUND CONNECTIONS SHALL BE IN 1/2" METALLIC FLEX CONDUIT CRIMPED AT 6" INTERVALS TO COPPER GROUND LEADS.
23. ALL HARDWARE USED MUST BE GALVANIZED OR STAINLESS STEEL, NO ZINC OR OTHER MATERIAL IS TO BE USED.
24. ALL CONDUIT RUNS SHALL HAVE A CONTINUOUS SLOPE DOWNWARD AND AWAY FROM THE METERBOARD SO THAT WATER WILL NOT FLOW FROM THE EQUIPMENT. TRENCHES SHALL BE EXCAVATED ALONG STRAIGHT LINES BEFORE CONDUIT ARE INSTALLED SO THE ELEVATION CAN BE ADJUSTED, IF NECESSARY, TO AVOID UNSEEN OBSTACLES.
25. PRIOR TO THE SUBMISSION OF BIDS, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VERIFY ALL DETAILS AND SCHEDULES ON THE DRAWINGS AND SPECIFICATIONS PROVIDED BY THE OWNER, FOR MEANING OF ABBREVIATIONS AND ADDITIONAL REQUIREMENTS AND INFORMATION, CHECK STRUCTURAL AND OTHER MECHANICAL AND ELECTRICAL DRAWINGS FOR SCALE, SPACE LIMITATIONS, DOOR SWINGS, ADJACENT CARRIER EQUIPMENT COORDINATION AND ADDITIONAL INFORMATION, ETC. REPORT ANY DISCREPANCIES, CONFLICTS, ETC. TO THE OWNER BEFORE SUBMITTING BIDS.

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DRAWN BY:	IC
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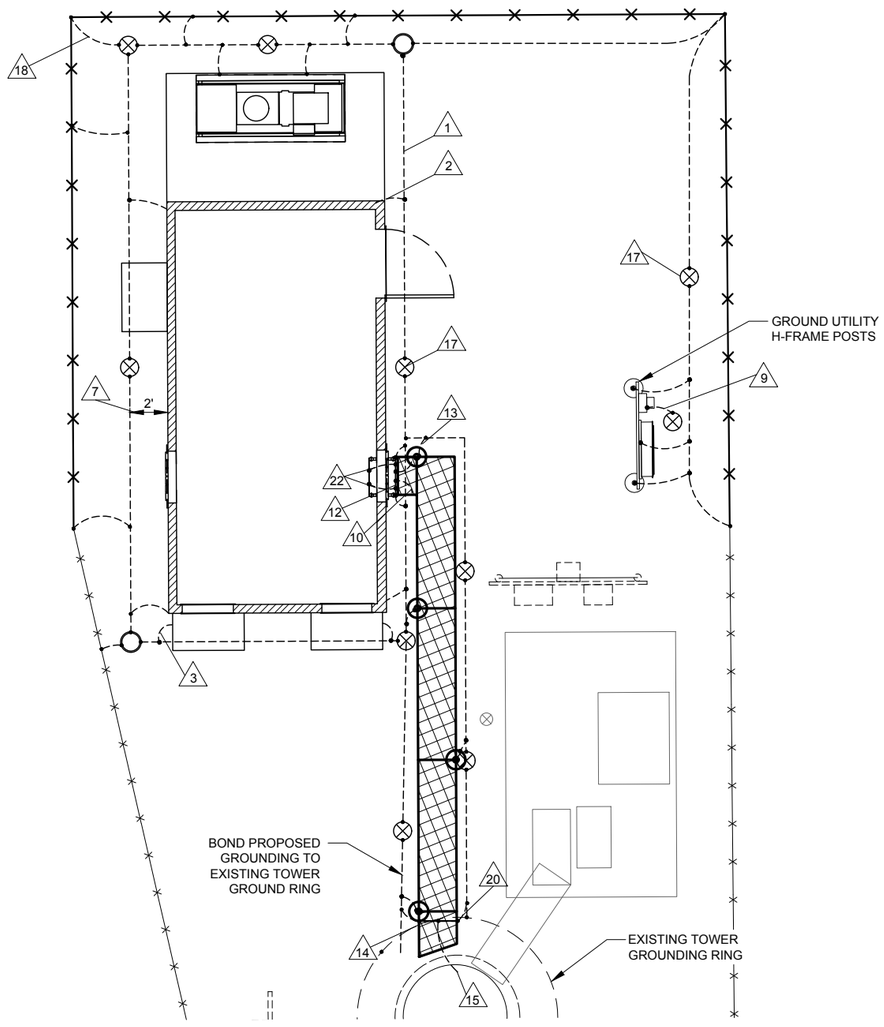
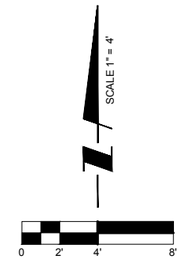
ONE LINE DIAGRAM, ELECTRICAL NOTES AND DETAILS

SHEET NUMBER:	REVISION:
E-503	A



1 GROUNDING SITE PLAN

SCALE: 1" = 4'



22" x 34" IS FULL SCALE.
11" x 17" IS HALF SCALE

GROUNDING ELECTRODE SYSTEM NOTES:

1. ALL GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC PROCESS CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, ETC. ALL CABLE TO GROUND RODS, GROUND RODS SPLICES AND LIGHTNING PROTECTION SYSTEM AS INDICATED. GROUND FOUNDATION ONLY AS INDICATED BY PM. ALL MATERIALS USED (MOLDS, WELDING, METAL, TOOLS, ETC.) SHALL BE BY EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND PROCEDURES. GROUND CONDUCTOR SHALL HAVE A MINIMUM 24" BENDING RADIUS.
2. ALL EXOTHERMIC CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COLORED TO MATCH SURFACE WITH (2) TWO COATS OF SHERWIN-WILLIAMS GALVITE (WHITE) PAINT B50W3 (OR EQUAL) OR SHERWIN- WILLIAMS SILVERBRITE (ALUMINUM) B59S11 (OR EQUAL).
3. ALL ELECTRICAL & MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION

LEGEND	
SYMBOL	DESCRIPTION
⊗	5/8" DIAMETER x 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810)
○	5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD WITH INSPECTION WELL
— — — — — —	#2 AWG TNND SOLID BARE COPPER WIRE MINIMUM 42" BELOW GRADE (HARGER-L2)
— — —UE— — —	UNDERGROUND ELECTRICAL
— — —UT— — —	UNDERGROUND TELEPHONE
— — — F — — —	UNDERGROUND FIBER
——●——	EXOTHERMIC WELD
——OE——	OVERHEAD ELECTRICAL SERVICE
—— OT——	OVERHEAD TELEPHONE SERVICE

4. FENCE/GATE: GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER AS INDICATED ON DRAWINGS. GROUND EACH GATE POST AND CORNER POST. GROUNG CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES. ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY THE EXOTHERMIC PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
5. AFTER INSTALLATION OF THE CANOPY AT THE DOOR, GC/EC IS TO BOND THE CANOPY TO THE DOOR FRAME WITH A #2 CONDUCTOR. USE DOUBLE-LUG CONNECTION. PREP AND PAINT SURFACE TO MATCH AFTER INSTALLATION.
6. UTILITY COMPANY COORDINATION: ELECTRICAL CONTRACTOR SHALL CONFIRM THAT ALL WORK IS IN ACCORDANCE WITH THE RULES OF THE LOCAL UTILITY COMPANY BEFORE SUBMITTING THE BID, THE CONTRACTOR SHALL CHECK WITH THE UTILITY COMPANIES SUPPLYING SERVICE TO THIS PROJECT AND SHALL DETERMINE FROM THEM ALL EQUIPMENT AND CHARGES WHICH THEY WILL REQUIRE AND SHALL INCLUDE THE COST IN THE BID.
7. GROUND TEST: GROUND TESTS SHALL BE PERFORMED AS REQUIRED BY LESSEE STANDARD PROCEDURES. GROUND GRID RESISTANCE SHALL NOT EXCEED 5 OHMS.
8. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   1. ONE (1) COPY TO OWNER REPRESENTATIVE
   2. ONE (1) COPY TO ENGINEER
   3. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

TYPICAL KEYED GROUNDING NOTES

1. #2 AWG TNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE (TYPICAL) MINIMUM 24" BENDING RADIUS
2. ENCLOSURE GROUND (TYP.) IN 1/2" DIAMETER SCHEDULE 40 PVC CONDUIT
3. GROUND EQUIPMENT ENCLOSURE HVAC WITH MECHANICAL CLAMP
4. 24" x 30" x 24" FIBER OPTIC HAND HOLE
5. 4" x 12" x 1/4" GROUND BAR INSIDE OF HAND HOLE. G.C. TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR
6. #2 AWG TNND SOLID BARE COPPER CONDUCTOR 42" BELOW GRADE
7. MAINTAIN TWO FOOT DISTANCE OFF OF STRUCTURES
8. GROUND TELEPHONE SERVICE ENTRANCE
9. ELECTRIC METER AND ELECTRIC SERVICE GROUNDING, COORDINATE ALTERNATE WITH PM
10. GROUND COAXIAL ANTENNA CABLES TO GROUND BAR BY ANTENNA CONTRACTOR TERMINATE CABLES 1'-0" FROM ENCLOSURE AND INSTALL LIGHTNING SURGE ARRESTORS ON EACH CABLE GROUND.
11. EXOTHERMICALLY WELD COPPER GROUND BAR TAIL TO EXTERIOR HALO GROUND RING (EXOTHERMIC CONNECTION TYPE TA) BY ANTENNA CONTRACTOR. FINAL CONNECTION BY ELECTRICAL CONTRACTOR.
12. 4"X20"X1/4" TNND INSULATED COPPER GROUND BAR, NON ISOLATED WITH 10.0' LONG #2 AWG TNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
13. GROUND CABLE WAVEGUIDE BRIDGE (TYP.) BY ELECTRICAL CONTRACTOR.
14. 4"x20"x1/4" TNND INSULATED COPPER GROUND BAR, NON-ISOLATED, WITH 10.0' LONG #2 AWG TNND SOLID COPPER WIRE WELDED TAILS (HARGER GBIT 14420VW)
15. GROUND ANTENNA CABLES TO GROUND BAR AT ANTENNA ELEVATION OF TOWER. GROUND BASE GROUND BAR TO GROUND HALO.
16. PROPOSED TOWER GROUND RING
17. 5/8" DIAMETER X 10'-0" LONG COPPER CLAD GROUND ROD (HARGER-5810) (SEE DETAIL, SHEET E-502) WITH EXOTHERMIC CONNECTION
18. GROUND CHAIN LINK FENCE (TYPICAL) EXOTHERMIC CONNECTION (TYPE VS) GROUND FENCE POSTS WITHIN 6 FEET OF ENCLOSURE AND 25 FEET OF TOWER. (SEE DETAIL, SHEET E-602.)
19. GATE JUMPERS
20. BOND PROPOSED TOWER GROUND RING TO PROPOSED GROUND RING WITH #2 AWG TNND SOLID COPPER CONDUCTOR IN 2 LOCATIONS.
21. BOND SERVICE DISCONNECT TO GROUND ROD AND EQUIPMENT GROUND RING
22. TWO #2 LEADS FROM THE EGR TO THE MGB LOCATED IN THE SHELTER. CADWELD AT EGR AND DOUBLE HOLE LUGS IN SHELTER.
23. ELECTRIC SERVICE ENTRY GROUND
24. #2 FROM TELCO GROUND BAR TO GROUND RING

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A	PRELIM	IC	11/08/17
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ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

PRELIMINARY: FOR ZONING

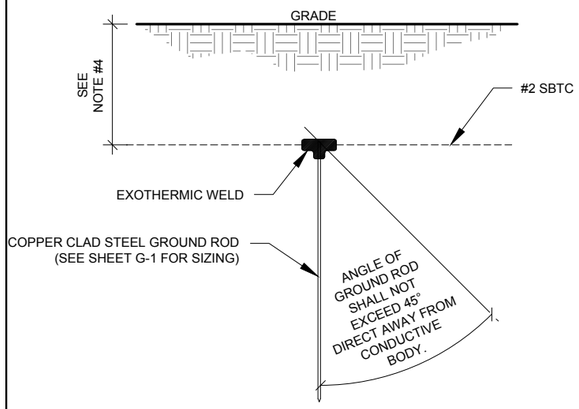
DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

GROUNDING SITE PLAN

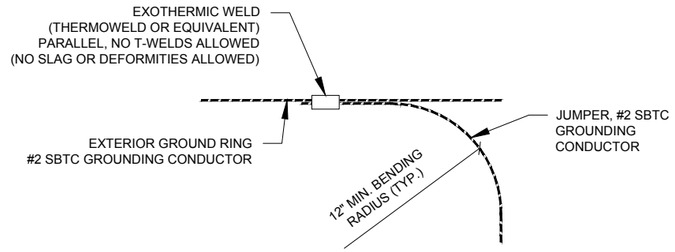
SHEET NUMBER:	REVISION:
E-601	A

NOTES:

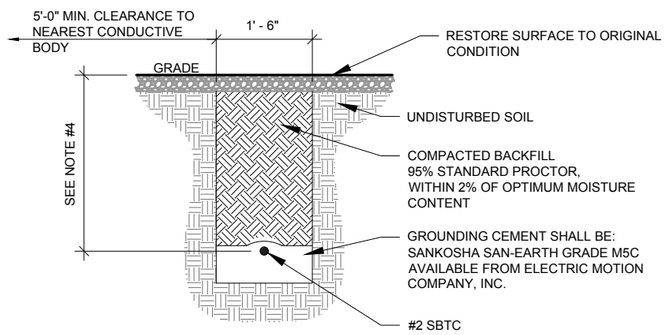
1. SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.
2. COORDINATE UTILITY, LOCATE BEFORE DIGGING.
3. CONDUIT TRENCHING DEPTHS AT 36" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
4. ALL RING AND RADIAL DEPTHS AT 30" OR 6" BELOW FROST LINE, WHICHEVER IS GREATER.
5. WELD GROUND TO FENCE AS LOW AS POSSIBLE TO DETER COPPER THEFT



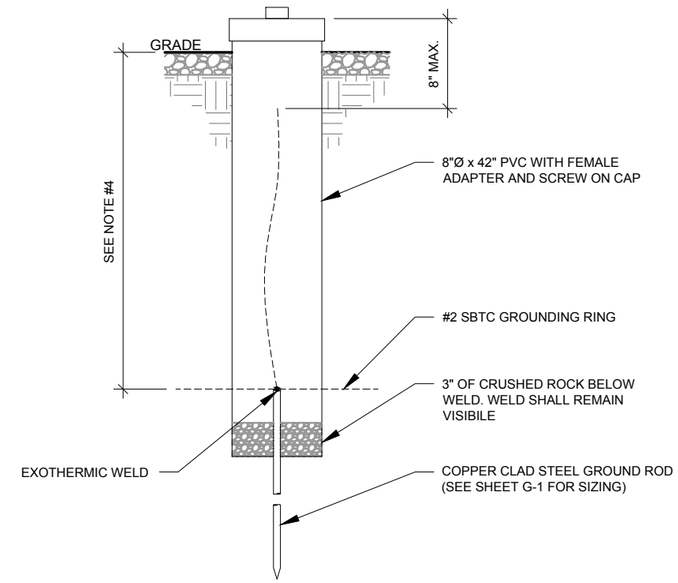
2 GROUND ROD DETAIL
SCALE: N.T.S.



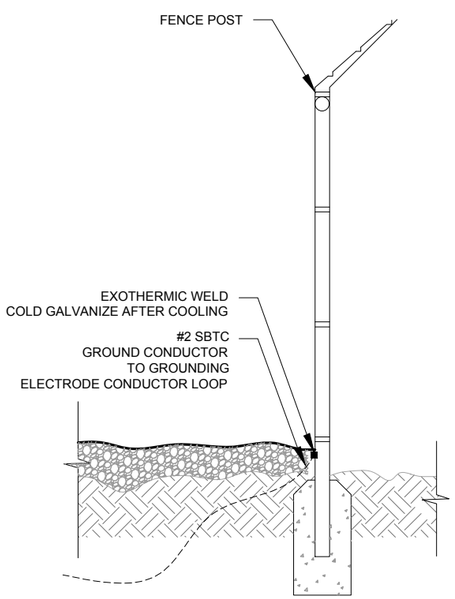
1 TIE CONNECTION DETAIL
SCALE: N.T.S.



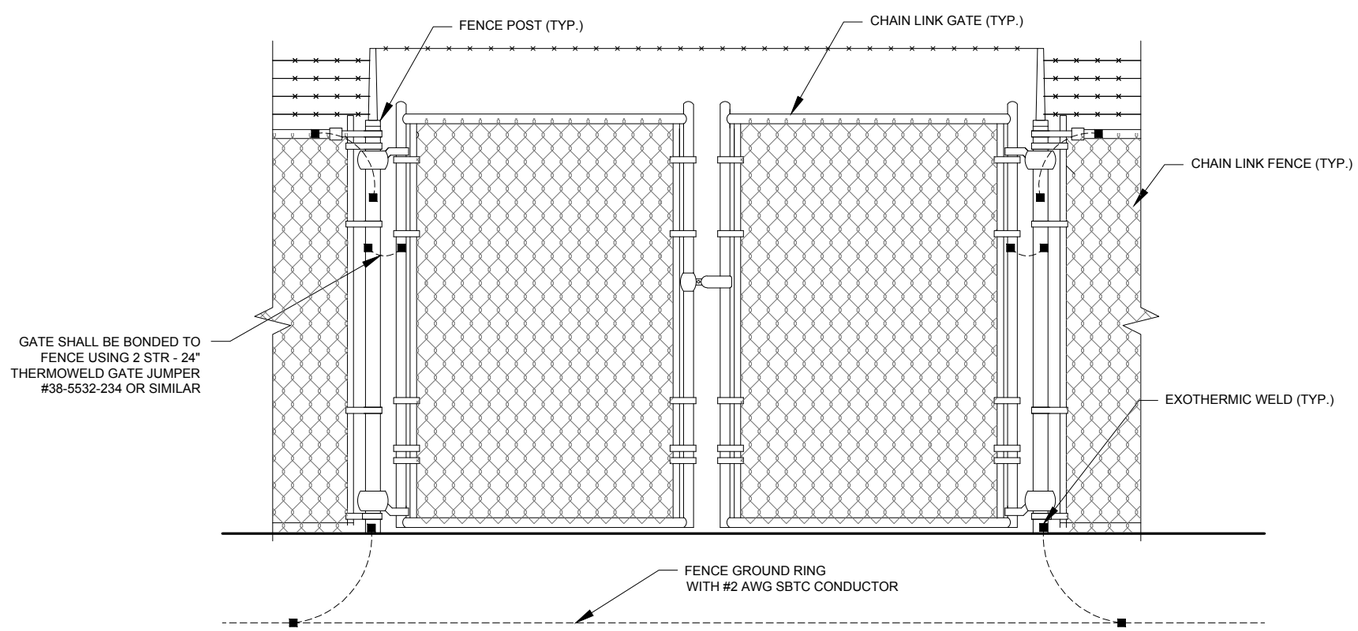
3 GROUND CONNECTION TRENCH DETAIL
SCALE: N.T.S.



4 TEST WELL DETAIL
SCALE: N.T.S.



5 FENCE GROUNDING DETAIL
SCALE: N.T.S.



6 GATE GROUNDING DETAIL
SCALE: N.T.S.

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PRELIMINARY: FOR ZONING

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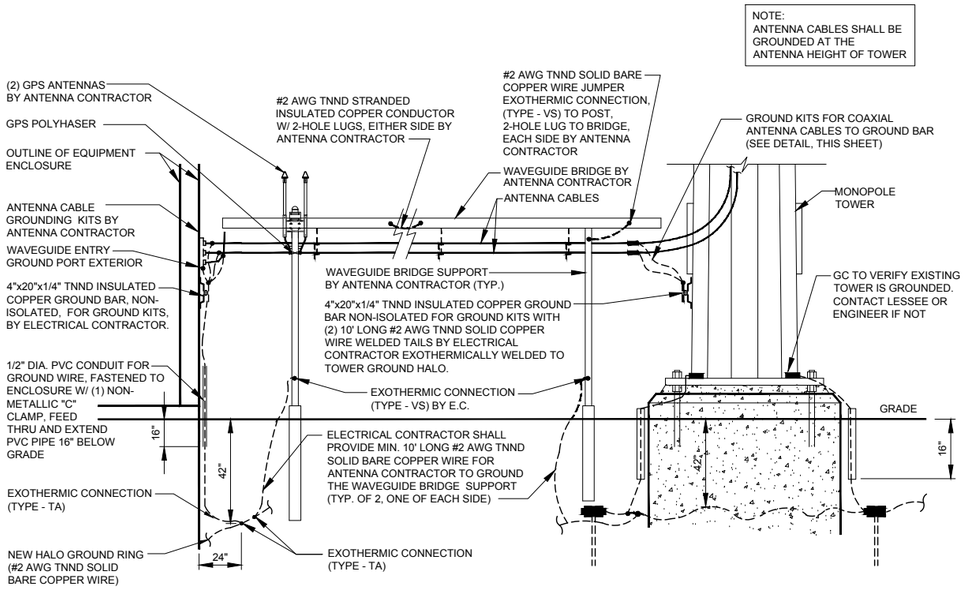
ATC JOB NO:	4457

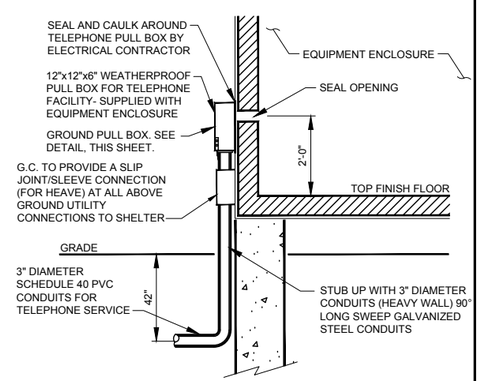
STANDARD GROUNDING DETAILS

SHEET NUMBER: E-602

REVISION: A



1 ANTENNA CABLE AND WAVEGUIDE BRIDGE GROUNDING DETAIL
N.T.S.



3 TELEPHONE SERVICE ENTRANCE
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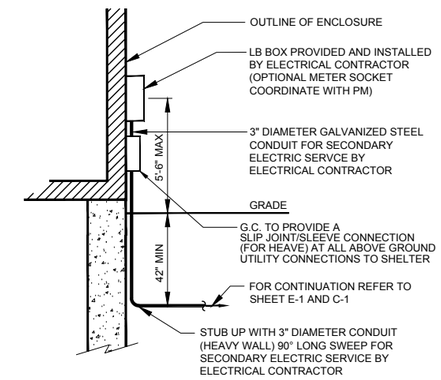

4 UNDERGROUND ELEC. SERVICE DETAIL
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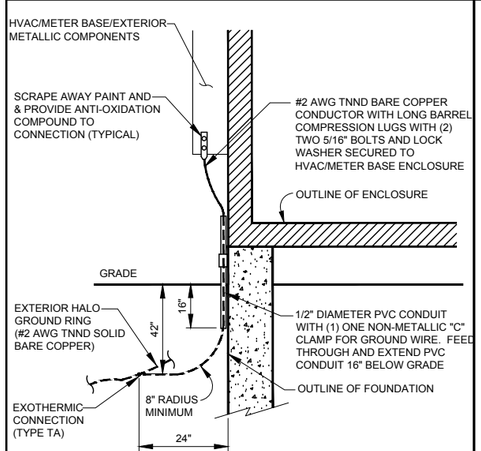

5 HVAC/METER BASE/METALLIC COMPONETS GROUNDING DETAIL
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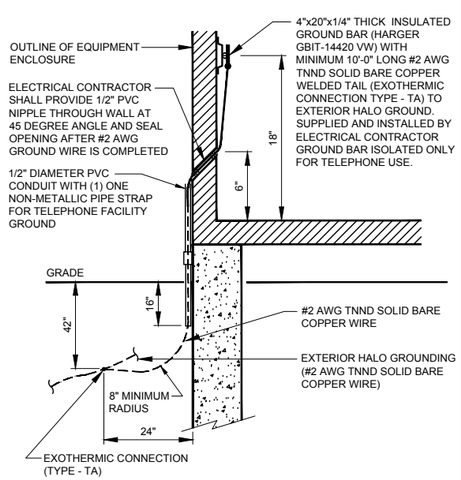
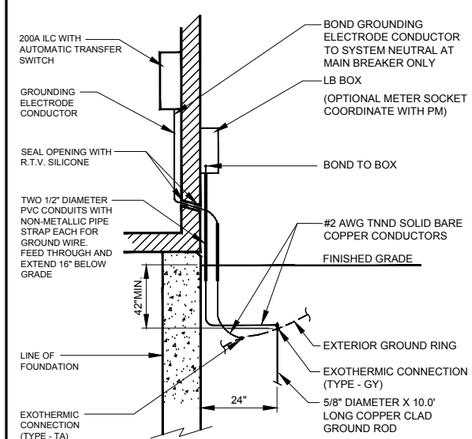


6 TELCO FACILITY GROUND
N.T.S.



7 ELECTRIC SERVICE GROUNDING DETAIL
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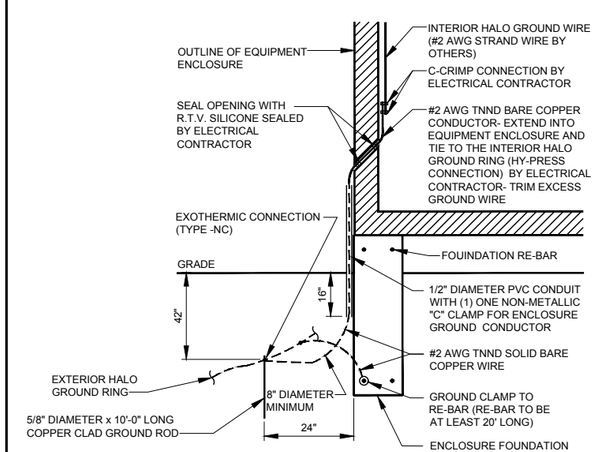

8 ENCLOSURE GROUNDING DETAIL
N.T.S.

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

ELECTRICAL AND GROUNDING DETAILS

SHEET NUMBER: E-603
REVISION: A

GENERAL

THE CONSTRUCTION DOCUMENT DRAWINGS ARE INTERRELATED. WHEN PERFORMING THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES; INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.

C. COMPLETE FINAL CLEAN UP REQUIREMENTS. TOUCH UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING

1. COMPLETE THE FOLLOWING CLEANING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATION OF COMPLETION.
   a. CLEAN THE PROJECT SITE, YARD AND GROUNDS, IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT AREAS, OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS, RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED, TO A SMOOTH EVEN-TEXTURED SURFACE.
   b. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIAL FROM THE SITE
   c. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT ENCLOSURE.
   d. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.
   e. REMOVE DEBRIS FROM LIMITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT ENCLOSURE, MANHOLES, AND SIMILAR SPACES.
   f. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NOT PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.
   g. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY
2. REMOVAL OF PROTECTION: REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED: SEE SITE PLAN.
2. SEQUENCING
   a. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG EAST FENCE LINE.
   b. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AREA AND ACCESS DRIVE W/ TURNAROUND TO BASE COURSE ELEVATION, WATER TO ENSURE GROWTH

PART 2 - EXECUTION

1. INSPECTIONS: LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY JURISDICTION.
2. PREPARATION
   a. CLEAR TREES, BRUSH AND DEBRIS FROM SITE AS REQUIRED.
   b. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX INCHES (6") BELOW GRADE.
   c. UNLESS OTHERWISE INSTRUCTED BY OWNER, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.
   d. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.
   e. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH STABILIZER MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.
3. INSTALLATION
   a. GRADE OR FILL THE SITE AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SOILS, RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.
   b. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.
   c. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.
   d. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE INDICATED.
   e. PLACE FILL OR STONE IN SIX INCH (6") MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.
   f. THE TOP SURFACE COURSE, SHALL EXTEND A MINIMUM OF ONE FOOT (1') BEYOND THE SITE FENCE (UNLESS OTHERWISE NOTED) AND SHALL COVER THE AREA AS INDICATED.
   g. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   h. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   i. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIPRAP.
   j. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.
   k. IN DITCHES WITH SLOPES GREATER THAN 10% MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT CULVERT ENTRANCES. POSITION THE HEADWALL AT AN ANGLE NO GREATER THAN THAT 60^ OFF THE DITCH LINE. RIPRAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX FEET (6') ABOVE THE CULVERT ENTRANCE.
   l. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.
   m. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.
   n. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS, BY WATERING, UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.
4. FIELD QUALITY CONTROL: COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.
5. PROTECTION
   a. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES, STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATIVE.
   b. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. PLACE STRAW BALES AT THE INLET APPROACH TO ALL NEW OR EXISTING CULVERTS. WHERE THE SITE OR ROAD AREAS HAVE BEEN ELEVATED IMMEDIATELY ADJACENT TO THE RAIL LINE, STAKE EROSION CONTROL FABRIC FULL LENGTH IN THE SWALE TO PREVENT CONTAMINATION OF THE RAIL BALLAST. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED - SEE PLAN FOR SITE AND LOCATION OF FENCE
2. QUALITY ASSURANCE
   a. ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN 12 OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE "E" ZINC, 18 OUNCES PER SQUARE FOOT.
3. SEQUENCING
   a. IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.
4. SUBMITTALS
   a. MANUFACTURER'S DESCRIPTIVE LITERATURE.
   b. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL
   a. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.
   b. FABRIC SHALL BE SEVEN-FOOT (7') HIGH OR TO MATCH EXISTING FENCE TWO-INCH CHAIN LINK MESH OF NO. 9 GAUGE (0.148") WIRE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.
   c. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE TYPE 1 ASTM A-128 AND OF THE FOLLOWING DIAMETER
      i. LINE 2" SCHEDULE 40 (2 3/8" O.D.)
      ii. CORNER 3" SCHEDULE 40 (3 1/2" O.D.)
      iii. GATE 3" SCHEDULE 40 (3 1/2" O.D.)
   d. ALL TOP AND BRACE RAILS SHALL BE 1 DIAMETER SCHEDULE - 40 MECHANICAL - SERVICE PIPE.
   e. GATE FRAMES AND BRACES SHALL BE 1.90 INCH DIAMETER SCHEDULE 40 MECHANICAL - SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.
   f. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.
   g. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 188-DEGREE ATTACHMENT.
   h. A NO. 7 GAUGE ZINC COATED TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.
   i. A SIX-INCH BY 1/2-INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS.
   j. STRETCHER BARS SHALL BE 3/16-INCH BY 3/4-INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.
   k. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8-INCH TRUSS ROD WITH TURNBUCKLES.
   l. ALL POST EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.
   m. OTHER HARDWARE INCLUDES BUT MAY NOT BE LIMITED TO TIE CLIPS, BAND CLIPS, AND TENSION BAND CLIPS.
   n. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

PART 3 - EXECUTION

1. INSPECTION: TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS,
2. INSTALLATION
   a. FOUNDATIONS SHALL HAVE A MINIMUM SIX INCH (6") CONCRETE COVER UNDER POST.
   b. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB; ON QUARTER INCH (1/4")
   c. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   d. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.
   e. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO FOOT (2') INTERVALS.
   f. A MAXIMUM GAP OF ONE INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.
   g. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.
   h. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.
   i. CONCRETE TO BE A MINIMUM OF 4,000 PSI AT 7 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.
3. PROTECTION: UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL. APPLICABLE STANDARDS:

ASTM-A120	SPECIFICATION FOR PIPE, STEEL, BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS, FOR ORDINARY USES.
ASTM-A123	ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.
ASTM-A153	STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.
ASTM-A392	SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.
ASTM-A491	SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC
ASTM-A525	STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.
ASTM-A570	SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP. STRUCTURAL QUALITY.

A. FEDERAL SPECIFICATION RR-F-191-FENCING, WIRE AND POST METAL (AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES)

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED: FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.
2. INSPECTIONS
   a. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.
   b. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE'S CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.
   c. THE LESSEE'S CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.
3. QUALITY ASSURANCE
   a. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ASTM 318.
   b. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.
   c. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.
   d. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED BY MES PRIOR TO CONCRETE INSTALLATION.
4. SUBMITTALS: SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWING SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS
   a. REINFORCEMENT STEEL, ASTM A615, 60 ksi YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.
   b. WELDED STEEL WIRE FABRIC ASTM A185 PLAIN TYPE IN FLAT SHEETS, PLAIN FINISH.
   c. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS. SIZED AND SHAPED FOR SUPPORTS OR REINFORCING.
   d. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.
2. CONCRETE MATERIALS
   a. CEMENT: ASTM C150, PORTLAND TYPE
   b. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED; ONE INCH (1") SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.
   c. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE
   d. AIR ENTRAINING ADMIXTURE: ASTM C260
   e. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.
   f. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE. CEMENT, WATER REDUCING AND PLASTICISING AGENTS.
3. CONCRETE MIX
   a. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
   b. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.
   c. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:
      i. COMPRESSIVE STRENGTH: 4000 psi AT 7 DAYS. SEE SHEET 2-1 FOR CAISSON CONCRETE COMPRESSIVE STRENGTH.
      ii. SLUMP: 3 INCHES

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS
   a. THE CONSTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.
   b. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.
   c. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.
   d. INSTALL CONRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.
2. REINFORCEMENT PLACEMENT
   a. PLACEMENT REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.
   b. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.
   c. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
   d. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE INCHES (3") UNLESS OTHERWISE NOTED.
   e. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE INCHES (3") NOR BE LESS THAN TWO INCHES (2").
3. PLACING CONCRETE
   a. VIBRATE ALL CONCRETE.
   b. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCECURES IF SEASONAL CONDITIONS APPLY.
4. CURING
   a. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.
   b. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.
5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.
6. FIELD QUALITY CONTROL
   a. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY 15 CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM, C-31 AND C-39.
   b. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.
   c. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.
7. DEFECTIVE CONCRETE: MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

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REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:

410758

ATC SITE NAME:

COLGATE

SITE ADDRESS:

W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-701	A

DIVISION 5: METALS

PART1 1 - GENERAL

1. SECTION INCLUDES:

   STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS, AND GROUTING UNDER BASE PLATES.

2. SUBMITTALS:

   SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS, LOADS, AND WELDED SECTIONS.

3. QUALITY ASSURANCE

   A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

   B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS 01.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NON - SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
H. SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I. TOUCH-UP PRIMER FOR GALV. SURFACES	ZINC RICH TYPE

2. FABRICATION:

   CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINOUS WELDS. GRIND EXPOSED WELDS SMOOTH.

3. FINISH:

   A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCEWITH SSPC SP-1 TO SP-10 PROCEDURES.

   B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION:

   VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.

2. ERECTION:

   A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

   B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

   C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

   D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRMED OR GALVANIZED WITH TOUCH-UP PRMERS AS SPECIFIED UNDER SECTION 05000, 0METALS, PART 2 - PRODUCTS, H & I. SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

3. FIELD QUALITY CONTROL:

   FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS, AND TOURQUING

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.
2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.
3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A).
4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU, AND 'UL" LISTED.
5. ALL CONDUIT SHALL HAVE A PULL CORD.
6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF TH JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.
7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.
8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.
9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.
10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 1640 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.
2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.
3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK OR APPROVED EQUAL, AND SHALL BE UTILITY COMPANY APPROVED.
4. CONDUIT:

   A. RIGID CONDUIT SHALL BE U.L LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE ½ LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

   B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL, FITTING SHALL BE GLAND RING COMPRESSION TYPE.

   C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

   D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO NOTIFY J.U.L.I.E. AT 1-800-892-0123 OR OTHER SUCH NOTIFYING AGENCY FORTY-EIGHT (48) HOURS PRIOR TO DIGGING.

5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. THE TEMPORARY POWER AND ALL HOOKUP COSTS ARE TO BE PAID BY THE CONTRACTOR.
6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE ONE FORTH INCH (1/4'). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.
7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR SHALL BE SUBMITTED FOR APPROVAL. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.
8. GROUNDING ELECTRODE SYSTEM

   A. PREPARATION

1. SURFACE PREPARATION:

   ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTS

   SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUND. ALL CONNECTIONS ARE TO HAVE A NO-OXIDIZING GENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION

   ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

3. SLEEVES:

   ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS OR CEILINGS. IF CONDUCTORS MUST RUN THROUGH EMT, BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

   B. GROUND BARS

1. ALL GROUND BARS SHALL BE ONE FORTH INCH (1/4" THICK TINNED COPPER PLATE AND OF AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE:

   A. BOLT-HEAD

   B. 2-HOLE LUG

   C. TINNED COPPER BUSS BAR

   D. STAR WASHER

   E. NUT

   C. EXTERNAL CONNECTIONS

1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.
2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDIER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS. CONNECTIONS TO STRUCTURAL STEEL SHALL BE EXOTHERMIC WELDS.

   D. GROUND RODS

   ALL GROUND RODS SHALL BE 5/8 -INCH DIAMETER X 10' -0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

   E. GROUND RODS

   ALL GROUND RODS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

   F. LUGS

1. LUGS SHALL BE 2 - HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE

   SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548__BE OR EQUIVALENT

A. 535 MCM DLO	54880BE
B. 262 MCM DLO	54872BE
C. #1/0 DLO	54862BE
D. #4/0 THWN AND BARE	54866BE
E. #2/0 THWN	54862BE
F. #2 THHN	54207BE
G. #6 DLO	54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

	GROUNDING CONDUCTOR SIZE	MINIMUM BENDING RADIUS TO INSIDE EDGE
NO.	6 AWG TO NO. 4 AWG	6 INCHES
NO.	2 AWG TO NO. 1/0 AWG	8 INCHES
NO.	2/0 AWG TO 4/0 MCM	12 INCHES
	250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND BETWEEN

   BETWEEN THE EQUIPMENT SHELTER PLATFORM ANCHORS SHALL BE MINIMUM NO. 2 A.W.G SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A

   MINIMUM BENDING RADIUS OF EIGHT INCHES (8").

2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUNGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE

GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON DRAWING GROUND CONNECTIONS TO FENCE POST AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

3. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2 OR EQUIVALENT)
2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

   B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 35 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

   C. TOWER

1. FIRST TEST - SHALL BE WITH THREE GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER PAD EXTERNAL GROUND RING. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.
2. SECOND TEST- SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST (10) DAYS, THE MAXIMUM ALLOWABLE READING IS 5 OHMS THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

   D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.
2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPETE A MEGGER CHECKER OF THE GROUND SYSTEM SHOULD BE DONE. THE MAXIMUM ALLOWABLE LEADING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS AREA OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS
(SINGLE MAST AND SELF SUPPORTING TOWERS)

1. GENERAL

   A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED

   B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

   C. GROUNDING:

   GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TOWER BASE PLATE. TWO (2) GROUNDING LEADS PER TOWER BASE PLATE.

   NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE MONOPOLE TOWER SHAFT

SECTION 16745- TELECOMMUNICATIONS WIRING COMPONENT
(COAXIAL ANTENNA CABLE)

1. GENERAL

   A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

   B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS

   C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS

   a. COAXIAL CABLE:

1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURER'S REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE FEET (3') IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUN LENGTHS GREATER THAN 175 FEET SHALL BE 1-5/8", ALL COAX. RUN LENGTH BETWEEN 101 FEET AND 174 FEET SHALL BE 1-1/4', AND IN LENGTH LESS THAN OR EQUAL TO 100 FEET SHALL BE 7/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING

   a. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION

   a. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, PLASTIC TAGS SHALL BE USED AT THE FOLLOWING LOCATIONS:

1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).
2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT.

   b. USE ANDREW CABLE TIES (PT. # 7290) TO SECURE IDENTIFICATION TAGS.

5. TESTING

   LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR IS TO PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR IS TO PROVIDE LESSEE WITH A MINIMUM OF 48 HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

AMERICAN TOWER®
A.T. ENGINEERING SERVICE, PLLC
3500 REGENCY PARKWAY
SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: P-1177

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

TERRA CONSULTING GROUP, LTD.
600 BUSSE HIGHWAY
PARK RIDGE, IL 60068
PH: 847-698-6400
FAX: 847-698-6401

REV.	DESCRIPTION	BY	DATE
A	PRELIM	IC	11/08/17
B	ADDED SET BACK LINES	IC	03/29/18

ATC SITE NUMBER:
410758

ATC SITE NAME:
COLGATE

SITE ADDRESS:
W230N9421 COLGATE ROAD
SUSSEX, WI 53089

SEAL:

PRELIMINARY: FOR ZONING

DRAWN BY:	IC
APPROVED BY:	TP
DATE DRAWN:	11/07/17
ATC JOB NO:	4457

GENERAL NOTES

SHEET NUMBER:	REVISION:
G-702	A

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
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May 3, 2018

Chairperson Osterman and Members of the Town Plan Commission
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: ATC Storage

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted and conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. This review will document the permit file and determine the adequacy of the submitted information in describing permitted and accessory uses and buildings proposed. This review will also document the plan and method of operation to enable the Town to make a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	-
Business Name:	American Tower Corporation (ATC)
Property owner:	John W Lietzau 1996 Convertible Trust/ATC
Tax Key:	0149995002
Zoning:	M-1
New or Existing Business:	existing operation
New or Existing Structure:	Addition to existing site
Change of Use or Operation	Adding a 11'6" x 28'6" equipment enclosure and fencing.
Operation Summary:	Additional support for the existing facility.
Hours of Operation:	N/A
Employees:	Unmanned - a technician will visit the site once a month for maintenance

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	No. Outdoor storage will be limited to the equipment listed below.

Parking:	No change to existing access and parking
Outdoor Lighting:	N/A
Signage:	N/A
Trash/Recycle Impacts:	N/A
Stormwater Impacts:	N/A
County Shoreland Zoning Review	No
Odor, Smoke, Noise from Operation:	N/A
Chemical, Hazardous Waste, Solvents Stored On-Site:	N/A
Storage/Sale of Gasoline or Petroleum Products:	N/A
Fire Department Inspection Date:	Condition of approval
State Approved Building Plans Date:	Condition of approval

Additional Comments:

If the project gets beyond conceptual plans, the developer will need to schedule a reconstruction meeting with the LFD to discuss the projects permits, inspections, and code compliance.

The comments mentioned above are intended to guide the Town's consideration of this application. The Town should approve, deny, or conditionally approve the SPPOO.

If the Town Plan Commission elects to grant approval Planning Staff would recommend the following conditions.

1. All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon.
2. The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes and submitted plans. Any identified issues shall be corrected prior to issuance of an occupancy permit.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes and submitted plans. Any identified issues shall be corrected prior to issuance of an occupancy permit.
5. Approval by Waukesha County Environmental Health Division (2/20/2018).
6. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
7. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and

the Public Hearing. I will be in attendance at the May 10th Public Review meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2018 Tasks\2018.28 - Telecome Installation Services Indian Grass SPPOO (Carlos Castillo)\2018-05-03 Plan Commission Letter - Intelligent Media Plan of Operation.docx

Parcel ID 0149.995.002: Site Map

Town of Lisbon

1 inch = 200 feet

0 100 200 400 Feet

Town of Lisbon Boundary

Subject Parcel

Surface Water

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Item 4F – Attachments

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

☐ **Commercial**
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

☐ **Residential** – Home-Based Bus. / In-Law Unit

- ☐ Accessory Building Waiver: $100 (Size/Location/Architectural Review)
- ☐ After the Fact Application: Double Fees
- ☐ Certified Survey Map: $200 + $10 Per lot
  - ☐ Dedication Fee (Per lot): $2,658 (Paid upon receipt of signed CSM)
- ■ Conditional Use Permit: $350
  - ■ Amendment / Original
  - ☐ Major Grading Permit
- ☐ Deed Restriction: $100
- ☐ Developer's Agreement: $250
- ☐ Groundwater Separation Waiver: $100
- ☐ Land Use Amendment: $300
- ☐ Conceptual: $100
- ☐ Plat Review:
  - ☐ Final - $200
  - ☐ Preliminary - $500
- ☐ Re-Submittal: $200
- ☐ Rezone: $350
- ☐ Sign Permit Application: $30 + Sign Fees (See Adopted Fee Schedule)
- ☐ Site Plan/Plan of Operation:
  - ☐ Amendment: $250
  - ☐ Original: $500
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

RECEIVED
By Gina Gresch at 11:00 am, Apr 26, 2018

Property Information

Property Address	City	Zip
N70 W25156 Indian Grass Lane	Lisbon, WI	53089

Tax Key/Parcel ID #	Lot Size	Current Zoning
0225-999-004	11.29 acres	M-2; C-1

Property Owner

Tomasini Family Limited Partnership c/o J&A Management Services LLC
Name / Company Name

Melanie Thorne - as property manager for Tomasini Family Limited Partnership
Signature

1285 Sunnyridge Road
Address

Pewaukee WI 53072
City State Zip

262-695-8800 mthorne@judsonrealestate.com
Phone E-mail Address

Applicant

Randy Peters
Name

The Mosaica Group, LLC
Company

N53W24615 S Corporate Circle
Address

Sussex Wi 53089
City State Zip

262-820-925 randy@printmosaica.com
Phone E-Mail Address

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. ***The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.***

RECEIVED
By Gina Gresch at 1:28 pm, Apr 17, 2018

EXHIBIT A

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC230
Waukesha, WI 53188
(262) 548-7790
Email pod@waukeshacounty.gov
Website www.waukeshacounty.gov/planningandzoning

Site Plan and Plan of Operation Application
Zoning Compliance Form

Fee Pd. $ _____ ATF Y/N: ___ Receipt No.: _____ Staff initials recv'ing appl ____

SPPO File No. _____ Permit No. _____

(Area above to be completed by the Zoning Administrator)

****

What is the nature of the request? Please check the appropriate box(es)

- ☒ New Business in Existing Building or on Existing Site
- ☐ Change in Business Operations
- ☐ Interior Remodeling
- ☐ New Operator
- ☐ Change to Signage
- ☐ Change in Use

The completion of this application form must be accompanied by: **One (1) copy** of an **up to date** and **detailed** Site Plan or Plat of Survey (preferred), **drawn to scale and including,** but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an **interior layout (plans) of all buildings** and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Planning and Zoning Division, and upon review of the information, **additional items may be required**. The plans shall be **drawn to scale** and shall be no larger than 11" x 17", and shall **not** be faxed, or reduced or enlarged (unless plans are to scale). Future revisions to the approved Site Plan/Plan of Operation will require new approvals. Please print.

1. **Property Owner Name:** Tomasini Family Limited Partnership

   Mailing Address: c/o J+A Management Services, LLC
   1285 Sunnyridge Rd, Pewaukee, WI 53072

   Phone No.: 262-695-8800

   Email Address: mthorne@judsonrealestate.com

2. **Tax Key No(s).** LSBT 0225999004

3. **Business Operator Name:** Randy Peters

   Address where information should be sent, if different from the Business Address listed below:

   _____

   Contact Phone No: 262-820-9025

   Contact Email: randy@printmosaica.com

4. **Business Operation Name:** The Mosaica Group, LLC
Address of Business Premises and Unit Number(s):
N70 W25156 Indian Grass Ln, Units E, F, G

Business Phone No.: 262-820-9025

5. **Business Description:** Describe **in detail** below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property.

6. **Are any changes to the site proposed?** Yes ☐ No ☒
If yes, delineate **any and all** changes on the Site Plan submitted.

7. **Is any interior remodeling proposed?** Yes ☐ No ☒
If yes, delineate any changes on the Interior Floor Plan submitted. A separate permit and/or State Approved Building Plans may be required.

8. **No. of parking spaces on the site** (*staff see p. 4)? 43 No. of accessible stalls? 12
Number of loading docks on the site? 2 No. of required spaces (staff enters)? 1
Describe the **specific** types of business related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)?

Are any changes to the parking or loading on the site proposed?
Yes ☐ No ☒ If yes, delineate any changes on the Site Plan submitted.

9. **Are any changes to the lighting on the site proposed?** Yes ☐ No ☒
If yes, delineate any changes on the Site Plan submitted.

10. **Are any changes to the landscaping on the site proposed?** Yes ☐ No ☒
If yes, delineate any changes on the Site Plan submitted.

11. **Is the operator changing?** Yes ☒ No ☐ If yes, please complete No. 3 above.

12. **Are any special events proposed with this use?** Yes ☐ No ☒
If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., and delineate the locations of the events on the Site Plan/Floor Plan submitted.

13. **Describe below the type of signage that exists and what signage is proposed on the site** (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of **all** signs:

None

Are any changes to the existing signage on the site proposed? Yes ☐ No ☒
If yes, delineate any changes on the Site Plan submitted.

14. **What are the days and hours of operation?** Monday-Friday, 7:00 AM-6:00 PM
Is this a change from the current approved days/hours of operation? Yes ☐ No ☐

15. **How many employees, including yourself, will be working at this location?**
Full time _____ Part time 0 Seasonal _____

16. **Will there be music or other types of entertainment on site?** Yes ☐ No ☒
If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided?

17. **Are there dumpsters/waste containers on the site?** Yes ☒ No ☐
If yes, delineate on the Site Plan submitted.
If yes, how are they screened from public view? behind building

18. **Site served by:** ☐ **sewer or** ☒ **a private septic system – type** existing holding tank
If on septic, has a Sanitary Permit or PSE been obtained for this project? Yes ☒ No ☐
If N/A per EHD, check box ☐ and provide name and date _____
If yes, provide a Sanitary Permit number or date of PSE approval 2/20/18
If no, contact the County EHD at (262) 896-8300, or visit Room AC260.

19. **Will there be food service?** Yes ☐ No ☒
If yes, provide an interior and exterior table seating chart on the Floor Plan/Site Plan and contact the County EHD at (262) 896-8300 or visit Room AC260 for a Restaurant License.

20. **Will there be bar service?** Yes ☐ No ☒
If yes, provide an interior and exterior bar seating chart on the Floor Plan/Site Plan and contact the Town Hall for a Liquor License.

21. **Will there be outdoor storage on the site?** Yes ☐ No ☒
If yes, delineate on the Site Plan submitted and list what **specific** types of items will be stored outdoors on the site (number, size, etc)?

22. **Has a building inspection been completed for this proposal?** Yes ☐ No ☒
Date _____ If no, please contact the Town Building Inspector for a building inspection.
EXISTING SPACE

23. **Has a fire inspection been completed for this proposal?** Yes ☐ No ☒
If no, please contact the Fire Inspector for your area for a fire inspection, if he/she requires one.

24. **Have you contacted the Town for approval of your project?** Yes ☒ No ☐
Anticipated Town meeting date _____

The undersigned owner hereby certifies that **all** of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands **all** information in this application/compliance form. Incomplete or inaccurate applications may be denied. The use of the property shall be carried out as approved/conditioned, and all applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use as approved. If any changes are made from this approval, a revised permit is required. Failure to comply with the approval as permitted will result in revocation and/or other penalties. By signing this form, the owner or his/her authorized agent is giving their consent for the Department of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat. BOTH THE OWNER/AUTHORIZED AGENT **AND** OPERATOR MUST SIGN THIS APPLICATION OR THE APPLICABLE AUTHORIZED AGENT FORM.

Name of Property Owner or Authorized Agent: Melanie Thorne - Property Manager

Signature: Melanie Thorne

Title or authority if not the property owner: Property Manager

Date: 4/12/18

Name of Business Operator: THE MOSAICA GROUP

Signature: _____

Date: 4-16-18

****

(Area below to be completed by the Zoning Administrator)

Site Plan/Plan of Operation Use Permit and Compliance with Zoning Ordinance(s)

Zoning District(s): _____ SFPO ____ ZC ____

Lot Size: Width _____ Depth _____ Area _____

CU File No./series, if applicable _____

Does the use comply with **all** of the zoning ordinance regulations? Yes ☐ No ☐
*update parking spreadsheet, if applicable.

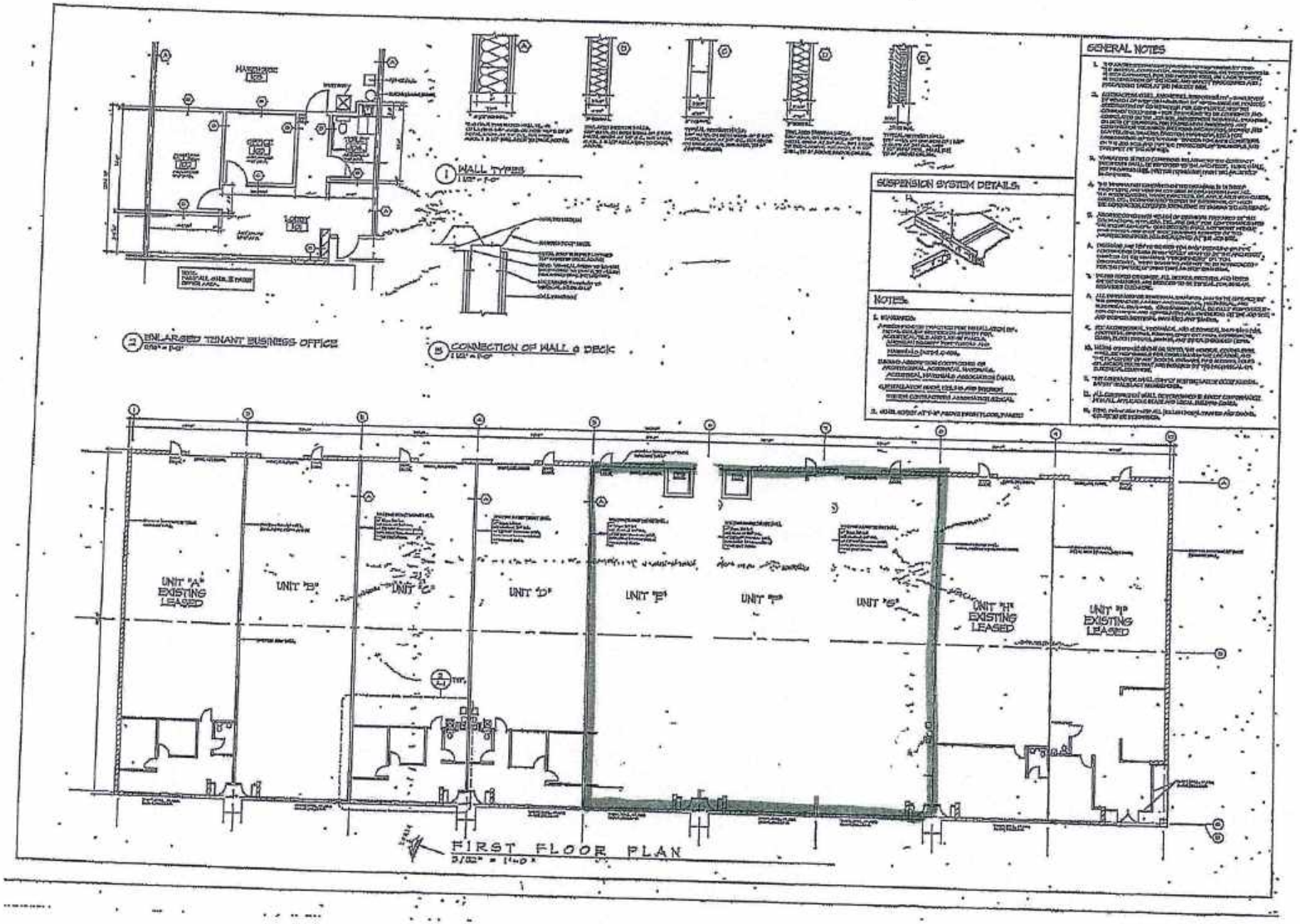
Zoning Administrator Approved ☐ Conditionally Approved ☐ Denied ☐

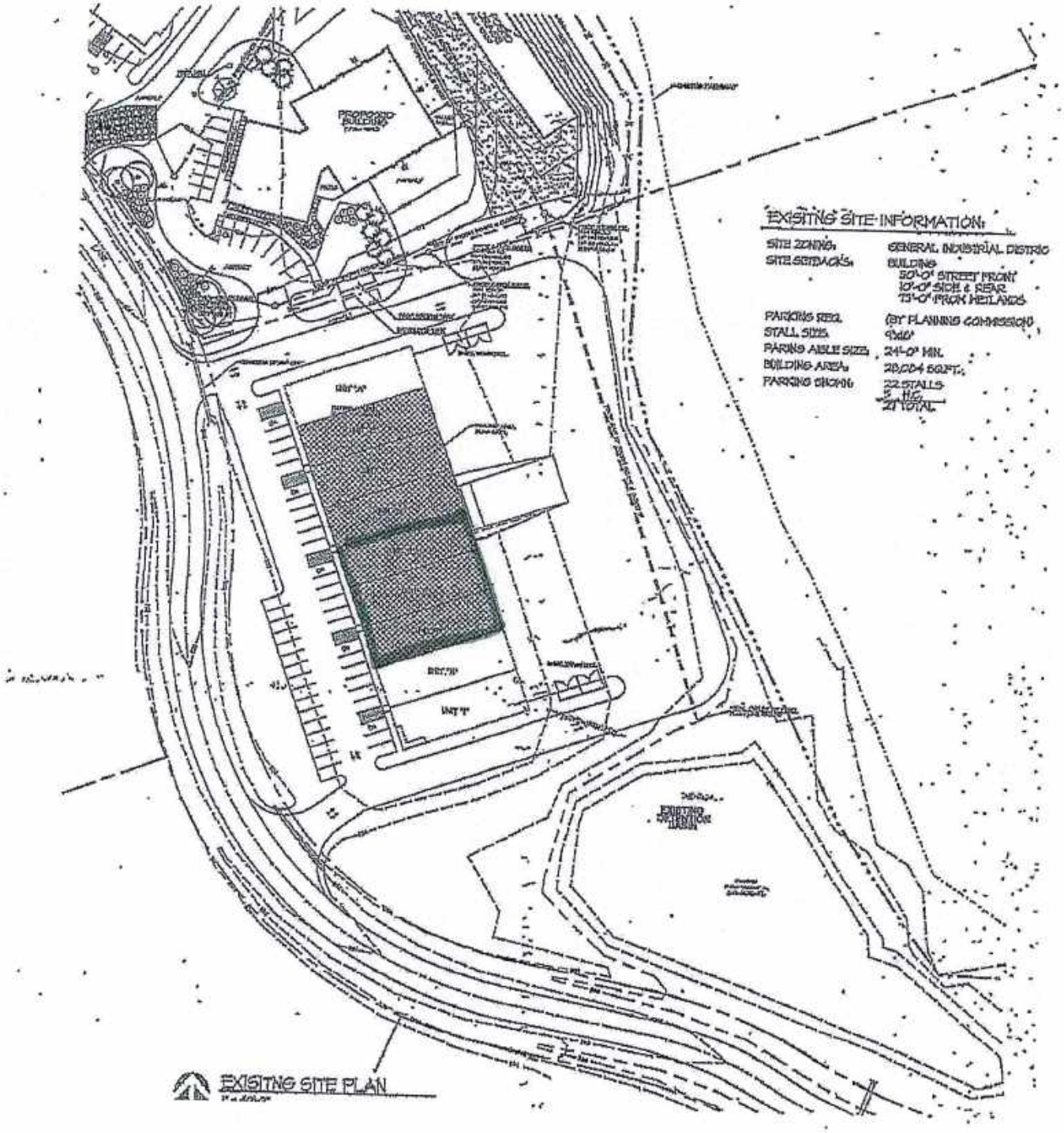
Signature: _____ Date: _____

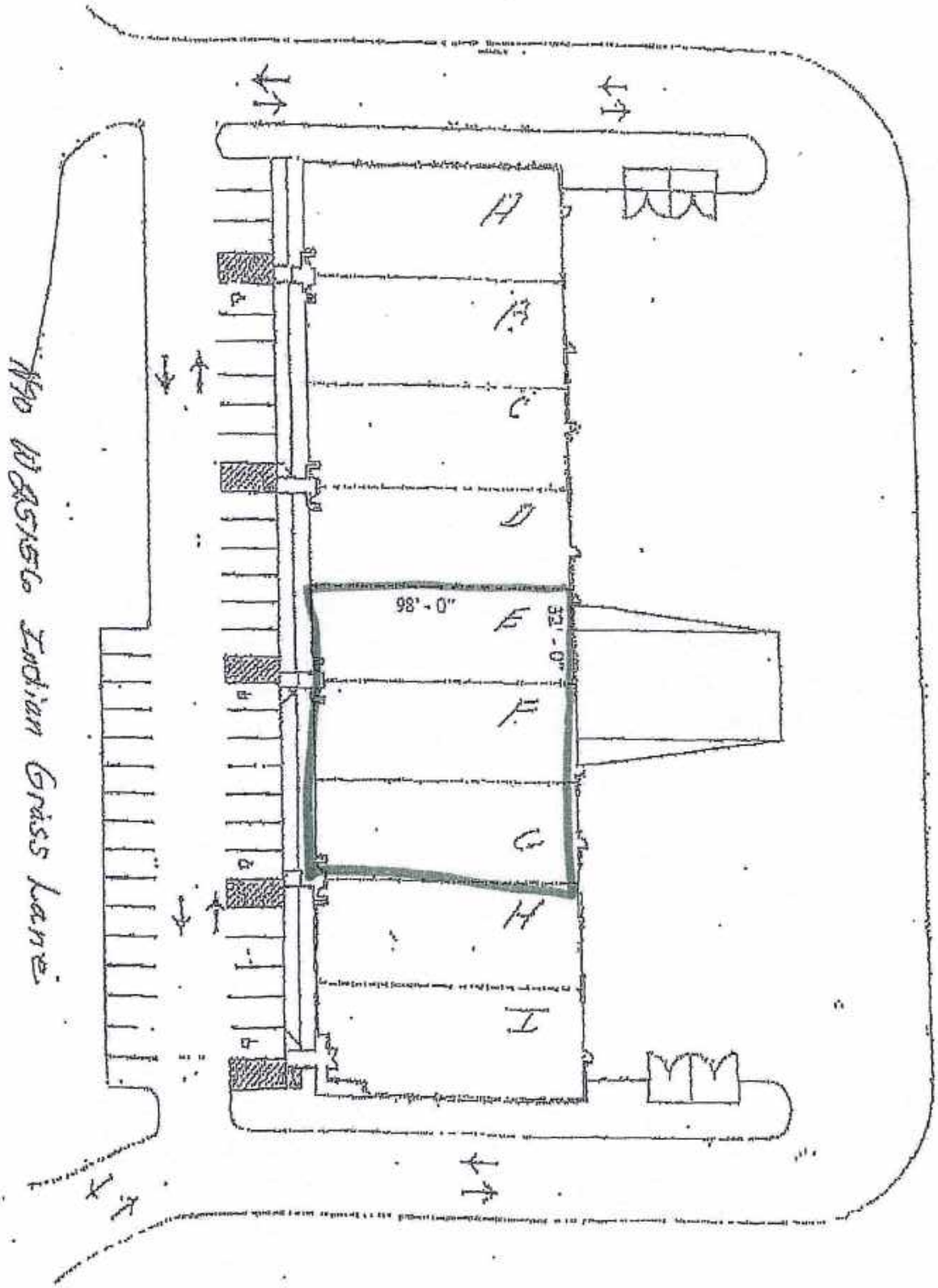
Reviewed by (planner initials/date): _____

Conditions of Approval and Approved Plan Attachments – see attached.

N:\PRKAND\LU\Planning and Zoning\Plans of Operation\FORMS\SPPO Appl Zoning Compliance Form and Checklists\SPPO Zoning Compliance Application Form.doc
Revised 04 04 18


GENERAL NOTES
SUSPENSION SYSTEM DETAILS
NOTES
WALL TYPES
ENLARGED TENANT BUSINESS OFFICE
CONNECTION OF WALL & DECK
UNIT "A" EXISTING LEASED
UNIT "B"
UNIT "C"
UNIT "D"
UNIT "E"
UNIT "F"
UNIT "G"
UNIT "H" EXISTING LEASED
UNIT "I" EXISTING LEASED
FIRST FLOOR PLAN


EXISITNG SITE INFORMATION:
SITE ZONING: GENERAL INDUSTRIAL DISTRIC
SITE SETBACKS: BUILDING
50'-0" STREET FRONT
10'-0" SIDE & REAR
75'-0" FROM WETLANDS
PARKING REQ. (BY PLANNING COMMISSION)
STALL SIZE 9'x18'
PARKING AISLE SIZE 24'-0" MIN.
BUILDING AREA 28,004 SQ.FT.
PARKING SHOWN 22 STALLS
2 H.C.
27 TOTAL
UNIT
EXISITNG SITE PLAN


150 Wisteria Indian Grass Lane
A
B
C
D
E
F
G
H
I
98' - 0"
32' - 0"

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
(608) 826-0530 fax
www.vierbicher.com

May 3, 2018

Chairperson Osterman and Members of the Town Plan Commission
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Intelligent Media Plan of Operation Review

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted and conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. This review will document the permit file and determine the adequacy of the submitted information in describing permitted and accessory uses and buildings proposed. This review will also document the plan and method of operation to enable the Town to make a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	April 11, 2018
Business Name:	Intelligent Media, LLC
Property Owner:	Tomasini Family Limited Partnership c/o J&A Management Services, LLC
Tax Key:	0225.999.004 – Unit D
Zoning:	M-2 General Industrial District C-1 Conservancy Wetland and Floodplain District (County Shoreland Jurisdiction)
New or Existing Business: New or Existing Structure:	New business Existing, part of a multi-tenant space
Replacing an Existing Business:	No
Change of Use or Operation	The Applicant marked "No" and mentioned that it is a new business seeking to operate in an existing space.
Operation Summary:	The Applicant wrote that the site will serve as an office and supplies storage with parking. The site will be used as an operation base where equipment will be move on and off-site at the start and end of each day.
Hours of Operation:	7:00am-6: 00 pm – Seven days a week

Full-Time Employees:	Two (2)
Part-Time Employees:	Four (4), with another four (4) seasonal workers.

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	No. Outdoor storage will be limited to the equipment listed below.
Parking:	There are 42 parking spaces on the site for the entire complex, along with 2 loading docks. The Applicant intends to park 3 Ditch Witch 410sx plowers, 4 vans, and 3 pickup trucks.
Outdoor Lighting:	No proposed changes to the existing lighting on the site.
Signage:	A small sticker on the glass portion of the front door, which is not a change to the existing signage.
Trash/Recycle Impacts:	The Applicant stated that dumpsters/waste containers will be located behind the building in an enclosure.
Stormwater Impacts:	There is no anticipated additional impact to the existing stormwater facilities or stormwater plan.
County Shoreland Zoning Review Required:	Yes, the site falls within the Shoreland Zoning Jurisdictional Boundary and will require Waukesha County Approval.
Odor, Smoke, Noise from Operation:	Planning staff does not anticipate any issues related to odor, smoke, or noise from the operation as long as the Fire Department and Building Inspector do not have objections or conditions.
Chemical, Hazardous Waste, Solvents Stored On-Site:	Planning staff does not anticipate any issues related to storage of chemical, hazardous waste, or solvents as long as the Fire Department and Building Inspector do not have objections or conditions.
Storage/Sale of Gasoline or Petroleum Products:	Planning staff does not anticipate any issues related to storage of petroleum products as long as the Fire Department and Building Inspector do not have objections or conditions.
Fire Department Inspection Date:	Not applicable. A fire inspection has not been completed.
State Approved Building Plans Date:	Plans under construction, building plan approval is a conditional of approval.

Additional Comments:

- The Applicant stated that the site will be served by a private septic system via an existing holding tank. The Applicant stated that a Sanitary Permit or PSE has already been obtained, and provided an approval date of 2/20/2018.

- All new tenant build-outs and occupancy must be submitted for review and inspections by the LFD. Any construction or changes of use must undergo code compliance evaluations and will require pre-construction communication with the general contractors and owners.

The comments mentioned above are intended to guide the Town's consideration of this application. The Town should approve, deny, or conditionally approve the SPPOO.

If the Town Plan Commission elects to grant approval Planning Staff would recommend the following conditions.

1. All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.
2. The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
5. Approval by Waukesha County Environmental Health Division (2/20/2018).
6. Hours of operation are 7 days a week from 7:00 a.m. to 6:00 p.m.
7. Outdoor storage is limited to the Trucks, equipment, and trailers to conduct business operations.
8. All onsite dumpsters shall be stored within the dumpers enclosure areas.
9. Any additional or future business signage shall be required to obtain signage approval.
10. No additional modifications or alterations to Unit D without approval from the Town Building Inspector and Fire Chief.
11. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
12. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Public Hearing. I will be in attendance at the May 10th Public Review meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2018 Tasks\2018.28 - Telecome Installation Services Indian Grass SPPOO (Carlos Castillo)\2018-05-03 Plan Commission Letter - Intelligent Media Plan of Operation.docx

Parcel ID 0225.999.004: Zoning

Town of Lisbon

1 inch = 303 feet

0 150 300 600 Feet

Waukesha Shoreland Zoning

Town of Lisbon Boundary

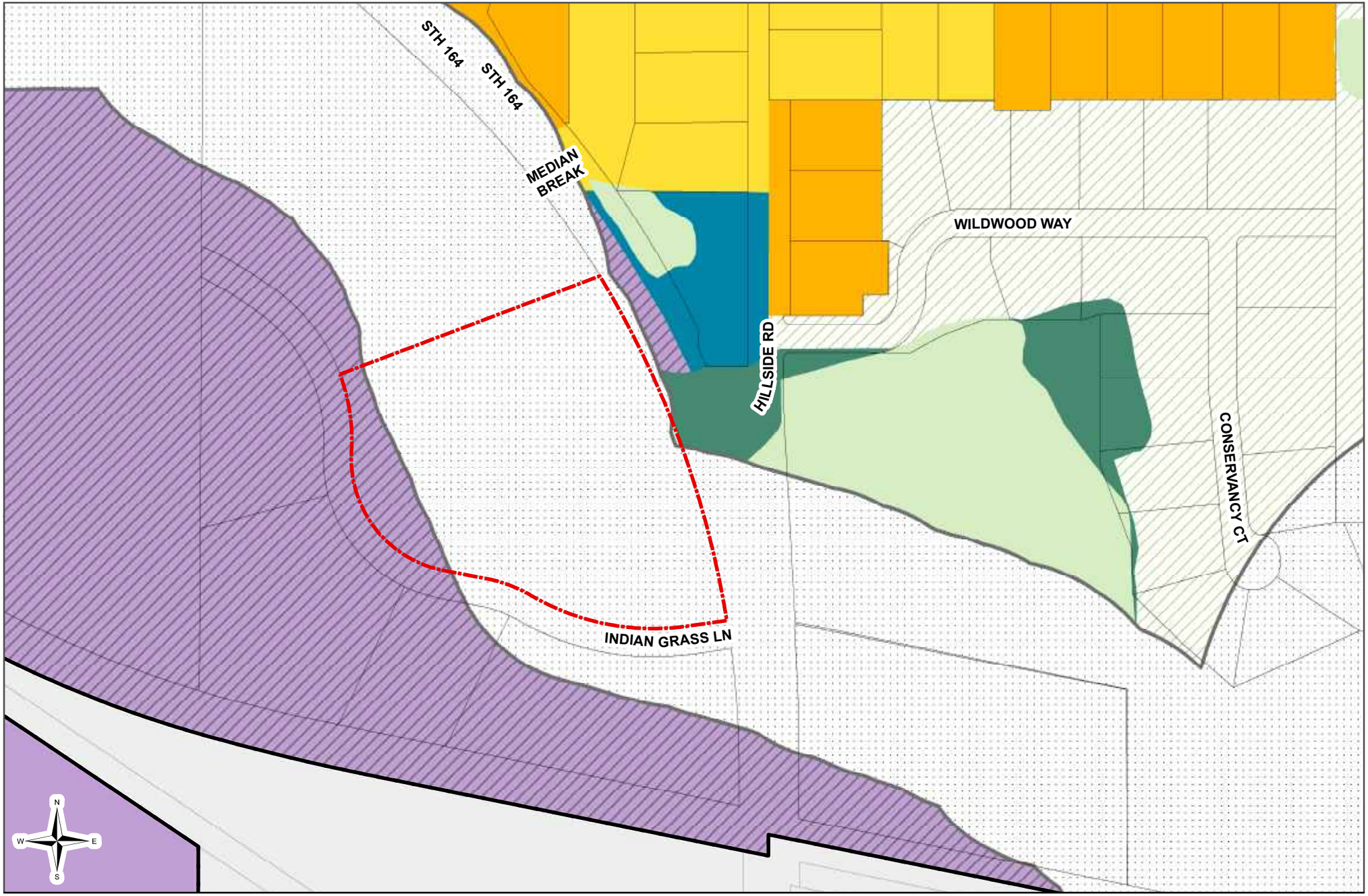
AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 0225.999.004: Zoning

Town of Lisbon

1 inch = 303 feet

0 150 300 600 Feet

Waukesha Shoreland Zoning | Town of Lisbon Boundary

AD-10	A-5	R-2	B-1	B-4	M-1	C-1
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A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Item 4G – Attachments

May 10 Meeting.

RECEIVED
APR 17 2018
TOWN OF LISBON

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

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All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections

☐ **Residential** – Home-Based Bus. / In-Law Unit

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  - ☐ Dedication Fee (Per lot): $2,658 (Paid upon receipt of signed CSM)
- ☐ Conditional Use Permit: $350
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- ☐ Developer's Agreement: $250
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- ☐ Plat Review:
  - ☐ Final - $200
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- ☐ Re-Submittal: $200
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- ☒ Site Plan/Plan of Operation:
  - ☐ Amendment: $250
  - ☒ Original: $500
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

Property Address	City	Zip
N70 W25156 Indian Grass Ln	Lisbon	53089

Tax Key/Parcel ID #	Lot Size	Current Zoning
0225-999-004	11.29 Acres	M-2, C-1

Property Owner

Name / Company Name: Tomasini Family Limited Partnership c/o JPA Management Services LLC

Signature: Melanie Thorne - property manager

Address: 1285 Sunnyridge Rd

City: Pewaukee State: WI Zip: 53072

Phone: 262-695-8800 E-mail Address: mthorne@judsonrealestate.com

Applicant

Name: CARLOS CASTILLO

Company: INTELLIGENT MEDIA LLC

Address: W3445 8945 WHITE TAIL DR

City: EAGLE State: WI Zip: 53119

Phone: 4148016999 E-Mail Address: carlos@cablecontractor.net

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*

Lisbon

RECEIVED
APR 17 2018
TOWN OF LISBON

* PROFESSIONAL SERVICE REIMBURSEMENT FEES:

Pursuant to the Town of Lisbon Municipal Code Section 1.14, the Town of Lisbon Town Board has made a determination that whenever the services of the Town Planner, Town Engineer, Town Attorney, or any other of the Town's professional staff results in a charge to the Town for that professional's time and services, and such service is not a service supplied to the Town as a whole, the Town Treasurer shall charge one hundred and five percent of the cost of that service for the fees incurred by the Town to the property owner incurring those fees even if the request is not approved. The additional five percent cost above the cost of the service is levied to cover Town administrative charges. Also, pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are the responsibility of the property owner even if the request is not approved. Imposition of any fees, costs, or charges, however, is subject to the property owner's appeal rights as described in the Town of Lisbon Municipal Code Section 1.14

The undersigned, have been advised that, pursuant to the Town of Lisbon Municipal Code Section 1.14, if the Town Planner, Town Engineer, Town Attorney, or any other Town professional provides services to the Town because of my/our activities, whether at my/our request or at the request of the Town, I/we shall be responsible for the fees incurred by the Town. In addition, I/we have been advised that pursuant to the Town of Lisbon Municipal Code Section 1.14, certain other fees, costs, and charges are my/our responsibility even if my/our request is not approved. By signing this document, I am not waiving my/our appeal rights that are described in the Town of Lisbon Municipal Code Section 1.14.

Statements will be sent monthly so you are kept up to date regarding your current charges.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME CARLOS CASTILLO

ADDRESS W3448 8945 WHITETAIL DR LEAGE WI 53119

DATE 4-16-2018 SIGNATURE

PHONE 4148016999 EMAIL carlos@cabbcontractors.net

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Tomasini Family Limited Partnership c/o J&A Management Services LLC

ADDRESS 1285 Sunnyridge Rd, Pewaukee, WI 53072

DATE 4/13/18 SIGNATURE Melanie Thorne - property manager

PHONE 262-695-8800 EMAIL mthorne@judsonrealestate.com

PROJECT NAME Intelligent Media

Lisbon

RECEIVED
APR 17 2018
TOWN OF LISBON

★SITE INSPECTION NOTIFICATION:

The Town of Lisbon Town Plan Commission and Town Board request permission of the property owner or responsible party to enter the subject property, between the hours of 9am to 5pm or upon prior 24 hour notice, for a site inspection prior to any scheduled Plan Commission or Board meeting. The site inspection will allow the Town Plan Commission and Town Board to make more informed decisions with respect to the requested application.

I, the undersigned, have been advised that my signature grants permission to members of the Town Plan Commission and Town Board to conduct site inspections of the subject property. Failure to authorize said site inspection will not be held against the property owner or responsible party in the decision of the requested application; however, the site inspection does allow the Town Plan Commission and Town Board to make more informed decisions.

RESPONSIBLE PARTY, NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Melanie Thorne

ADDRESS 1285 Sunnyridge Rd, Pewaukee, WI 53072

DATE 4-13-18 SIGNATURE Melanie Thorne - property manager

PHONE 262-695-8800 EMAIL mthorne@judsonrealestate.com

PROPERTY OWNER NAME, MAILING ADDRESS, SIGNATURE & DATE:

NAME Tomasini Family Limited Partnership c/o J&A Management Services LLC

ADDRESS 1285 Sunnyridge Rd, Pewaukee, WI 53072

DATE 4-13-18 SIGNATURE Melanie Thorne - property manager

PHONE 262-695-8800 EMAIL mthorne@judsonrealestate.com

COMMENTS:

Town Official Accepting Form

Date 4-17-18

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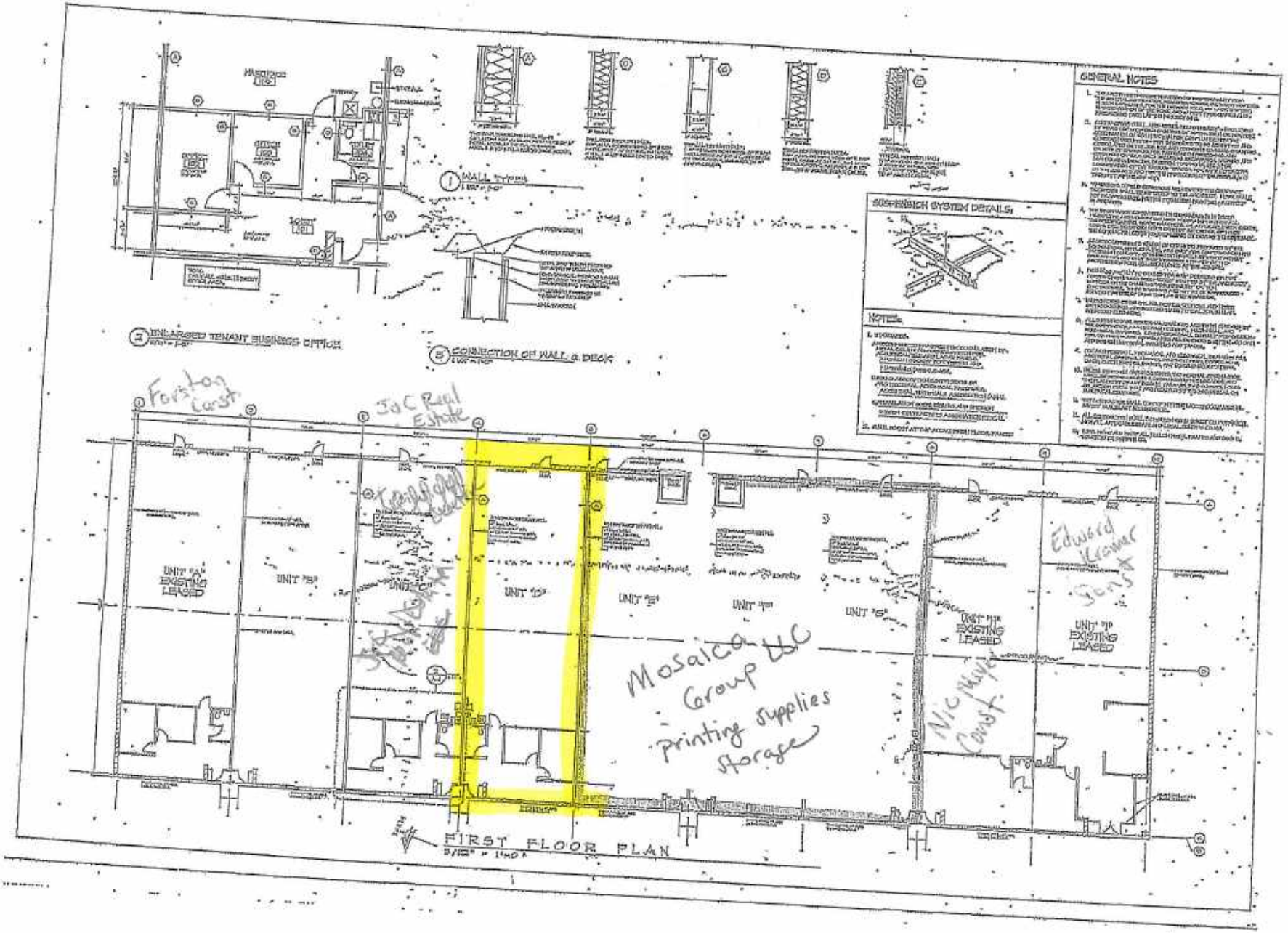
DEPT OF PARKS & LAND USE


GENERAL NOTES
SUSPENSION SYSTEM DETAILS
NOTES
WALL TYPES
ENLARGED TENANT BUSINESS OFFICE
CONNECTION OF WALL & DECK
Forston Const
JJC Real Estate
UNIT "A" EXISTING LEASED
UNIT "B"
UNIT "C"
UNIT "D"
UNIT "E"
UNIT "F"
UNIT "G"
UNIT "H" EXISTING LEASED
UNIT "I" EXISTING LEASED
Mosaica Group LLC
Printing Supplies Storage
Edward Kramer Const
Nic Hayes Const
FIRST FLOOR PLAN

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION
515 W. Moreland Blvd. Room AC230
Waukesha, WI 53188
(262) 548-7790
Email pod@waukeshacounty.gov
Website www.waukeshacounty.gov/planningandzoning

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Site Plan and Plan of Operation Application
Zoning Compliance Form

Fee Pd. $ 200 ATF Y/N: N Receipt No.: 102159 Staff initials recv'ing appl BG

SPPO File No. _____ Permit No. _____

(Area above to be completed by the Zoning Administrator)

****

What is the nature of the request? Please check the appropriate box(es)

- ☑ New Business in Existing Building or on Existing Site
- ☐ Change in Business Operations
- ☐ Interior Remodeling
- ☐ New Operator
- ☐ Change to Signage
- ☐ Change in Use

The completion of this application form must be accompanied by: **One (1) copy** of an **up to date** and **detailed** Site Plan or Plat of Survey (preferred), **drawn to scale and including**, but shall not be limited to, all existing buildings, signage, lighting, landscaping, parking, loading, storage, dumpsters, septic and well, etc; an **interior layout (plans) of all buildings** and the existing and proposed uses of the interior spaces (i.e., office, retail, restaurant, etc); and any other supporting materials. The above shall be submitted to the Planning and Zoning Division, and upon review of the information, **additional items may be required.** The plans shall be **drawn to scale** and shall be no larger than 11" x 17", and shall **not** be faxed, or reduced or enlarged (unless plans are to scale). Future revisions to the approved Site Plan/Plan of Operation will require new approvals. Please print.

1. **Property Owner Name:** Tomasini Family Limited Partnership

   Mailing Address: C/o J&A Management
   1285 Sunnyridge Road Delafield WI 53072

   Phone No.: 262-646-8800

   Email Address: mthorne@jadsonrealestate.com

2. **Tax Key No(s).** LSBT0225999004

3. **Business Operator Name:** INTELLIGENT MEDIA LLC.

   Address where information should be sent, if different from the Business Address listed below:
   W3445 8945 WHITETAIL DR, EAGLE, WI 53119

   Contact Phone No: (414) 801-6999

   Contact Email: carlos@cablecontractors.net.

Unit D

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DEPT OF PARKS & LAND USE

4. **Business Operation Name:**
INTELLIGENT MEDIA LLC.
Address of Business Premises and Unit Number(s):
N70W25156 INDIAN GRASS LANE, UNIT D, SUSSEX, WI 53089

Business Phone No.: (888) 539-1140

5. **Business Description:** Describe **in detail** below the specific type of business operation (Retail, Restaurant, Manufacturing, Office, etc.), including temporary, accessory, and outdoor uses (storage, etc). Provide a separate list of all items sold or produced on the property.
OFFICE AND SUPPLIES STORAGE WITH PARKING.

6. **Are any changes to the site proposed?** Yes ☐ No ☑
If yes, delineate **any and all** changes on the Site Plan submitted.

7. **Is any interior remodeling proposed?** Yes ☐ No ☑
If yes, delineate any changes on the Interior Floor Plan submitted. A separate permit and/or State Approved Building Plans may be required.

8. **No. of parking spaces on the site** (*staff see p. 4)? 42 No. of accessible stalls? ____
Number of loading docks on the site? 2 No. of required spaces (staff enters)? ____
Describe the **specific** types of business related vehicles and equipment parked/stored outdoors on the site (numbers, sizes, etc.)?
3 DITCH WITCH MIDSX PLOWER (3' by 8') PLUS 4 VANS-3 PICKUPS
Are any changes to the parking or loading on the site proposed?
Yes ☐ No ☑ If yes, delineate any changes on the Site Plan submitted.

9. **Are any changes to the lighting on the site proposed?** Yes ☐ No ☑
If yes, delineate any changes on the Site Plan submitted.

10. **Are any changes to the landscaping on the site proposed?** Yes ☐ No ☑
If yes, delineate any changes on the Site Plan submitted.

11. **Is the operator changing?** Yes ☐ No ☑ If yes, please complete No. 3 above.
new business in existing space

12. **Are any special events proposed with this use?** Yes ☐ No ☑
If yes, describe the types of events, parking accommodations, sanitary facilities, number of persons, days/hours of each event, music, security, food and alcohol served, fencing, signage, etc., and delineate the locations of the events on the Site Plan/Floor Plan submitted.

13. **Describe below the type of signage that exists and what signage is proposed on the site** (attached, free standing, ground, mobile, projecting, window, electronic message, banners, flags, sandwich boards, etc.) and if the signs are illuminated, single/double faced, along with the number, size, and height of **all** signs:

SMALL STICKER ON FRONT DOOR. (ON GLASS)

Are any changes to the existing signage on the site proposed? Yes ☐ No ☑
If yes, delineate any changes on the Site Plan submitted.

14. **What are the days and hours of operation?** 7:00 AM TO 6:00 PM
Is this a change from the current approved days/hours of operation? Yes ☐ No ☑

15. **How many employees, including yourself, will be working at this location?**
Full time 2 Part time 4 Seasonal 4

16. **Will there be music or other types of entertainment on site?** Yes ☐ No ☑
If yes, describe what types (live, amplified, recorded, jukebox, etc), indoors and/or outdoors, and the days and hours music will be provided?

17. **Are there dumpsters/waste containers on the site?** Yes ☒ No ☐
If yes, delineate on the Site Plan submitted.
If yes, how are they screened from public view? Behind build in enclosure

18. **Site served by:** ☐ **sewer or** ☒ **a private septic system – type** Existing holding tank
If on septic, has a Sanitary Permit or PSE been obtained for this project? Yes ☐ No ☐
If N/A per EHD, check box ☐ and provide name and date
If yes, provide a Sanitary Permit number or date of PSE approval 2/20/2018
If no, contact the County EHD at (262) 896-8300, or visit Room AC260.

19. **Will there be food service?** Yes ☐ No ☑
If yes, provide an interior and exterior table seating chart on the Floor Plan/Site Plan and contact the County EHD at (262) 896-8300 or visit Room AC260 for a Restaurant License.

20. **Will there be bar service?** Yes ☐ No ☑
If yes, provide an interior and exterior bar seating chart on the Floor Plan/Site Plan and contact the Town Hall for a Liquor License.

21. **Will there be outdoor storage on the site?** Yes ☐ No ☑
If yes, delineate on the Site Plan submitted and list what **specific** types of items will be stored outdoors on the site (number, size, etc)?

22. **Has a building inspection been completed for this proposal?** Yes ☐ No ☑
Date _____ If no, please contact the Town Building Inspector for a building inspection.

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23. **Has a fire inspection been completed for this proposal?** Yes ☐ No ☑
If no, please contact the Fire Inspector for your area for a fire inspection, if he/she requires one.

24. **Have you contacted the Town for approval of your project?** Yes ☐ No ☑
Anticipated Town meeting date _____ will contact 4-11-18

The undersigned owner hereby certifies that **all** of the above information and attachments (Site Plan/Plat of Survey, Interior Floor Plans, and supplemental information) are true and accurate to the best of his or her knowledge and belief, and that he or she has read and understands **all** information in this application/compliance form. Incomplete or inaccurate applications may be denied. The use of the property shall be carried out as approved/conditioned, and all applicable ordinances and/or codes of the state, county, and town shall be complied with in carrying out the use as approved. If any changes are made from this approval, a revised permit is required. Failure to comply with the approval as permitted will result in revocation and/or other penalties. By signing this form, the owner or his/her authorized agent is giving their consent for the Department of Parks and Land Use to inspect the site as necessary and related to this application even if the property has been posted against trespassing pursuant to Wis. Stat. BOTH THE OWNER/AUTHORIZED AGENT **AND** OPERATOR MUST SIGN THIS APPLICATION OR THE APPLICABLE AUTHORIZED AGENT FORM.

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Name of Property Owner or Authorized Agent: Melanie Thorne - Property Manager

Signature: Melanie Thorne

Title or authority if not the property owner: Property Manager

RECEIVED

Date: _____

APR 11 2018

Name of Business Operator: INTELLIGENT MEDIA LLC.

Signature: _____

DEPT OF PARKS & LAND USE

Date: 4-6-2018

****

(Area below to be completed by the Zoning Administrator)

Site Plan/Plan of Operation Use Permit and Compliance with Zoning Ordinance(s)

Zoning District(s): M-2 / HC (C-1) (EC) SFPO ✓ ZC ____

Lot Size: Width 830 Depth 584 Area 11 acs

CU File No./series, if applicable _____

Does the use comply with **all** of the zoning ordinance regulations? Yes ☐ No ☐
*update parking spreadsheet, if applicable.

Zoning Administrator Approved ☐ Conditionally Approved ☐ Denied ☐

Signature: _____ Date: _____

Reviewed by (planner initials/date): _____

Conditions of Approval and Approved Plan Attachments – see attached.

vierbicher
planners | engineers | advisors

N27 W23957 Paul Road, Suite 105
Pewaukee, WI 53072
(262) 875-5000 phone
(608) 826-0530 fax
www.vierbicher.com

May 3, 2018

Chairperson Osterman and Members of the Town Plan Commission
Town of Lisbon
W23N8676 Woodside Road
Lisbon, WI 53089

Re: Intelligent Media Plan of Operation Review

Dear Plan Commission Members:

The above-referenced Site Plan/Plan of Operation (SPPOO) was received by our office for review on behalf of the Town of Lisbon. Certain permitted and conditional uses require the submission of a Site Plan and Plan of Operation which provides a detailed description of the proposed use and serves as a basis for consideration prior to approval by the Town Plan Commission. This review will document the permit file and determine the adequacy of the submitted information in describing permitted and accessory uses and buildings proposed. This review will also document the plan and method of operation to enable the Town to make a determination of compatibility with the Ordinance and consideration of approval.

Pertinent Reviewed Materials – Summary Overview

Planner Appointment Date:	April 11, 2018
Business Name:	Intelligent Media, LLC
Property Owner:	Tomasini Family Limited Partnership c/o J&A Management Services, LLC
Tax Key:	0225.999.004 – Unit D
Zoning:	M-2 General Industrial District C-1 Conservancy Wetland and Floodplain District (County Shoreland Jurisdiction)
New or Existing Business: New or Existing Structure:	New business Existing, part of a multi-tenant space
Replacing an Existing Business:	No
Change of Use or Operation	The Applicant marked "No" and mentioned that it is a new business seeking to operate in an existing space.
Operation Summary:	The Applicant wrote that the site will serve as an office and supplies storage with parking. The site will be used as an operation base where equipment will be move on and off-site at the start and end of each day.
Hours of Operation:	7:00am-6: 00 pm – Seven days a week

Full-Time Employees:	Two (2)
Part-Time Employees:	Four (4), with another four (4) seasonal workers.

Pertinent Reviewed Materials – Operation Details

Outdoor Storage of Materials:	No. Outdoor storage will be limited to the equipment listed below.
Parking:	There are 42 parking spaces on the site for the entire complex, along with 2 loading docks. The Applicant intends to park 3 Ditch Witch 410sx plowers, 4 vans, and 3 pickup trucks.
Outdoor Lighting:	No proposed changes to the existing lighting on the site.
Signage:	A small sticker on the glass portion of the front door, which is not a change to the existing signage.
Trash/Recycle Impacts:	The Applicant stated that dumpsters/waste containers will be located behind the building in an enclosure.
Stormwater Impacts:	There is no anticipated additional impact to the existing stormwater facilities or stormwater plan.
County Shoreland Zoning Review Required:	Yes, the site falls within the Shoreland Zoning Jurisdictional Boundary and will require Waukesha County Approval.
Odor, Smoke, Noise from Operation:	Planning staff does not anticipate any issues related to odor, smoke, or noise from the operation as long as the Fire Department and Building Inspector do not have objections or conditions.
Chemical, Hazardous Waste, Solvents Stored On-Site:	Planning staff does not anticipate any issues related to storage of chemical, hazardous waste, or solvents as long as the Fire Department and Building Inspector do not have objections or conditions.
Storage/Sale of Gasoline or Petroleum Products:	Planning staff does not anticipate any issues related to storage of petroleum products as long as the Fire Department and Building Inspector do not have objections or conditions.
Fire Department Inspection Date:	Not applicable. A fire inspection has not been completed.
State Approved Building Plans Date:	Plans under construction, building plan approval is a conditional of approval.

Additional Comments:

- The Applicant stated that the site will be served by a private septic system via an existing holding tank. The Applicant stated that a Sanitary Permit or PSE has already been obtained, and provided an approval date of 2/20/2018.

- All new tenant build-outs and occupancy must be submitted for review and inspections by the LFD. Any construction or changes of use must undergo code compliance evaluations and will require pre-construction communication with the general contractors and owners.

The comments mentioned above are intended to guide the Town's consideration of this application. The Town should approve, deny, or conditionally approve the SPPOO.

If the Town Plan Commission elects to grant approval Planning Staff would recommend the following conditions.

1. All site plan and operational aspects details on the submitted materials shall be complied with. Site Plan shall be on file at the Town of Lisbon and Waukesha County.
2. The Town of Lisbon retains the right to annual review the business operation for compliance with approved plans.
3. The Fire Chief shall inspect the premises to ensure the site is in compliance with the respective fire codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
4. The Building Inspector shall inspect the premises to ensure the site is in compliance with the respective building codes. Any identified issues shall be corrected prior to issuance of an occupancy permit.
5. Approval by Waukesha County Environmental Health Division (2/20/2018).
6. Hours of operation are 7 days a week from 7:00 a.m. to 6:00 p.m.
7. Outdoor storage is limited to the Trucks, equipment, and trailers to conduct business operations.
8. All onsite dumpsters shall be stored within the dumpers enclosure areas.
9. Any additional or future business signage shall be required to obtain signage approval.
10. No additional modifications or alterations to Unit D without approval from the Town Building Inspector and Fire Chief.
11. The approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Site Plan/Plan of Operation permit with all the zoning procedures at the time of being followed. Any use not specifically listed as permitted shall be considered to be prohibited, except as may be otherwise specified herein.
12. The Town reserves the right to review any condition imposed as part of this Site Plan and Plan of Operation if said use becomes a problem in the area. The Town Plan Commission and Waukesha County may modify, change, delete, add, etc. any conditions, through the Site Plan and Plan of Operation process, which they feel may be reasonable in order to allow this use and ensure it does not become detrimental to the surrounding area.

The issues outlined above are meant to act as a guideline to assist you in discussions as to what issues you feel need to be addressed in order for you to review this proposal. This review is subject to change upon review of any additional information submitted to the Town between the drafting this letter and the Public Hearing. I will be in attendance at the May 10th Public Review meeting to answer any questions.

Sincerely,

Daniel J. Lindstrom, AICP
Town Planner

cc: Town of Lisbon Staff

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning\2018 Tasks\2018.28 - Telecome Installation Services Indian Grass SPPOO (Carlos Castillo)\2018-05-03 Plan Commission Letter - Intelligent Media Plan of Operation.docx

Parcel ID 0225.999.004: Zoning

Town of Lisbon

1 inch = 303 feet

0 150 300 600 Feet

Waukesha Shoreland Zoning

Town of Lisbon Boundary

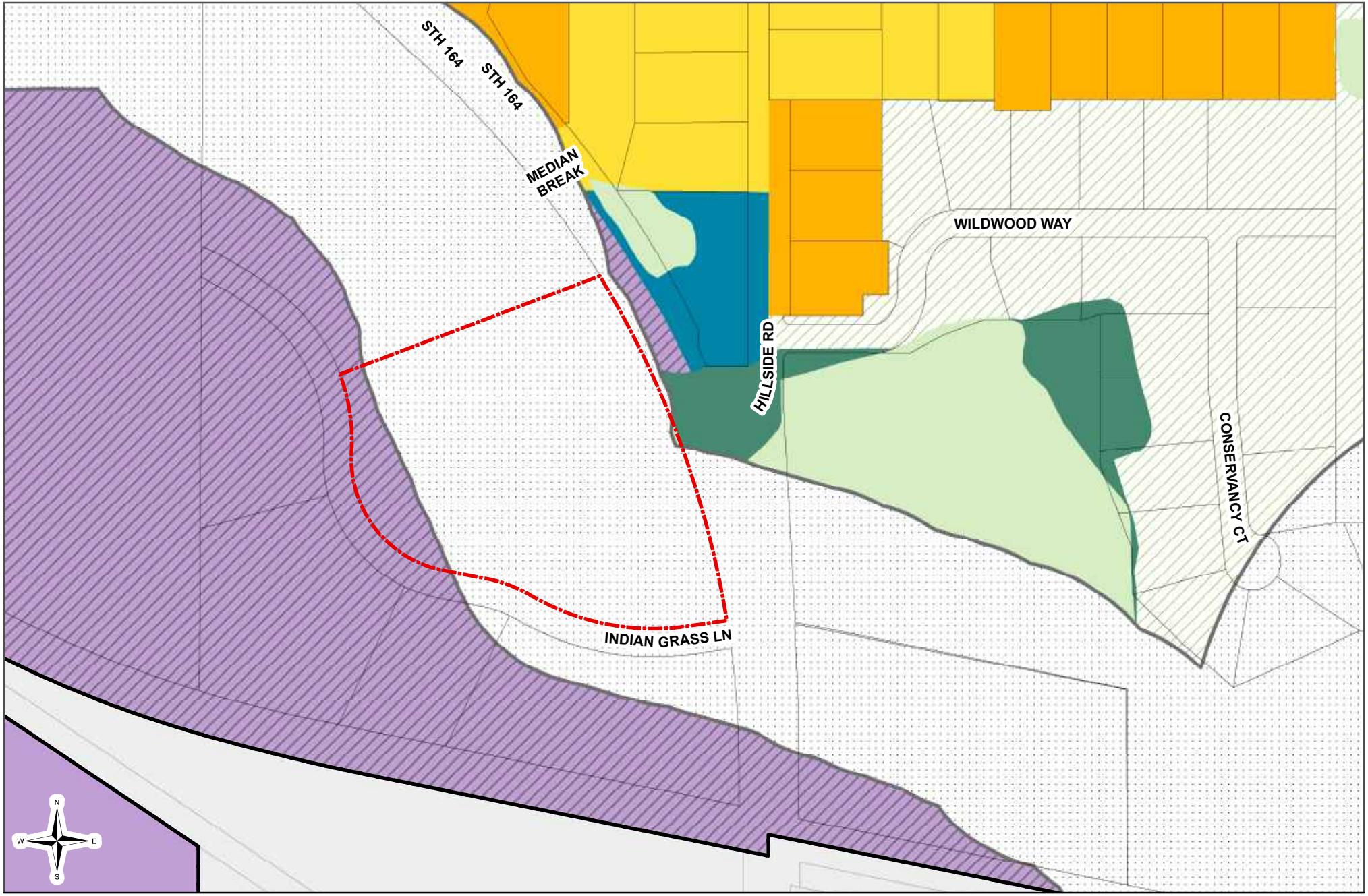
AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
N27 W23957 Paul Road, Suite 105, Pewaukee, WI 53072
Phone: (262) 875-5000 Fax: (608) 826-0530

M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI



Parcel ID 0225.999.004: Zoning

Town of Lisbon

1 inch = 303 feet

0 150 300 600 Feet

Waukesha Shoreland Zoning | Town of Lisbon Boundary

AD-10	A-5	R-2	B-1	B-4	M-1	C-1
RD-5	A-3	R-3	B-2	B-P	M-2	UC
A-10	R-1	RM	B-3	Q-1	P-I	PR

vierbicher
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN - MILWAUKEE METRO
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M:\Lisbon, Town of\170246 - Town Planning\Planning & Zoning

Data Sources: Vierbicher, Town of Lisbon, Waukwsha County, ESRI

Item 4H – Attachments

W234 N8676 WOODSIDE RD.
LISBON, WI 53089-1545
TEL: (262) 246-6100

Plan Commission Application

Application Type and Fee (check all that apply)

*Application fees are non-refundable. Fees cover costs associated with public notification, postage, copies, and document recording, however applicants agree to pay all additional expenses that the Town may incur by virtue of contracted plan review services including but not limited to: legal, surveying and engineering costs and studies.

☐ **Commercial**
**All commercial projects including any change of occupancy, change of use, or construction/alteration must be submitted to the Lisbon Fire Department as well for review and inspections.*

☐ **Residential** – Home-Based Bus. / In-Law Unit

- ☐ Accessory Building Waiver: $100 (Size/Location/Architectural Review)
- ☐ After the Fact Application: Double Fees
- ☐ Certified Survey Map: $200 + $10 Per lot
  - ☐ Dedication Fee (Per lot): $2,658 (Paid upon receipt of signed CSM)
- ☐ Conditional Use Permit: $350
  - ☐ Amendment / Original
  - ☐ Major Grading Permit
- ☐ Deed Restriction: $100
- ☐ Developer's Agreement: $250
- ☐ Groundwater Separation Waiver: $100
- ☐ Land Use Amendment: $300
- ☐ Conceptual: $100
- ☐ Plat Review:
  - ☐ Final - $200
  - ☐ Preliminary - $500
- ☐ Re-Submittal: $200
- ☐ Rezone: $350
- ☐ Sign Permit Application: $30 + Sign Fees (See Adopted Fee Schedule)
- ☐ Site Plan/Plan of Operation:
  - ☐ Amendment: $250
  - ☐ Original: $500
  - ☐ Temporary: $125
- ☐ Special Meeting: $600
- ☐ Waivers/Modification from Land Division and Development Ordinance: $200

Property Information

W220N5701 TOWN LINE RD — Lisbon — 53089
Property Address — City — Zip

LSBT0244999003 — 3.33 acres — A-3
Tax Key/Parcel ID # — Lot Size — Current Zoning

Property Owner

Thomas Gengler
Name / Company Name

Signature

W220N5701 TOWN LINE RD
Address

Lisbon — WI — 53089
City — State — Zip

262-246-9025
Phone — E-mail Address

Applicant

Heather Hennick
Name

Casey's Marketing Company
Company

One Convenience Blvd
Address

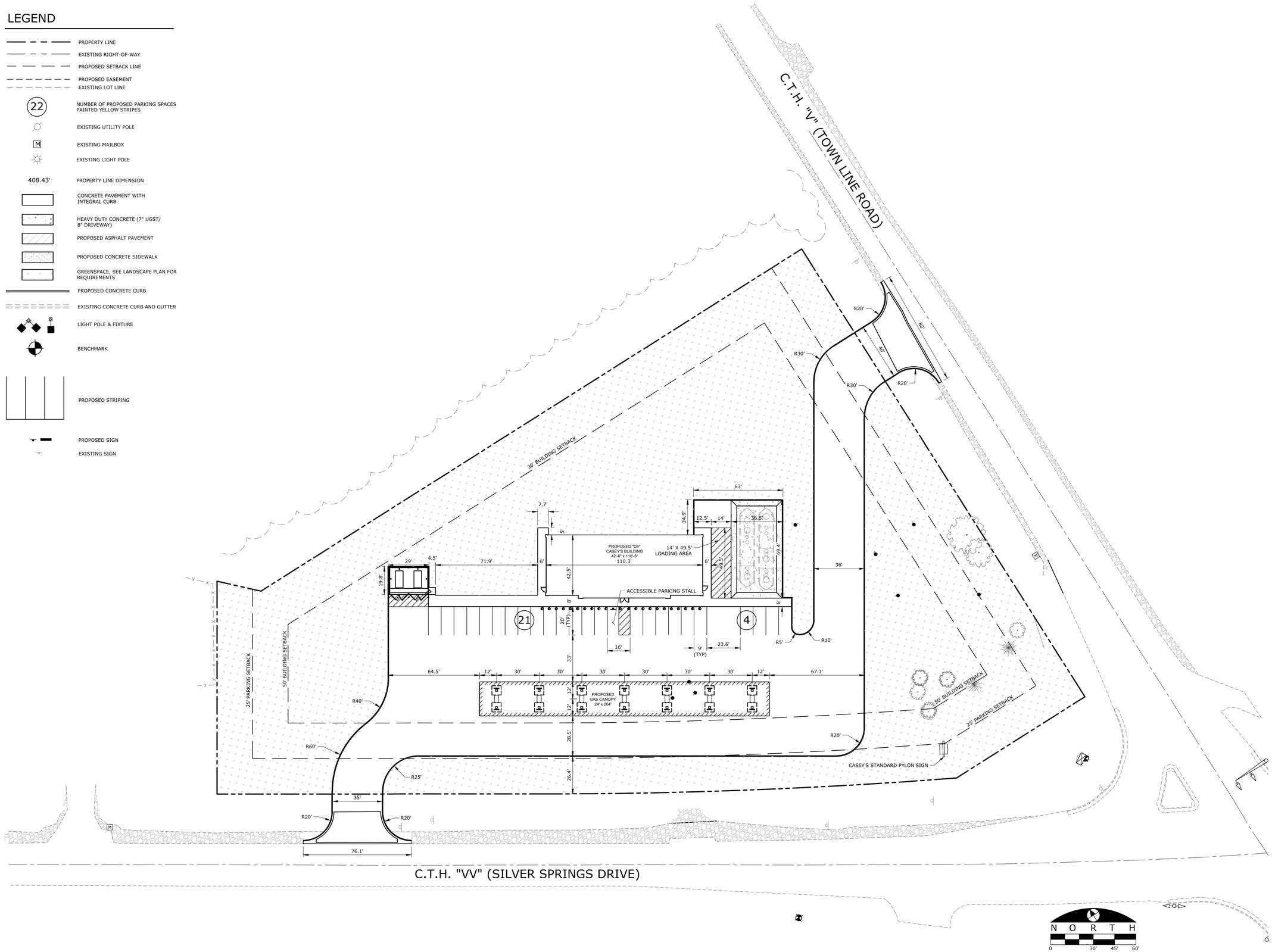
Ankeny — IA — 50021
City — State — Zip

515-965-6123 — heather.hennick@caseys.com
Phone — E-Mail Address

A complete application along with the appropriate fees shall be submitted by the deadline stated on the meeting schedule. In order for an application to be considered complete, the application shall include the required number of site plans/maps, and all of the necessary supporting information as indicated on the Project Review Checklist. If applying for a conditional use or development agreement, a document showing vested interest in the property is required. *The Town of Lisbon reserves the right not to accept an application that is deemed incomplete.*

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- PROPOSED EASEMENT
- EXISTING LOT LINE
- 22 — NUMBER OF PROPOSED PARKING SPACES PAINTED YELLOW STRIPES
- EXISTING UTILITY POLE
- M — EXISTING MAILBOX
- EXISTING LIGHT POLE
- 408.43' — PROPERTY LINE DIMENSION
- CONCRETE PAVEMENT WITH INTEGRAL CURB
- HEAVY DUTY CONCRETE (7" UGST/ 8" DRIVEWAY)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- GREENSPACE, SEE LANDSCAPE PLAN FOR REQUIREMENTS
- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB AND GUTTER
- LIGHT POLE & FIXTURE
- BENCHMARK
- PROPOSED STRIPING
- PROPOSED SIGN
- EXISTING SIGN



ARC DESIGN RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CASEY'S GENERAL STORE

NW CORNER OF CTH V (TOWN LINE ROAD) AND CTH VV (SILVER SPRINGS DRIVE)
LISBON, WI 53089

CONSULTANTS

ISSUED FOR

	DATE
1. ----	----
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REVISIONS

ITEM	DATE
1. ----	----
2. ----	----
3. ----	----
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

LAYOUT PLAN

DRAWN	DRH
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17176

C00

VERIFY ALL SIGNAGE WITH SIGN PERMITS

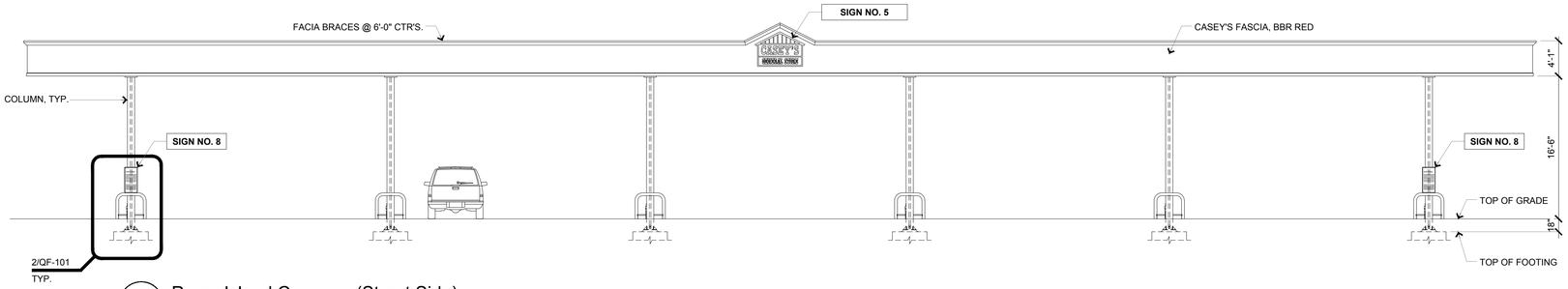
General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

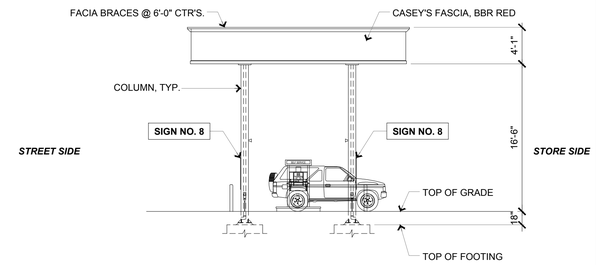
G-001	FOR GENERAL PROJECT NOTES
AL-101	FOR GENERAL SITE PLAN
AL-601	FOR SIGNAGE SCHEDULE AND NOTES
QF-Series	FOR DESIGN AND DETAILS RELATED TO FUELING FACILITY

2. **GASOLINE ISLAND CANOPY**: REVIEW SHOP DRAWINGS PROVIDED BY CANOPY SUPPLIER AND ADVISE CASEY'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES

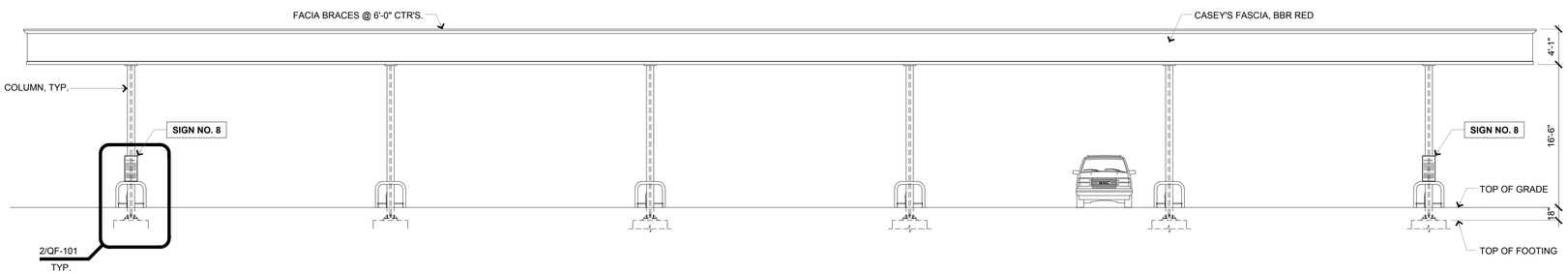
3. **EMERGENCY GAS SHUT OFFS:** REFER TO SHEETS A-201, AQ-101 & E-101 FOR EMERGENCY SHUT OFF LOCATIONS.



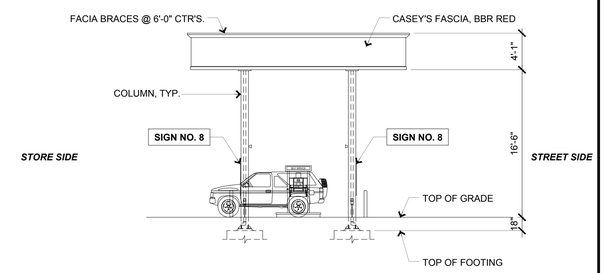
4 Pump Island Canopy - (Street Side)
1/8" = 1'-0"



3 Pump Island Canopy - Right Side Elevation
1/8" = 1'-0"



2 Pump Island Canopy - (Store Side)
1/8" = 1'-0"



1 Pump Island Canopy - Left Side Elevation
1/8" = 1'-0"

6 DISPENSERS - IN-A-ROW - H.I.

SEAL

CORE STATES GROUP
6500 Chippewa Street Suite 200
St. Louis, MO 63109
Phone (314) 843-4320
Fax (314) 843-4323
PBennett@core-eng.com

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CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box
3001, Ankeny, Ia. 50021
515-965-6100

REVISION #10

PROJECT:
SILVER SPRINGS DR. & TOWN LINE RD., LISBON, WI 53089

"O4" STYLE STORE FLAT ROOF

PUBLISHED: 01.18.18
REVISED ON:

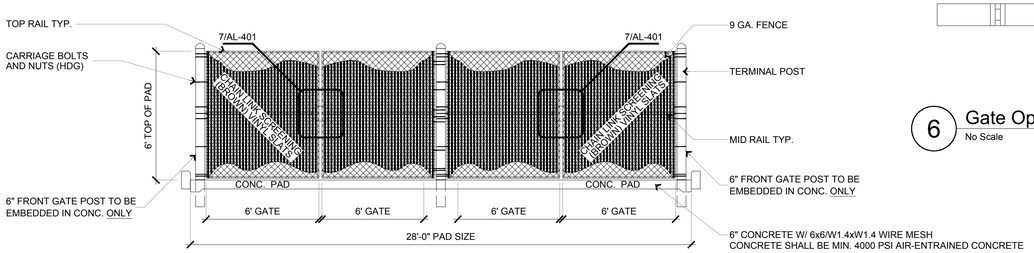
DRAWING INFORMATION:
CONSTRUCTION DIVISION

DRAWN BY: J. KERR-GRANT
CHECKED BY: A. KERR-GRANT

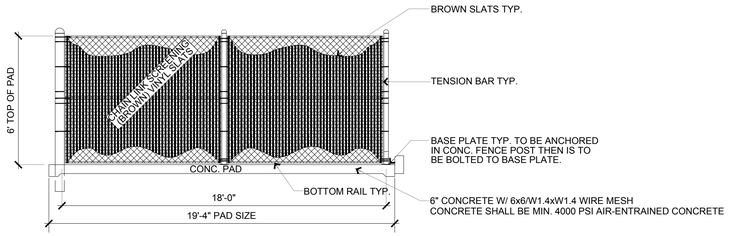
DRAWING INFORMATION:
GASOLINE ISLAND CANOPY ELEVATIONS

AL-201

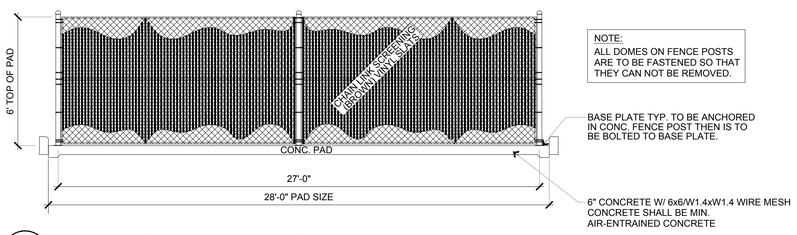
CHAIN LINK SPECIFICATIONS			
FRAMEWORK	O.D.	WALL	LBS/LF
TOP RAIL	1 5/8"	.111	1.84
MID RAIL	1 5/8"	.111	1.84
BOTTOM RAIL	1 5/8"	.111	1.84
LINE POSTS	2 1/2"	.130	3.12
CORNER POST	3"	.160	4.64
END POST	3"	.160	4.64
MAIN GATE POSTS	6 5/8"	.280	
GATE FRAME	1 5/8"	.111	1.84
SERVICE GATE TYPE	3 FT. WIDE		
GAW MATERIAL, 2" MESH, 9 GAUGE COMMERCIAL			
VINYL/PLASTIC VERTICAL (BROWN) SLATS			



5 Dumpster Enclosure - South Elevation
1/4" = 1'-0"

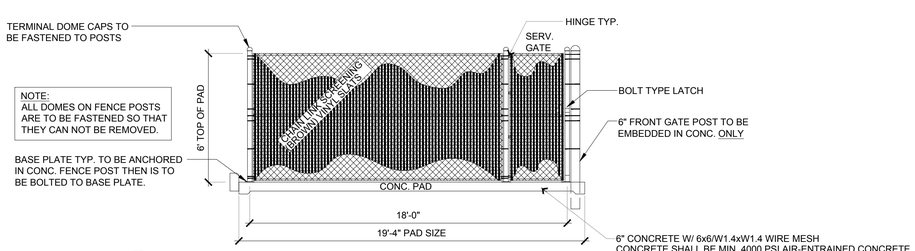


4 Dumpster Enclosure - East Elevation
1/4" = 1'-0"



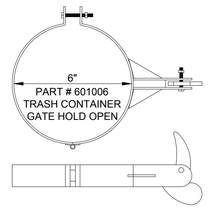
NOTE:
ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.

3 Dumpster Enclosure - North Elevation
1/4" = 1'-0"

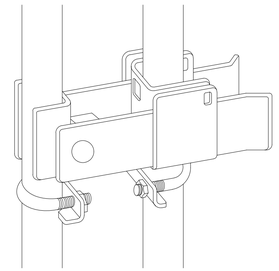


NOTE:
ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.

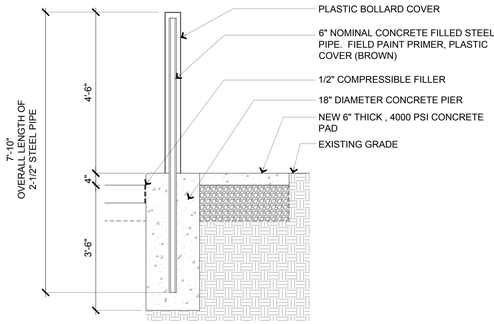
2 Dumpster Enclosure - West Elevation
1/4" = 1'-0"



6 Gate Open Holder
No Scale

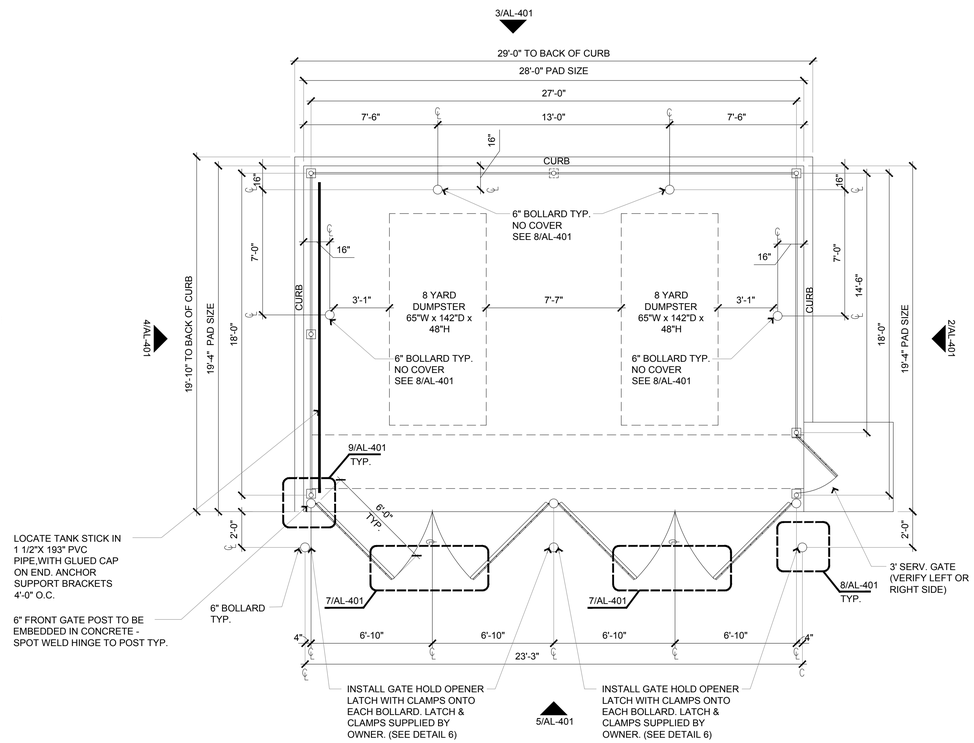


7 Commercial Double Gate Latch Detail
No Scale



BOLLARD SECTION

8 Bollard Detail
No Scale



1 Dumpster Plan
1/4" = 1'-0"

General Notes

1. **RELATED SHEETS**: FOR ADDITIONAL INFORMATION NOT DIRECTLY REFERENCED, SEE THE FOLLOWING SHEETS:

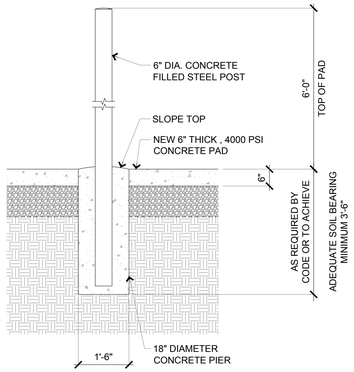
G-001	FOR GENERAL PROJECT NOTES
AL-101	FOR GENERAL SITE PLAN

Construction Notes

1) ALL DOMES ON FENCE POSTS ARE TO BE FASTENED SO THAT THEY CAN NOT BE REMOVED.

2) VERIFY SCREENING WITH LOCAL AUTHORITY.

3) CONTRACTOR TO PRIME ALL 6" BOLLARDS PRIOR TO FINISHED PAINT COAT.



9 Gate Post Detail
No Scale

Chain Link Enclosure

SEAL

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CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021
515-965-6100

REVISION #10

PROJECT: SILVER SPRINGS DR. & TOWN LINE RD., LISBON, WI 53089
"O4" STYLE STORE FLAT ROOF
PUBLISHED: 01.18.18
REVISED ON:
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: J. SMITH
CHECKED BY: A. KERR-GRANT

DRAWING INFORMATION: DUMPSTER ENCLOSURE

AL-401

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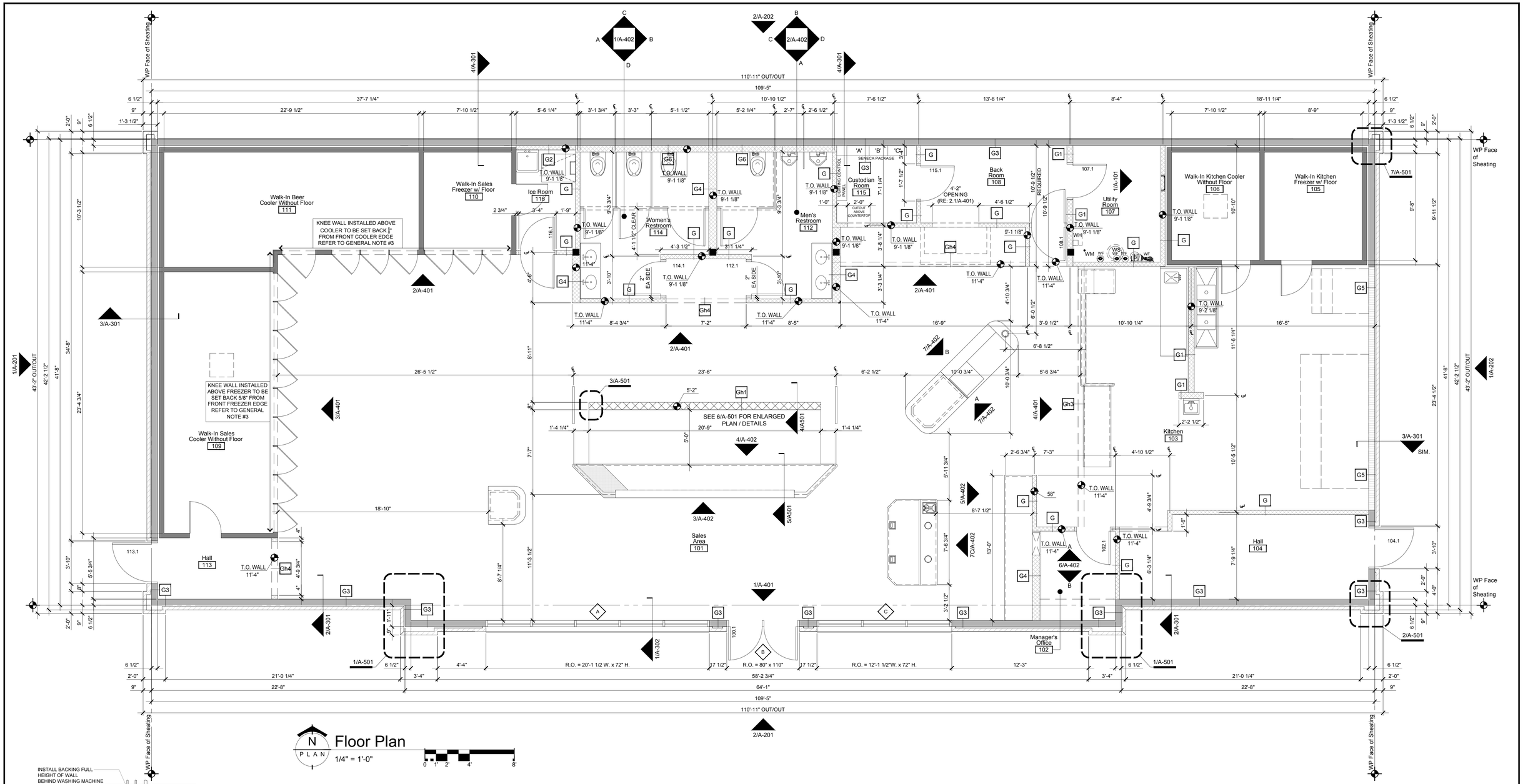
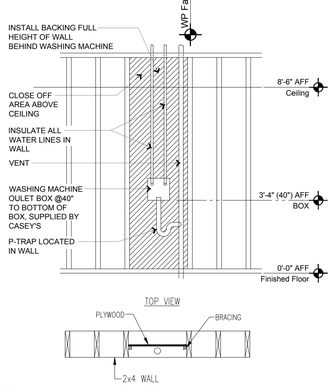


Floor Plan

1/4" = 1'-0"



1 Washing Machine Outlet Box

N.T.S.

General Construction Notes

1. **FRAMING INSTRUCTIONS:**
   1.1 ALL PERIMETER FRAMED WALLS, 2x6 WD STUDS @ 16" OC, VERIFY HEIGHTS; INSULATED WITH 6"x16" WIDE FRICTION FIT INSULATION, *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.2 FRONT WALL SAME AS ABOVE, EXCEPT 2x6 WD STUDS, SEE STRUCTURAL DRAWINGS FOR FRAMING ELEVATION AND DETAILS.
   1.3 ALL INTERIOR FRAMED PARTITION WALLS, 2x4 WD STUDS @ 16" OC, VERIFY HEIGHTS; *EXCEPT AS DIRECTED BY KEYED NOTES*.
   1.4 ALL FRAMING MATERIAL: CONSTRUCTION GRADE OR BETTER.
   1.5 USE TREATED (WOLMANIZED) BOTTOM PLATE, WHEREVER MEETS CONCRETE, SEAL TO CONC FLOOR WITH CONSTRUCTION ADHESIVE.
   1.6 ALL BACKING/BLOCKING 2x6, FLUSH W/ ROUGH FRAMING; HEIGHTS INDICATED ON PLANS (BK @ xx") ARE FROM FLOOR (AFF) CENTER OF BLOCKING.
   1.7 EXTERIOR NON-COMBUSTIBLE WALL. 6" 18 GAGE STEEL STUDS @ 16" O.C. ENTIRE END WALL, USING STEEL TOP AND BOTTOM PLATES.
2. SEAL ALL CABINETS AND SALES COUNTER TO FLOOR.
3. DO NOT FRAME UP UTILITY ROOM WALLS UNTIL THE COMPRESSOR RACK HAS BEEN INSTALLED BY H.V.A.C.
4. H.V.A.C. EQUIPMENT INSTALLED BY CASEY'S PROVIDED INSTALLERS.
5. ALL EXTERIOR WALLS ARE SUPPLIED BY OWNER
6. ALL INTERIOR WALLS ARE TO BE SUPPLIED BY CONTRACTOR AND BUILT ON-SITE

Key - Wall Type

- G — 3 1/2" WOOD STUD (TYPICAL UNLESS NOTED OTHERWISE). RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G1 — 5 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G2 — 3 1/2" WOOD STUD FUR OUT OF EXTERIOR WALL FOR PLUMBING
- G3 — 5 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL
- G4 — 7 1/2" WOOD STUD. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL.
- Gh1 — 5 1/2" WOOD STUD. FINISH HEIGHT = 5'-2" A.F.F. CORNER BEAD ALL OUTSIDE CORNERS. WOOD CAP AND COVE ON TOP OF WALL
- Gh2 — 3 1/2" WOOD STUD SHEAR WALL. SHEET BOTH SIDES WITH 1/2" OSB.
- Gh3 — 4"x2" WOOD FLOOR TYPE TRUSS BEAM SUPPLIED BY STRUCTURAL COMPONENT SYSTEMS. CONTRACTOR TO SHEET SALES AREA SIDE WITH 3/4" PLYWOOD BEFORE FINISHING. RE: A-601, FINISH SCHEDULE FOR WALL FINISH MATERIAL. RE: A-401, DETAIL 4, INTERIOR ELEVATIONS
- Gh4 — 3 1/2" WOOD STUD (FRAMING HEIGHT 7'-6") BULKHEAD BUILT ACROSS OPENINGS FOR GRAPHICS ATTACHMENT. FACE BOTH SIDES, REFER TO FINISH SCHEDULE (A-601) FOR FACE MATERIAL AND FINISH.
- G5 — 5 1/2" 18 GA. STEEL STUD NON-COMBUSTIBLE WALL.

General Notes

1. REFER TO ALL DETAIL PAGES REFERENCED ON THIS PLAN
2. REFER TO SHEET A-601 FOR:
   FINISH SCHEDULES
   DOOR SCHEDULES
   WINDOW SCHEDULES
3. REFER TO SHEET A-100 FOR:
   BACKING LOCATIONS
4. KNEE WALL ABOVE COOLER / FREEZER TO BE INSTALLED 5/8" BACK FROM FRONT FACE OF COOLER / FREEZER.

(A) WINDOW FRAME ELEVATIONS - REFER TO PLAN SHEET A-601, DETAIL 1

(B) DOOR TYPES - REFER TO PLAN SHEET A-601, DETAIL 2

SEAL

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CASEY'S General Store

CASEY'S CONSTRUCTION DIVISION
One Convenience Blvd., P.O. Box 3001, Ankeny, Ia. 50021
515-965-6100

REVISION #10

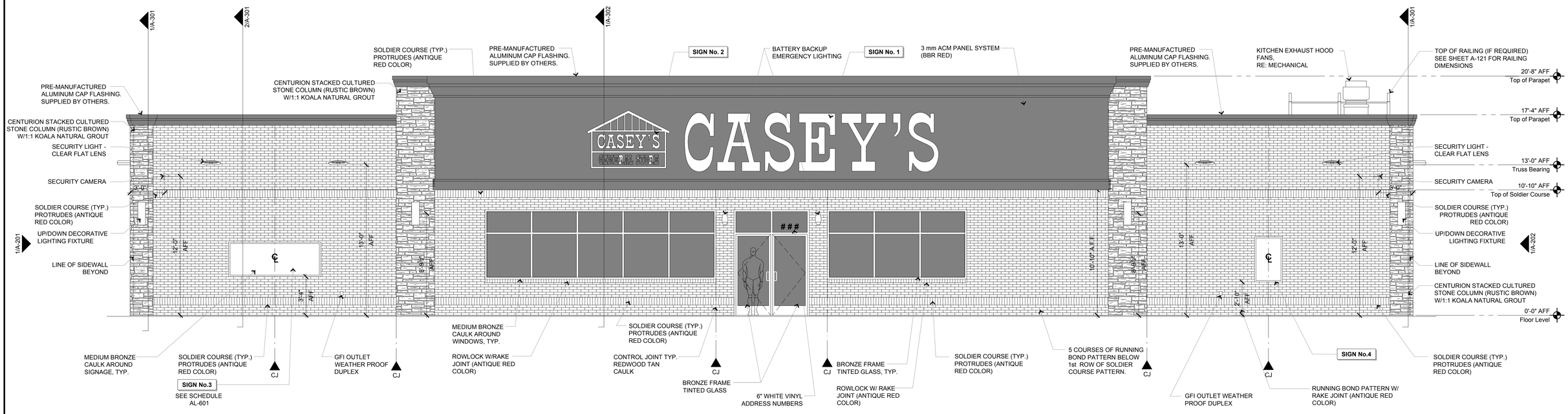
PROJECT: SILVER SPRINGS DR. & TOWN LINE RD., LISBON, WI 53089
"O4" STYLE STORE FLAT ROOF

PUBLISHED: 01.18.18
REVISED ON:

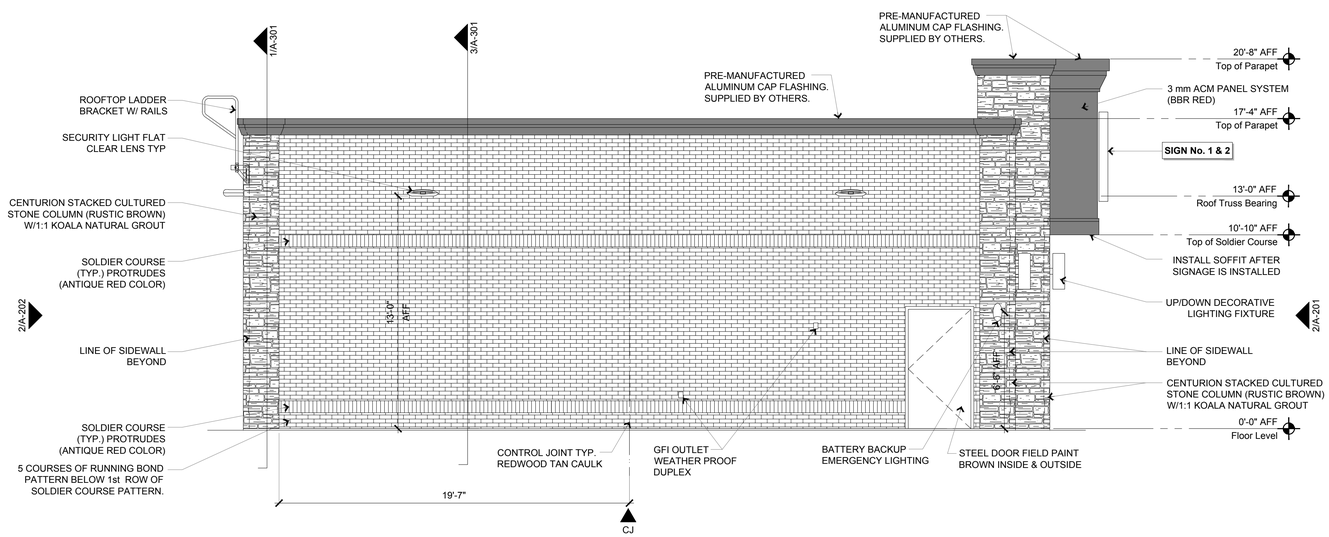
DRAWING INFORMATION: CONSTRUCTION DIVISION
DRAWN BY: J. SMITH
CHECKED BY: A. KERR-GRANT

DRAWING INFORMATION: FLOOR PLAN

A-101



2 Front Elevation
1/4" = 1' - 0"



1 Left Side of Building
1/4" = 1' - 0"

General Notes

1. SIGNS ARE BY OTHERS UNDER SEPARATE COVER AND PERMIT.

SEAL

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PUBLISHED: 01.18.18
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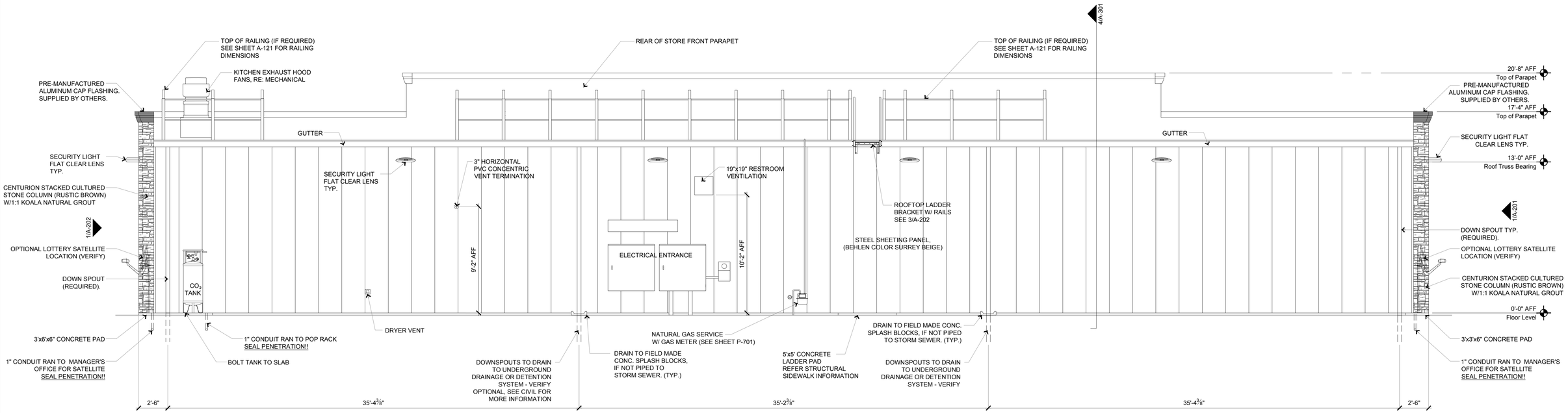
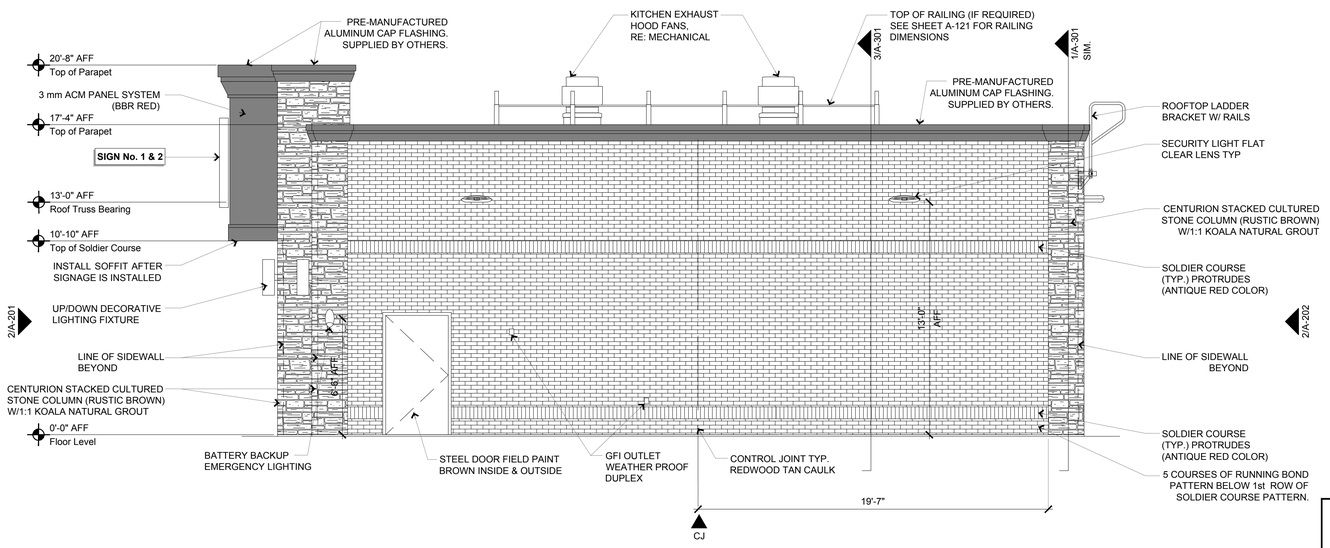
CHECKED BY: A. KERR-GRANT

DRAWING INFORMATION: EXTERIOR ELEVATIONS

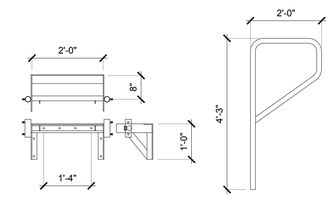
A-201



2 Rear Elevation
1/4" = 1' - 0"



1 Right Side of Building
1/4" = 1' - 0"



3 Ladder Bracket
NTS

General Notes

1. REFER TO AL-601 FOR SIGNAGE SCHEDULE INCLUDING SIZE AND AREA OF SIGNS SHOWN ON ELEVATIONS.

SEAL

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DRAWING INFORMATION: EXTERIOR ELEVATIONS

A-202

FRONT ELEVATION

REAR ELEVATION

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513-574-9500
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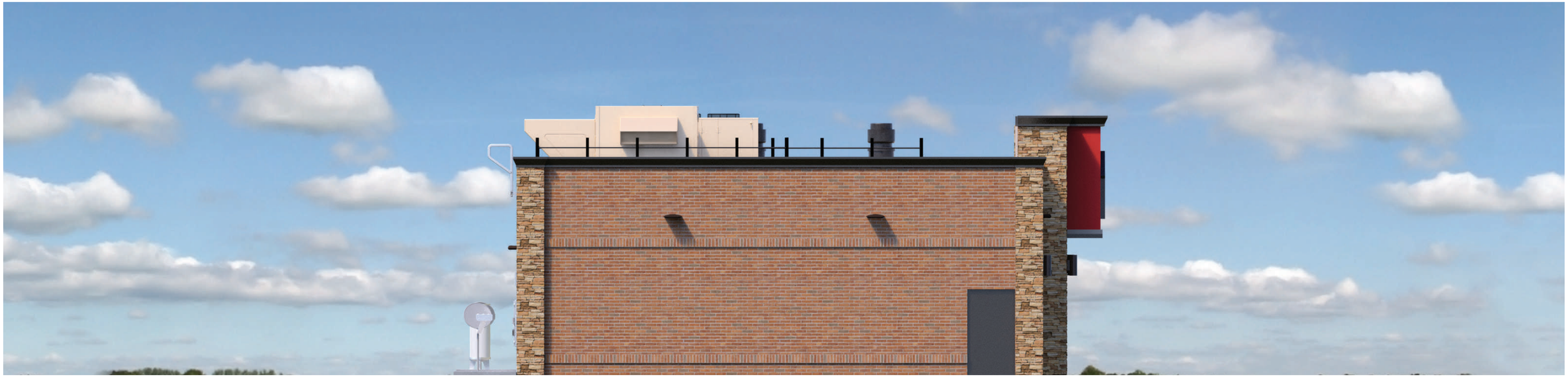
RIGHT ELEVATION



LEFT ELEVATION

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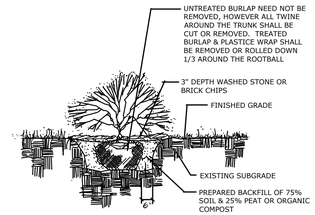
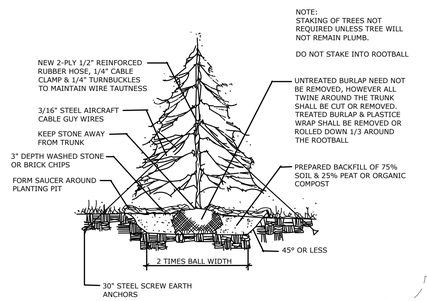
PLANTING NOTES

1. Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
2. Contractor shall verify locations of all underground utilities prior to begining construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
3. For details pertaining to Utilities, Easements, Grading, Retaining Walls, Layout, Geometry, Wetland/Flood Plain Delineations, etc., or other trades refer to Architectural and Civil Engineering plans and/or owner.
4. Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
5. Contractor shall grade entire site as per grading/engineering plans and/or correct surface irregularities in preparation for seed/sod. Roto-til, disc, drag, harrow or hand rake sub grade to a depth of 4" in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
6. All disturbed areas are to receive a minimum 3" of approved topsoil and be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
7. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
8. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
9. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
10. All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
11. Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation. Sizes and/or spread on plant list represent minimum requirements at the time of installation; mature growth may exceed figures listed.
12. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
13. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
14. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
15. All planting beds and tree saucers shall be finished continuous with 3" depth washed aggregate stone, 1-3" size (CA1), or brick chips with heavy duty weed barrier fabric, see planting details. All deciduous trees (shade / ornamental) that are not located in a planting bed shall be edged and finished with a 3'-0" diameter circle of stone and fabric. Evergreen trees shall be edged and finished with stone and fabric to outer-most branches at the time of installation.
16. Planting edge delineation at all planting bed lines and tree saucers shall require installation of 4" interlocking steel edge with steel stakes continuous between lawn and mulched areas as indicated on plan.
17. Contractor to install sod in all areas indicated on plan. Sod to be well established mineral type growth, no peat sod will be allowed. Sod grass blend shall consist of the following suggested bluegrass types: 55% Barrons, 15% Majestic, 15% Adelphi, 15% Glade. Sod pieces are to fit tightly together so that no joints are visible, alternate and stagger courses and tamp or roll firmly. All sodded lawn areas shall be fertilized at first cutting with 15-40-5 analysis fertilizer, at a rate of 6 lbs. per 1,000 s.f.. Acceptance and guarantee note shall apply to all sod areas.
18. Contractor to seed all lawn areas as indicated on plan. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scaldis hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
19. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 15-40-5 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
20. Acceptance of grading and sod and/or seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs), replacement (sod) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded or replaced repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.
21. Existing plants (trees, shrubs, native vegetation, etc.) as shown on plan are to remain and must be protected from construction activity during construction timeline.



SHRUBS

NOT TO SCALE

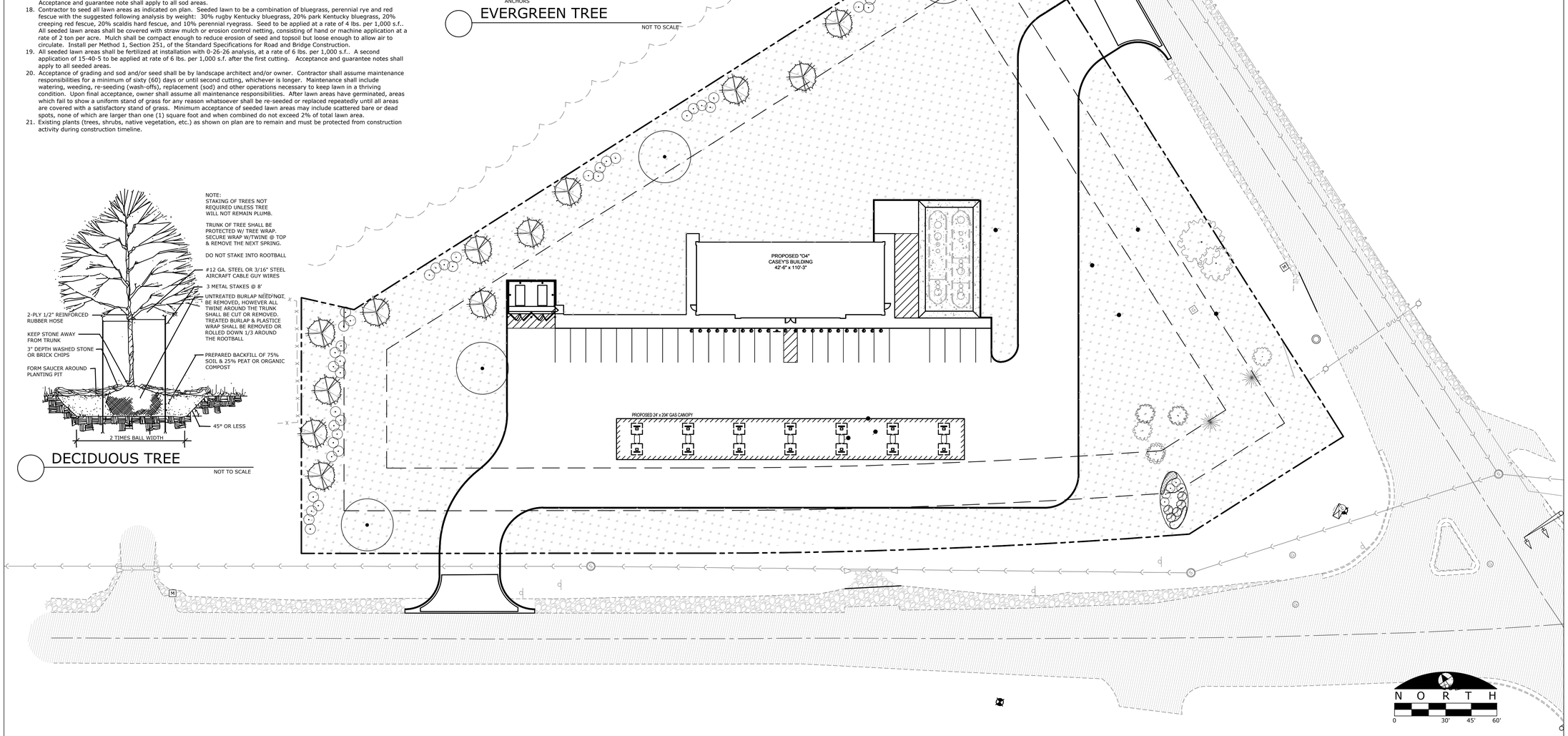


EVERGREEN TREE

NOT TO SCALE

DECIDUOUS TREE

NOT TO SCALE



LEGEND

- EVERGREEN / DECIDOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE
- EXISTING TREE
- SOD TURF AREAS WITHIN PROPERTY UNLESS OTHERWISE DIRECTED BY OWNER

ZONING DATA

CATEGORY	AREA/QUANTITY	REQUIREMENT	PROVISION
BUFERYARDS	NORTH P.L.	LUI FACTOR #3	2 SH. TREES, 6 EV. TREES, 20 SHRUBS
	WEST P.L.	LUI FACTOR #3	2 SH. TREES, 6 EV. TREES, 20 SHRUBS
	EAST / SOUTH P.L.	N/A	

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

PROJECT NAME

CITY, STATE
STREETS
STORE NO. XXXX

CONSULTANTS

ISSUED FOR

	DATE
1. ----	----
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REVISIONS

ITEM	DATE
1. ----	----
2. ----	----
3. ----	----
4. ----	----
5. ----	----
6. ----	----
7. ----	----

SHEET TITLE

COVER

DRAWN	XXX
CHECKED	----
PM	PM

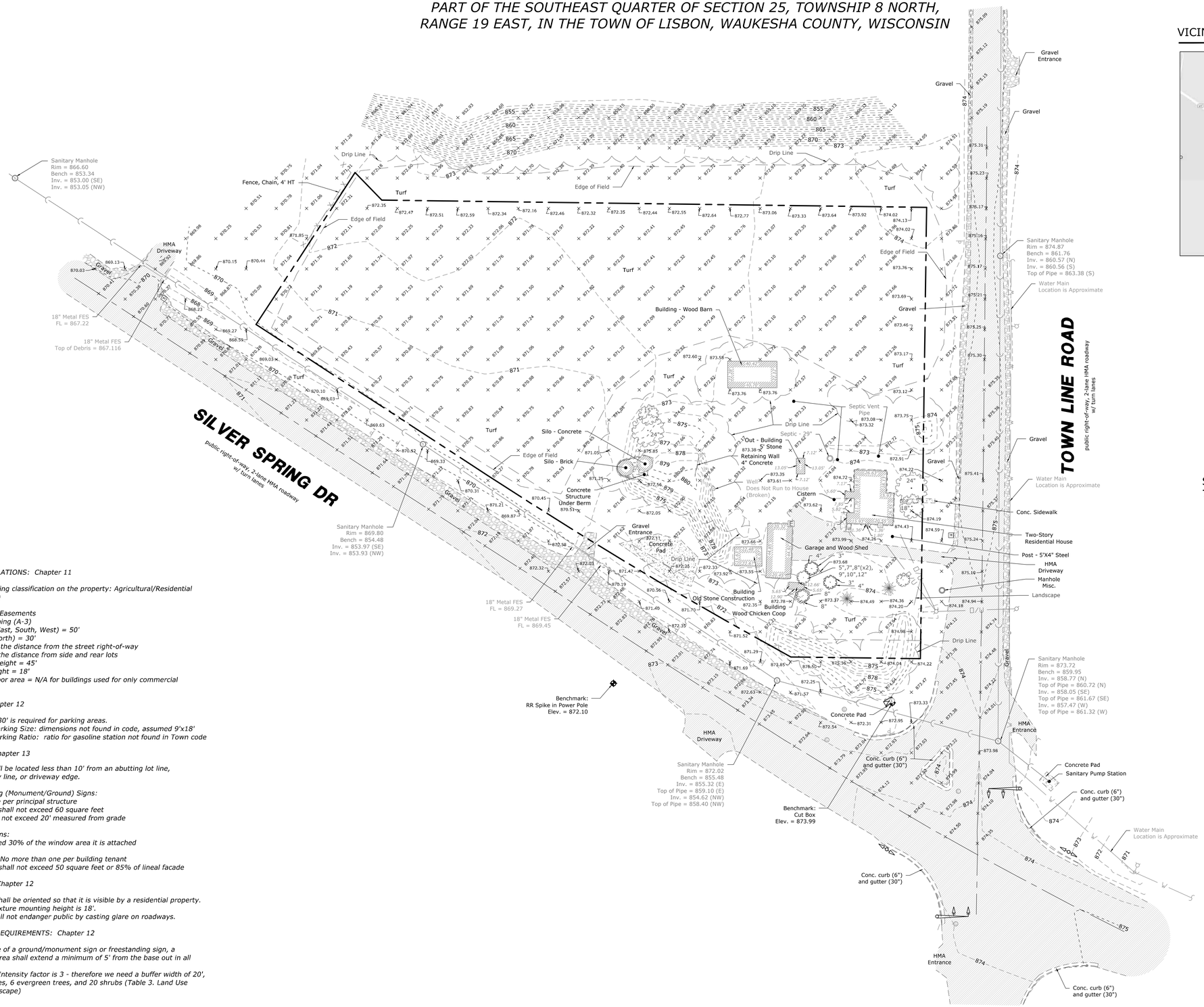
PROJECT NUMBER
SHEET NUMBER

PROJECT NO

ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



I. ZONING REGULATIONS: Chapter 11

Current zoning classification on the property: Agricultural/Residential Estate (A-3)

A) Setbacks & Easements
Existing Zoning (A-3)
**Setback (East, South, West) = 50'*
***Offset (North) = 30'*
**Setback is the distance from the street right-of-way*
***Offset is the distance from side and rear lots*
B) Maximum Height = 45'
C) Canopy Height = 18'
D) Minimum floor area = N/A for buildings used for only commercial purposes

II. PARKING: Chapter 12

Setback of 30' is required for parking areas.
Minimum Parking Size: dimensions not found in code, assumed 9'x18'
Required Parking Ratio: ratio for gasoline station not found in Town code

III. SIGNAGE: Chapter 13

No sign shall be located less than 10' from an abutting lot line, right-of-way line, or driveway edge.

Freestanding (Monument/Ground) Signs:
Allowed one per principal structure
Gross area shall not exceed 60 square feet
Height shall not exceed 20' measured from grade

Window Signs:
Not to exceed 30% of the window area it is attached

Wall Signs: No more than one per building tenant
Gross area shall not exceed 50 square feet or 85% of lineal facade

IV. LIGHTING: Chapter 12

No fixture shall be oriented so that it is visible by a residential property.
Maximum fixture mounting height is 18'.
Lighting shall not endanger public by casting glare on roadways.

VI. LANDSCAPE REQUIREMENTS: Chapter 12

-In the case of a ground/monument sign or freestanding sign, a landscape area shall extend a minimum of 5' from the base out in all directions
- Land Use Intensity factor is 3 - therefore we need a buffer width of 20', 2 shade trees, 6 evergreen trees, and 20 shrubs (Table 3. Land Use Buffer/Landscape)

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VICINITY MAP

SYMBOL LEGEND

- PROPERTY LINE ℄
- CENTER LINE ℄
- CURB AND GUTTER
- O/U — OVERHEAD UTILITIES
- G — GAS LINE
- W — WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- X — X — FENCE
- 750 — CONTOUR LINE
- SANITARY MANHOLE
- METAL OR PLASTIC FLARED END SECTION
- VALVE BOX
- FIRE HYDRANT ASSEMBLY
- WELL
- UTILITY POLE
- GUY WIRE AND ANCHOR
- E — ELECTRIC PEDESTAL
- ELECTRIC METER
- GAS METER
- GAS VALVE
- SIGN AND POST
- BENCHMARK LOCATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- TRAFFIC SIGNAL
- SIGNAL CONTROL CABINET

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PROJECT NAME
OWNER'S NAME

Casey's
Lisbon, WI

CONSULTANTS

ISSUED FOR

	DATE
Client Review	11/30/2017

REVISIONS

NO.	ITEM	DATE

SHEET TITLE

ALTA/NSPS
LAND TITLE
SURVEY

DRAWN	KB/CE
CHECKED	LS
PM	RS

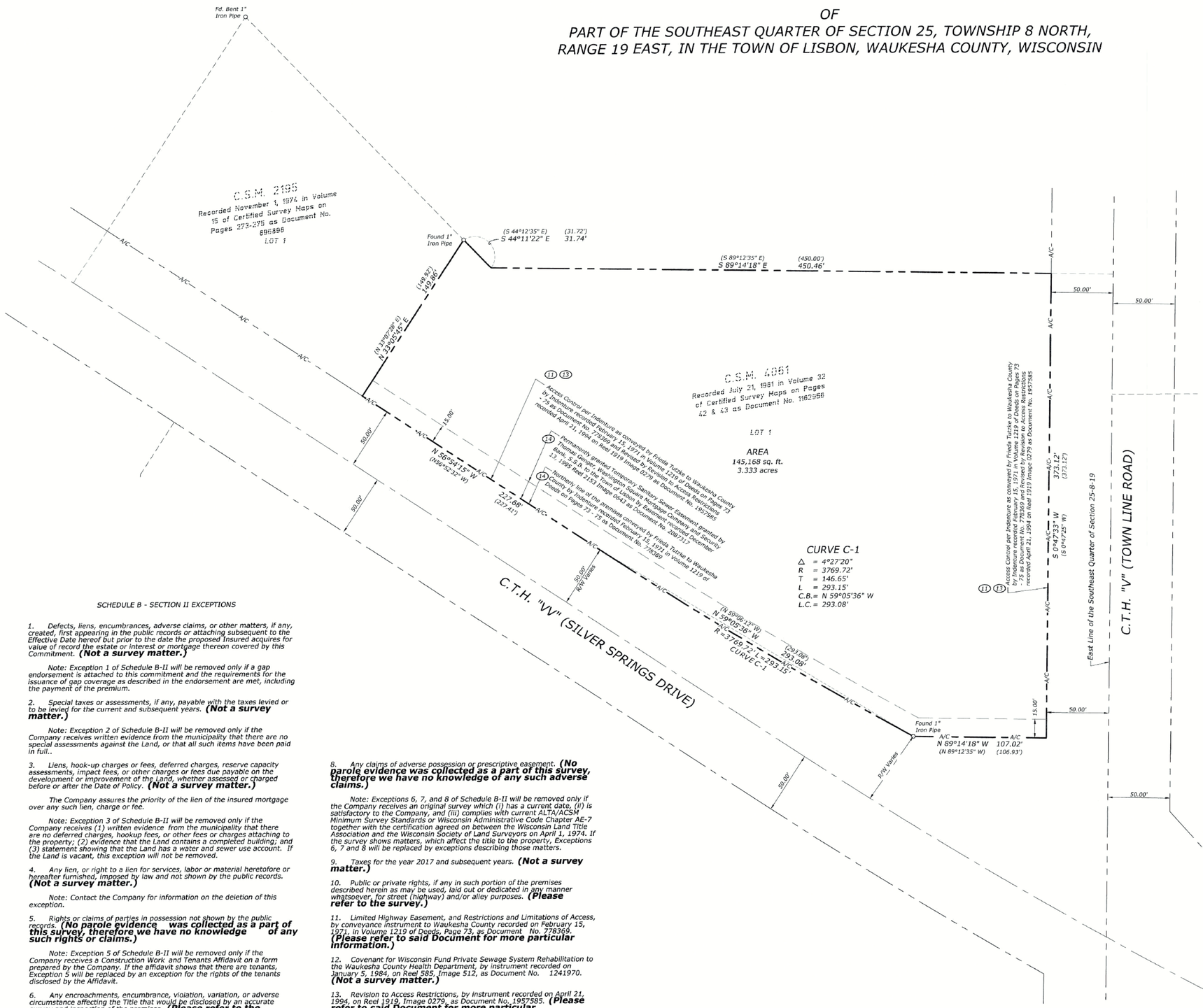
PROJECT NUMBER
SHEET NUMBER

17176

ALTA/NSPS LAND TITLE SURVEY

OF

PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 8 NORTH, RANGE 19 EAST, IN THE TOWN OF LISBON, WAUKESHA COUNTY, WISCONSIN



N O R T H

0 40' 60' 80'

SYMBOL LEGEND

	PROPERTY LINE ℄
	SECTION LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	CENTER LINE ℄
(11)	TITLE EXCEPTION NUMBER
•	SET SURVEY MONUMENT
○	FOUND SURVEY MONUMENT
(85.00')	RECORD DISTANCE
85.00'	MEASURED DISTANCE

Legal description as contained in Commitment for Title Insurance issued by Compass Title, LLC as an Agent for Chicago Title Insurance Company, File No. 177795 Amended

Lot One (1) of Certified Survey Map No. 4061, as recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on July 21, 1981, in Volume 32 of Certified Survey Maps, on Pages 42 and 43, as Document No. 1162956, being a part of the Southeast 1/4 of Section 25, in Township 8 North, Range 19 East, in the Town of Lisbon, Waukesha County, Wisconsin.

ALSO DESCRIBED AS:

A parcel of land being all of Lot 1 as designated upon Certified Survey Map No. 4061, recorded July 21, 1981 in Volume 32 of Certified Survey Maps on Pages 42 and 43 as Document No. 162956 in the Register's Office of Waukesha County, Wisconsin, being located in part of the Southeast Quarter of Section 25, Township 8 North, Range 19 East, more particularly described as follows:

Beginning at the Northwestern most corner of said Lot 1; thence South 44 degrees 11 minutes 22 seconds East along the Northerly line of said Lot 1, a distance of 31.74 feet to an angle point in said Northerly line; thence South 89 degrees 14 minutes 18 seconds East along the Northerly line of said Lot 1, a distance of 450.46 feet to the Northeast corner thereof, said point also lying in the West line of a public road designated C.T.H. "V" (Town Line Road); thence South 0 degrees 47 minutes 33 seconds West along the East line of said Lot 1 and the West line of said C.T.H. "V" (Town Line Road), a distance of 373.12 feet to the Southeast corner of said Lot 1, said point also lying in the Northerly line of the premises conveyed by Frieda Tutzke to Waukesha County by Indenture recorded February 15, 1971 in Volume 1219 of Deeds on Pages 73 - 75 as Document No. 778369 in said Register's Office; thence North 89 degrees 14 minutes 18 seconds West along the Southerly line of said Lot 1 and the Northerly line of said premises so conveyed, a distance of 107.02 feet to a non-tangent curve; thence Northwesterly along the Southerly line of said Lot 1 and the Northerly line of said premises so conveyed, along a circular curve whose radius is 3,769.72 feet and whose center lies to the North, the long chord of which curve bears North 59 degrees 05 minutes 36 seconds West, a chord distance of 293.08 feet to a point of tangency; thence North 56 degrees 54 minutes 15 seconds West along the Southerly line of said Lot 1, and the Northerly line of said premises so conveyed, a distance of 227.68 feet to the Southwest corner of said Lot 1; thence North 33 degrees 05 minutes 45 seconds East along the Westerly line of said Lot 1, a distance of 149.86 feet to the Point of Beginning, containing 145,168 square feet, 3.333 acres, more or less, all being situated in the Town of Lisbon, Waukesha County, Wisconsin.

SURVEYOR'S NOTES

1. *Survey is based on field work performed by Arc Design Resources on November 16, 2017.*
2. *No investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as part of this survey.*
3. *The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.*
4. *The above described property is not located within any regulated flood zones according to the Flood Insurance Rate Map (55133C0206G) for Waukesha County, Wisconsin revised November 5, 2014.*
5. *Surveyed property is based upon the legal description contained in Commitment for Title Insurance, Commitment No. 177795 issued by Compass Title, LLC. agent for Chicago Title Insurance Company effective date October 6, 2017.*
6. *Bearings are based upon G.P.S observations and referenced to the Wisconsin State Plane Coordinate System - South Zone.*
7. *There was no evidence of any recent earth moving activity at the time of survey.*

SURVEYOR'S CERTIFICATION:

To Compass Title, LLC. agent for Chicago Title Insurance Company and Casey's General Store Inc. :

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 6a, 7a, 8, 11, 16 of Table A thereof. The fieldwork was completed on November 16, 2017.

Dated this 30th *day of* November, *2017.*

Lee S. Sprecher
Wisconsin Professional Land Surveyor No. 2672
Arc Design Resources, Inc.
5291 Zenith Parkway
Loves Park, IL 61111
(815)484-4300

WISCONSIN LEE S. SPRECHER S-2672 ROCKFORD IL LAND SURVEYOR

SCHEDULE B - SECTION II EXCEPTIONS

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. ***(Not a survey matter.)***

   Note: Exception 1 of Schedule B-II will be removed only if a gap endorsement is attached to this commitment and the requirements for the issuance of gap coverage as described in the endorsement are met, including the payment of the premium.

2. Special taxes or assessments, if any, payable with the taxes levied or to be levied for the current and subsequent years. ***(Not a survey matter.)***

   Note: Exception 2 of Schedule B-II will be removed only if the Company receives written evidence from the municipality that there are no special assessments against the Land, or that all such items have been paid in full..

3. Liens, hook-up charges or fees, deferred charges, reserve capacity assessments, impact fees, or other charges or fees due payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. ***(Not a survey matter.)***

   The Company assures the priority of the lien of the insured mortgage over any such lien, charge or fee.

   Note: Exception 3 of Schedule B-II will be removed only if the Company receives (1) written evidence from the municipality that there are no deferred charges, hookup fees, or other fees or charges attaching to the property; (2) evidence that the Land contains a completed building; and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, this exception will not be removed.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records. ***(Not a survey matter.)***

   Note: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records. ***(No parole evidence was collected as a part of this survey, therefore we have no knowledge of any such rights or claims.)***

   Note: Exception 5 of Schedule B-II will be removed only if the Company receives a Construction Work and Tenants Affidavit on a form prepared by the Company. If the affidavit shows that there are tenants, Exception 5 will be replaced by an exception for the rights of the tenants disclosed by the Affidavit.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate survey and inspection of the premises. ***(Please refer to the survey.)***

7. Easements or claims of easements not shown by the public records. ***(No parole evidence was collected as a part of this survey, therefore we have no knowledge of any such easements or claims thereof.)***

8. Any claims of adverse possession or prescriptive easement. ***(No parole evidence was collected as a part of this survey, therefore we have no knowledge of any such adverse claims.)***

   Note: Exceptions 6, 7, and 8 of Schedule B-II will be removed only if the Company receives an original survey which (i) has a current date, (ii) is satisfactory to the Company, and (iii) complies with current ALTA/ACSM Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. Taxes for the year 2017 and subsequent years. ***(Not a survey matter.)***

10. Public or private rights, if any in such portion of the premises described herein as may be used, laid out or dedicated in any manner whatsoever, for street (highway) and/or alley purposes. ***(Please refer to the survey.)***

11. Limited Highway Easement, and Restrictions and Limitations of Access, by conveyance instrument to Waukesha County recorded on February 15, 1971, in Volume 1219 of Deeds, Page 73, as Document No. 778369. ***(Please refer to said Document for more particular information.)***

12. Covenant for Wisconsin Fund Private Sewage System Rehabilitation to the Waukesha County Health Department, by instrument recorded on January 5, 1984, on Reel 585, Image 512, as Document No. 1241970. ***(Not a survey matter.)***

13. Revision to Access Restrictions, by instrument recorded on April 21, 1994, on Reel 1919, Image 0279, as Document No. 1957585. ***(Please refer to said Document for more particular information.)***

14. Easement with the Town of Lisbon for Sanitary Sewer, by instrument recorded on December 13, 1995, on Reel 2153, Image 0643, as Document No. 2087317. ***(Please refer the survey for the location and to said Document for more particular information.)***

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Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

Casey's
Lisbon, WI

CONSULTANTS

ISSUED FOR

	DATE
Client Review	11/30/2017

REVISIONS

NO.	ITEM	DATE

SHEET TITLE

ALTA/NSPS LAND TITLE SURVEY

DRAWN	KB/CE
CHECKED	LS
PM	RS

PROJECT NUMBER
SHEET NUMBER

17176

Item 4l – Attachments

LAFARGE AGGREGATES

RECEIVED
APR 12 2018
TOWN OF LISBON

April 9, 2018

Mr. Matt Janecke
Town Administrator/Clerk
Town of Lisbon
W234 N8676 Woodside Road
Lisbon, WI 53089

RE: Temporary Truck Route - Colgate Mine

Dear Matt:

Per our recent conversation, we have been notified by the civil engineering firm working for WisDOT of an upcoming reconstruction project on W164 that will result in traffic detours, affecting how we are able to conduct business for the next 18-20 months. The project, which has recently accelerated its starting date, will commence this July. The first phase of the project will detour traffic until this November and a second phase will reinstate the same detour scenario for a good portion of 2019.

We are seeking approval from the Town of Lisbon to use an alternative truck route for a small, but valuable customer segment from our Colgate mine on Hillside Road. Based on our research, approximately 20% of our outbound, or 10% of our total truck count currently exits the mine and travels westbound on Highway Q to make fixed plant deliveries. During the reconstruction period, we are seeking permission to route that 10% of traffic southbound on Hillside to Plainview Road, then east to W164 and south reach their destination.

The proposed detour scenario for the 2018 & 2019 construction seasons place Lafarge and its customers at a competitive disadvantage; it increases the cost of material deliveries that are ultimately paid for by taxpayers, increases congestion on existing arteries which is costly on road repairs and may impact the local environment. We are asking for a temporary change.

We hope our request to improve material deliveries in this fashion will find support through your governing process. We look forward to hearing from you soon. If you have any questions or concerns, I can be reached by telephone at 847/417-2658 or via e-mail at rtwille@meyermaterial.com.

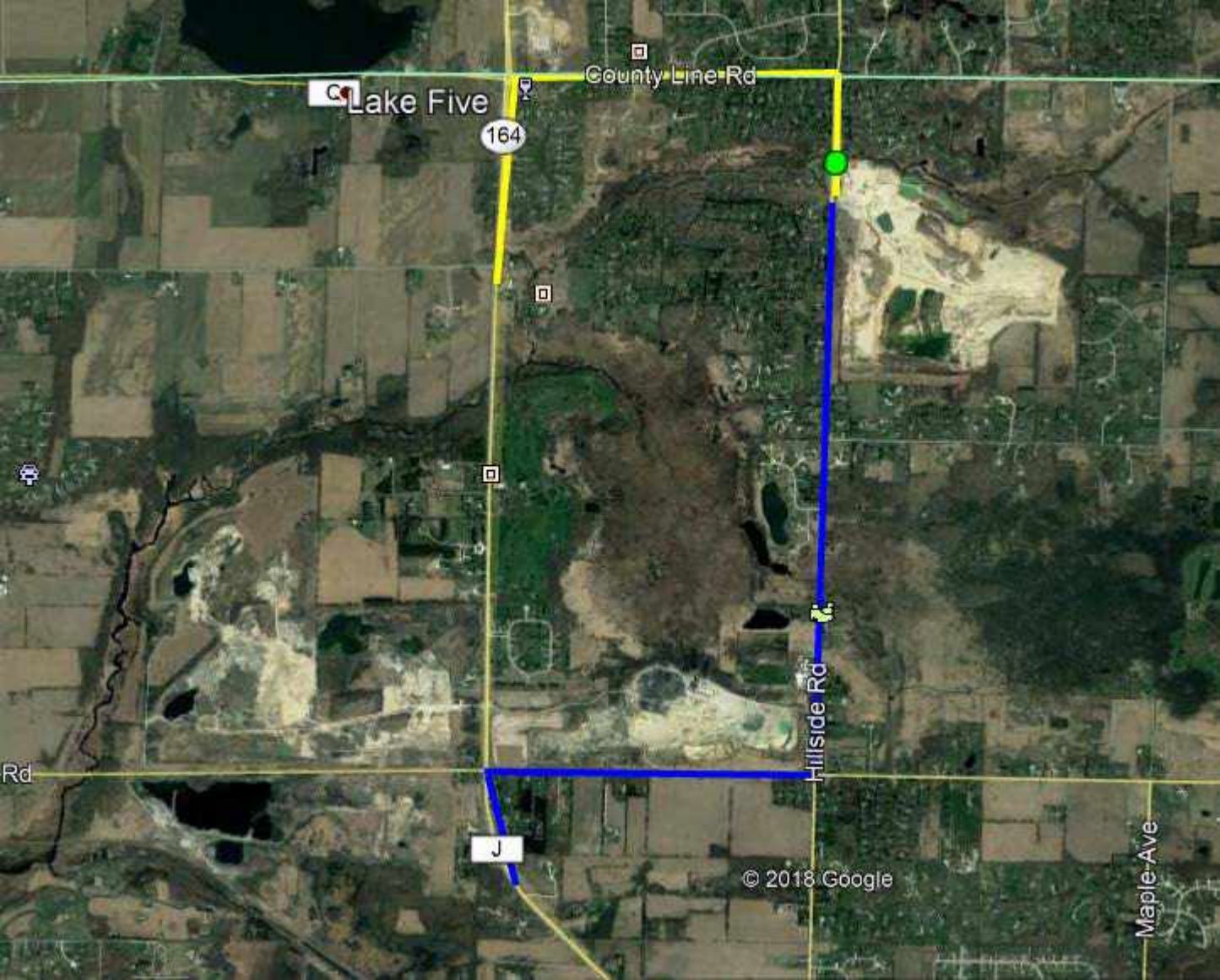
Sincerely,

Lafarge Aggregates/Meyer Material Company

Randi Wille

Randi Wille
Regional Manager, Land and Environment
Mid-America Region

LAFARGE AGGREGATES ILLINOIS/MEYER MATERIAL COMPANY
1300 South Illinois Route 31, South Elgin, Illinois 60177


County Line Rd
Lake Five
164
Hillside Rd
Rd
J
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Maple Ave