Town Clerk's Office | Town of Brookfield 645 N. Janacek Road | Brookfield, WI 53045 Phone: (262)796-3788 | Fax: (262)796-0339



### **MEETING NOTICE**

A regular meeting of the Town of Brookfield's Architectural Review Committee will be held on Wednesday, June 14, 2023 at the <u>TOWN HALL</u>, 645 N. Janacek Road, Brookfield, WI:

### June 14, 2023

<u>6:00 P.M.</u>

### ARCHITECTURAL REVIEW COMMITTEE

### **AGENDA:**

1.		Confirmation of meeting notice.
2.		Approval of Minutes.
3.	S-0623-01	Dan Schaefer (Signworks), representing MKE Swenson Equities LLC, is requesting review and approval of a multi-tenant monument sign, located at 20825 Swenson Drive.
4.	S-0623-02	Kyle Doberstein, representing Wisconsin Medical Weight Loss, is requesting review and approval of a wall mounted sign, located at 21075 Swenson Drive #300.
5.	S-0623-03	Pete Hatcher, representing Coldwell Banker Realty, is requesting review and approval of two wall mounted signs, located at 20350 Water Tower Boulevard.
6.	S-0623-04	Johanna Rolf, representing Myocyte, is requesting review and approval of a wall mounted sign, located at 19035 West Bluemound Road.
7.	SD-0523-01	Corey Wallace (Wesenberg Architects), representing Quest Interiors, for a recommendation for Final Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle.
8.		Adjourn

S	Sign
SD	Site Development

Bryce Hembrook, AICP Town Planner

PLEASE NOTE: 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 meetings to gather information. No action will be taken by any governmental body other than that specifically noticed. Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request such services contact the clerk's office at the above.

### Town of Brookfield

DEPARTMENT OF DEVELOPMENT SERVICES BRYCE HEMBROOK, TOWN PLANNER

### ARCHITECTURAL REVIEW COMMITTEE MINUTES MAY 10, 2023

A meeting of the Architectural Review Committee of the Town of Brookfield was called to order by Chairman Dean Pearson at 6:00pm on Wednesday, May 10, 2023, at the Town of Brookfield Town Hall, 645 North Janacek Road, Brookfield, Wisconsin. Also present at the meeting was Town Planner Bryce Hembrook, Town Supervisor Steve Kohlmann, and Committee members Alan Lee, John Charlier, Matt Paris, and Richard Diercksmeier.

**Confirmation of meeting notice** Town Planner Hembrook reported receipt of verbal confirmation from the Clerk's Office that the meeting was noticed as required.

### 2. Minutes.

1.

A motion was made and seconded (Diercksmeier/ Kohlmann) to approve the April 12, 2023 minutes as presented.

The motion was voted on and carried unanimously.

3. S-0123-01 Rosie Olle (Michael's Signs Inc.) representing Lucida Tax and Accounting Solutions, is requesting review and approval of 1 new sign face on a monument sign and 3 wall signs, located at 20633 Watertown Court. Planner Hembrook described the location of the property, as well as the sign locations. The monument sign will be refaced with a double-sided internally illuminated sign, approximately 37.45 square feet. The sign background will be gray, and the letters will be blue and black. Address numerals will be at least 8" in height. The proposed monument sign meets all code requirements. A wall sign is proposed above the loading dock, which is the southwest corner of the property, and does not face a public right of way. Proposed design is face-lit channel letters with gray aluminum raceway, and black and blue letters, with the sign measuring approximately 51 square feet. A second proposed wall sign is on the southeast side of the building, with the same design as the aforementioned wall sign, and measurements being just under 80 square feet. The third proposed sign is on the front of the building, located within the window panel and single sided, internally illuminated, and with the same gray background and black and blue lettering, and measures approximately 60 square feet. Planner Hembrook went on to report that for this size building, the total signage allowed is 184 square feet for wall-supported signage. This proposal measures 190.95 total square feet, which exceeds the allowable limit, and noted that the ARC can approve exceptions if they find there is justification. Chairman Pearson opined that the two signs on the sides of the building are more attractive than the third. Steve Bruhaska (Michael's Signs Inc.) was in attendance, and responded that the sign Chairman Pearson was questioning will be housed in an existing sign cabinet. Clarification was made regarding the correct signage being proposed. The background is proposed to be brushed aluminum. It was pointed out that the renderings looked like there were two different colors for the sign background.

Mr. Bruhaska indicated that the drawings were attempting to show the sheen of the brushed aluminum. The monument sign will be one sided. There will be no other tenant to consider for the signage. Chairman Pearson mentioned that he preferred to act on the signs one at a time, and the committee was in agreement. A motion was made and seconded (Paris/Charlier) to **approve** a proposed new sign face (1) on a monument sign located at 20633 Watertown Court.

### The motion was voted on and carried unanimously.

Chairman Pearson asked why there are no proposed wall signs facing Bluemound Road. Mr. Bruhaska responded that this is where the client requested the signage be placed, because it is easier to see from Bluemound due to traffic moving in the east/west direction. The ARC was generally in agreement that the sign on the front of the building within the glass was not desirable. It was clarified that there is a maximum of two wall-mounted signs permitted per building subject to the area limits as described in the code on buildings principally used as an office space. Supervisor Kohlmann stated that he would deny the sign above the loading dock because it is not in the public right-of-way, and would prefer to see it facing Bluemound Road. A motion was made and seconded (Paris/ Lee) to **approve** two wall signs, located at 20633 Watertown Court. The motion was **amended** and seconded (Paris/ Lee) to **approve** the east-facing wall mounted sign and the west-facing wall mounted sign as proposed at 20633 Watertown Court.

### The motion was voted on and carried 4-1, with Supervisor Kohlmann dissenting.

4. SD-0123-01 Julie Braun (TLC Sign, Inc.), representing Linde Welding Gas and Equipment Center is requesting review and approval of 3 proposed sign face changes to 1 monument sign and 2 wall signs, located at 100 North Janacek Road. Planner Hembrook described the location of the property and proposed signage. The monument sign is by the entrance, the second faces the Interstate, and the third sign faces the customer entrance. The monument sign is proposed to be approximately 49 square feet, with a light and dark blue background with white lettering, and illuminated. The proposed Interstate sign is approximately 164 square feet with the same background and lettering as the monument sign. The sign code limits an individual wall sign to 100 square feet; however, the ARC can make an exception. This sign would be replacing an existing sign facing the Interstate. The third sign is proposed to face the customer entrance, approximately 84 square feet. Half of the background coloring is proposed to be light and dark blue, the other half would be a white background with light blue lettering. The monument sign does not show the address in the renderings. The monument sign is showing as double sided. Chairman Pearson prefers the white background on the customer service sign have blackout, so it looks white during the day, but at night, only the lettering will be illuminated. Supervisor Kohlmann opined that he wants to see the address on the monument sign. ARC member Paris agreed, adding that the hours could be removed and the address put in that space. A motion was made and seconded (Kohlmann/ Charlier) to **approve** 3 proposed sign face changes to 1 monument sign and 2 wall signs, located at 100 North Janacek Road, with the following conditions:

- The address is added to the monument sign;
- Blackout is added to the white portion of the customer service sign.

Additional discussion included Paris stating that he would like to see the hour's portion on the monument sign removed, but was not interested in amending the motion. **The motion was voted on and carried unanimously.** 

5. SD-0523-01 Corey Wallace (Wesenberg Architects), representing Quest Interiors, for recommendation for Preliminary and Final Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle. Planner Hembrook described the location and zoning, which is B-2 Limited General Business District. It is 3.68 acres of vacant land, with the proposed structure being one story, approximately 23,431 square feet, consisting of an office, product showroom, and product storage/ shipping area. The business's main customers are local homebuilders and contractors. There are 49 proposed parking stalls, 39 for customer parking area in front and 10 towards the rear for employees. There are two access drives that connect to Crossroads Circle. Proposed setbacks are being met, as well as the lot area requirement for the B-2 zoning district. Building height is approximately 28 feet. There are residential properties to the west, with all but one being zoned B-2. One is zoned single family. An existing buffer of landscaping will remain. Planner Hembrook reported that the town engineer addressed the consultant's review letter and feels those items addressed can be resolved without issue. Michael Noffke representing Wesenberg Architects was present and reported that plans are being updated by Excel Engineering, based on comments from the town engineer and from previous meetings for conceptual approval. Hembrook reviewed the site plan, including grading and landscaping. Architectural elements were reviewed. Loading docks are facing south, with the door on the left being a true loading dock with a ramp, and the remaining three overhead doors being access points for contractor trucks to pull into the warehouse. Mark Twohig from Quest Interiors was present and explained the business model, including that it will mostly be their own trucks loading up in the warehouse and then delivering to the job site. Mr. Paris stated that he drove the site and could not see the houses to the west through the trees, nor could he see the site from the residential area through the trees. Paris addressed the issue of lighting on the west side since it faces the residential area. Hembrook noted that the foot-candle on the west side is 0.1, which is meeting the requirement. Hembrook further reported that on the south and east elevations there are some areas that are exceeding that requirement, which is an item that the town engineer noted would have to be addressed and fixed. Mr. Charlier inquired whether the vehicles (vans and box trucks) would be parked inside or outside. Mr. Twohig responded that four vehicles would be inside. Chairman Pearson stated his preference to consider preliminary approval only, due to the number of items listed as needing to be addressed. A motion was made and seconded (Kohlmann/ Charlier) to recommend Preliminary Approval of a new building consisting of an office, product showroom, and product storage and shipping area located at 21055 Crossroads Circle for Quest Interiors.

The motion was voted on and carried unanimously.

Adjourn

6.

A motion was made (Kohlmann) to **adjourn** at 6:56pm. **The motion was voted on and carried unanimously.** 



### Building a Better World for All of Us®

### TOWN OF BROOKFIELD ARCHITECTURAL REVIEW COMMITTEE STAFF REPORT

TO:	Architectural Review Committee
FROM:	Bryce Hembrook, AICP Town Planner
REPORT DATE: ACC MEETING DATE:	June 8, 2023 June 14. 2023

June 14, 2023

RE: ARC Staff Report – June Agenda Items

### 20825 Swenson Drive Monument Sign - Sign Permit Applicant: Dan Schaefer (Signworks) representing MKE Swenson Equities LLC Location: 20825 Swenson Drive **Request: Approval of Permanent Signage**

- Requesting to construct a double-sided, non-illuminated monument sign.
- The applicant is proposing to remove the small "Chicago Title" monument sign to the south of the • proposed sign but keep the monument sign near the intersection of Swenson Drive and Crossroads Circle.
- The Sign Code states that a property "shall not exceed one freestanding sign per parcel of land"; however, the Committee may decide to grant an exception to allow a second sign if the Chicago Title sign is removed. The existing sign that will remain only identifies the property address and does not advertise tenants.
- Sign structure is proposed to be brushed aluminum (metallic silver) and the multi-tenant panels and • address numerals will be black.
- ٠ Proposed sign
  - Approximately 24.75 square feet.
  - Each tenant panel is 10"h x 50"w (3.45 square feet).
    - Panels will be painted black with white premium vinyl lettering.
  - $\circ$  Sign height = 5.5'
  - Proposed to be located 5' from property line.
  - The address numerals will be at least 8" in height.
  - Proposed sign meets all other sign code requirements.

**Recommended Action:** Per the discretion of the Committee.

### Wisconsin Medical Weight Loss – Sign Permit

### Applicant: Kyle Doberstein representing Wisconsin Medical Weight Loss Location: 21075 Swenson Drive #300 Request: Approval of Permanent Signage

- Requesting to add a wall mounted sign above the main entrance.
- Proposed sign
  - Proposed sign area = 23.3 square feet
  - Proposing white lettering with a blue trim.
    - Sign code restricts cabinet signs from having white backgrounds but does not restrict channel letter signs from having white backgrounds. This is considered to be a channel letter sign.
  - Back lit illumination.
  - 35' of linear feet of tenant frontage
    - Total allowable signage = 28 square feet
- There are currently 4 on-building signs on the building, each located above/near the tenant entrance.
- The Code states that there should be a "maximum of two wall-mounted signs per building, subject to the area limits described above, on buildings principally used as offices". The other tenants include a chiropractor's office, spa and salon, mortgage company, and real estate office. Although some of the businesses serve as offices, they provide services to customers and are customer oriented businesses rather than business intended solely for office workers. Due to this, staff believes that allowing the wall mounted signage above the tenant space is appropriate in this situation and that this requirement does not apply in this situation.
- This sign will meet all other requirements as set forth in the sign code.

Recommended Action: Approve the sign permit as presented.

### <u>Coldwell Banker – Sign Permit</u>

Applicant: Pete Hatcher representing Coldwell Banker Location: 20350 Water Tower Boulevard Request: Approval of Permanent Signage

- Requesting to add two wall mounted signs on the office building. One sign is located on the west elevation and the other sign is located on the north elevation. Both signs will replace existing Coldwell Banker signage.
- In 2022, the Architectural Review Committee approved a master sign plan for this property.
  - Allowable signage size was established to allow the following:
    - Tenants occupying 5,000sf or more 1 large sign 100sf each on north and west façade.
    - Tenants occupying 4,000-4,999sf Large 100sf max (west façade)
    - Tenants occupying 1,600-3,999sf Small Sign 50sf max (west façade)
  - Coldwell Banker occupies 4,821sf, thus according to master sign plan, they would be limits to one large sign on west façade. The Committee can still choose to approve both signs since they are replacing existing signage.
- West Elevation Sign
  - Sheet A.100 in the packet shows the location of the existing sign, which is significantly larger than the proposed sign. The new sign will be located below the location of the existing sign, next to the "Smiles for Miles" sign.
  - Proposed sign area = 45 square feet

- Internally illuminated with an push-thru dimensional letters.
- According to the master sign plan, this tenant is permitted one large wall mounted sign on the west elevation up to 100sf.
- North Elevation Sign
  - There is an existing wall mounted sign with blue channel letters
  - Proposed sign will consist of internally illuminated face-lit white channel letters with a brownish orange raceway.
  - Proposed sign area = 68 square feet.
- There are currently 4 other on-building signs (not including existing Coldwell Banker signs) on the building. These signs are shown in the master sign plan.
- The Code states that there should be a "maximum of two wall-mounted signs per building, subject to the area limits described above, on buildings principally used as offices". The master sign plan essentially grants this exception as long as the proposed signage meets the master sign plan.
- This sign will meet all other requirements as set forth in the sign code.

**Recommended Action:** Per the discretion of the Committee.

### <u> Myocyte – Sign Permit</u>

Applicant: Johanna Rolf representing Myocyte Location: 19035 West Bluemound Road Request: Approval of Permanent Signage

- Requesting to add one wall mounted sign near tenant entrance.
- Proposed Sign
  - Proposed sign area = 51.14 square feet
  - Entire Building Frontage (Facing Bluemound) = 311 feet.
    - Allowable sign area = 248sf
  - Tenant frontage = To be provided at meeting.
    - Allowable sign area = TBD.
  - Proposing black and gold channel lettering with a copper raceway and white lighting with a black background.
  - Internally illuminated channel letters.
  - It appears that the proposed sign may exceed the allowable signage.
- There are currently 7 other on-building signs (not including existing sign to be replaced) on the building.
- This sign will meet all other requirements as set forth in the sign code.

**Recommended Action:** Per the discretion of the Committee.

### Quest Interiors – Final Approval

### Applicant: Corey Wallace (Wesenberg Architects) representing Quest Interiors

### Location: 21055 Crossroads Circle

Request: Final approval of new building consisting of an office, product showroom, and product storage and shipping area

- Zoning District = B-2 Limited General Business District
- Currently a vacant 3.68 acre parcel in an office park.
- Proposed structure = 23,431 square foot one-story facility for Quest Interiors consisting of an office area, product showroom, and product storage/shipping area. The business's main customer is local home builders and contractors. It is essentially considered a building supply store.
  - Office area = 3,470 square feet
  - Showroom = 5,803 square feet
  - Warehouse area = 14,158 square feet
- Approximately 49 parking stalls currently proposed; 39 in customer parking area and 10 stalls intended for staff.
  - According to the code, 35 parking spaces are required. Stall per land use breakdown below:
    - Office area = 14
    - Warehouse = 12
    - Showroom = 9
- Proposed setbacks:
  - Front = 108'
  - Side = 109' south and 50' north
  - Rear = 121'
  - All setbacks will meet code requirements.
- Sum total of floor area
  - Proposed = 14.6% of lot area.
  - Required = No less than 6,000sf or 15% of the lot area, whichever is less. Shall not exceed 50% of lot area.
  - Requirement is met.
- Proposed building height appears to be approximately 28'.
- There are single-family residences directly to the west of the subject property, but only one of the adjacent parcels is zoned residential. The majority of trees along the western property line are proposed to remain to maintain the buffer between the residential properties and the new building.

### Final Approval Requirements

The purpose of final project review shall be to determine that this chapter and other Town ordinances have been fully complied with, and to authorize the issuance of a building permit, subject to the developer receiving approval of the Wisconsin Department of Safety and Professional Services (SPS) of the building plans, if required, including architectural details and lighting plan. The Plan Commission may require appropriate sureties to guarantee the completion of grading, landscaping, and construction and paving of parking and loading areas within an approved time schedule. Final approval granted by the Town Board shall expire within 12 months unless necessary building permits have been applied for and issued.

### Development Review Team Feedback

The Development Review Team has reviewed the proposed plans and all of their comments and/or concerns are described in the review letter from the Town Engineer. There are still a few additional items that need to be addressed, but Town Staff believes these items can be addressed prior to final approval from the Town Board.

### Next Steps

If final approval is granted by this committee, the Plan Commission will review final plans at the next available meeting. If approved by Plan Commission, the Town Board will review and grant final approval.

### **Staff Recommendation**

Recommend final approval of this proposed development to the Plan Commission.

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### New Sign Location

### New Sign Location

478 in

5 8 80

20825

Grossroads Cfr

### Existing Sign To be removed and disposed of



Qty One - Double Sided - Non-Illuminated Monument Sign Sign Painted: Black & 41342SP Brushed Aluminum (Metallic Silver) Address - 1/4" Aluminum - blind mounted Tenant Panels - 2" Deep Pan Signs - Mounted to Monument Sign Lettered with White Premium Vinyl Lettering



Sketches/By Name/Colliers/20825 Swenson Monument Sign - FINAL \*\*Permit Require Date: 6/2/2023 Revision: FINAL

\*\*Permit Required for Tenant Changes



Sketches/By Name/Colliers/20825 Swenson Monument Sign - FINAL

### MAP WAUKESHA county

### Waukesha County GIS Map





41"

# Individual Channel Letters (5" deep) Back light (not on raceways)

# 12" X 280" = 23.3 sq/ft

12" Wisconsin Medical / Weight Loss



# 35' X Linear Feet of Frontage





2020 NATIONAL REBRAND PROGRAM

OFFICE LOCATION

20350 Water Tower Blvd Brookfield, WI 53045

10 March 2023



330 Washington Ave Carlstadt, NJ 07072

t 800 203 0301 f 201 528 0890 e info@v gs-inc.com www.vgsonline.com Site Plan



Brookfield - 94800102



330 Washington Ave. Carlstadt, NJ 07072 (201) 528-2700

www.vgsonline.com

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APPROVED DRAWINGS must be signed and dated by Client before fabricaon commencement.

SIGNATURE DATE

> Coldwell Banker Realty 20350 Water Tower Road Brookfield, WI 53045

#### DESCRIPTION

PLOT PLAN

10 MARCH 2023

DRAWN BY

DATE

0.G. N.T.S.

SHEET NO.

SCALE

A.100





EXISTING SIGN



Brookfield - 94800102

**130.5 in** TO GRADE VGS ®

330 Washington Ave. Carlstadt, NJ 07072 (201) 528-2700

www.vgsonline.com

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SIGNATURE

DATE \_\_\_\_

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### **ILLUMINATED STENCIL-CUT / PUSH-THRU DIMENSIONAL LETTERS** QTY. - 1

36"H X 180"W x 10"D LED Internally illuminated sign cabinet painted PMS 280 with stencil-cut, push-thru #7328 White acrylic logo, text and border.



### Voltage: 120 V Amperage: 3.0A **Dedicated 20AMP Circuit**

Sign meets all articles of the 2017 Edition of NFPA-70 National Electric Code and is intended to be installed with compliance with all other applicable local codes. This includes proper grounding and bonding of the sign.







Brookfield - 94800102



#### WELDED .063 ALUM RETURN PAINTED PMS 280

1/8" WHITE (2447) ACRYLIC BACKER WITH WELDED STUDS

3/8" WHITE (7328) ACRYLIC PUSH THRU LETTER & INLINE (TYP.)

LED'S

.080 ALUM FACE PAINTED PMS 280

WEEP HOLES AS REQ.



330 Washington Ave. Carlstadt, NJ 07072 (201) 528-2700

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SIGNATURE DATE

20350 Water Tower Road **Coldwell Banker Realty** Brookfield, WI 53045 DESCRIPTION DESIGN / MOUNTING DATE 10 MARCH 2023 DRAWN BY

0.G. N.T.S.

SCALE

SHEET NO.

▲ REV. 1 12/27/22 - SIZE REDUCTION





EXISTING SIGN



Brookfield - 94800102



330 Washington Ave. Carlstadt, NJ 07072 (201) 528-2700

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SIGNATURE

DATE

A COORMER GAIN, NI 23045 BROOKHEIGI, MI 23045 DRAWN BY 0.G. SCALE 0.T.S. SHEET NO.



## B ILLUMINATED FACE-LIT CHANNEL LETTERS

30"H X 323 5/8"W x 10"D LED Internally illuminated face-lit channel letter sign mounted to painted raceway.



Voltage: 120 V Amperage: 3.5A 20AMP Circuit

Sign meets all articles of the 2017 Edition of NFPA-70 National Electric Code and is intended to be installed with compliance with all other applicable local codes. This includes proper grounding and bonding of the sign.





Brookfield - 94800102



330 Washington Ave. Carlstadt, NJ 07072 (201) 528-2700

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SIGNATURE DATE



## Town of Brookfield-Master Sign Program

Project Name: Water Tower Office Building Property Address: 20350 Water Tower Road Current Zoning: B-2 Limited General Business Tax Key: BKFT1134999017 Applicant Name: HGR, LLC Contact Person: Tera Greenland, Founders 3 Applicant Address: 252 E Highland Ave City: Milwaukee State: WI Zip: 53202

Intent

This document comprises the Master Sign Program (MSP) for Water Tower Office Building located at 20350 Water Tower Road. The intent of the MSP is to set forth a theme as to placement, lettering style, color, materials, mounting method and other related design considerations of signs, while at the same time reducing sign clutter. No sign shall be erected, placed, painted, or maintained, except in conformance with the MSP. Existing signs will be "grandfathered" in until such time as changes are requested. Any new sign applications will require review and approval by the Architectural Control Committee.

- 1. Location, Theme, Color & Size Style:
  - *Monument* One monument sign identifying the building to be located at Water Tower Blvd Entrance. Monument to be positioned Perpendicular to the public rightof-way and have a 5' set back from the lot line. See Exhibit 1 Site Plan. For cohesive appearance monument base materials will coordinate with the building. The monument cabinet to be internally illuminated with routed aluminum faces. Acceptable colors for the monument cabinet are shades of blue and green for the cabinet with white acrylic backer for the text. For detailed example please see Exhibit 2.
  - Wall Signs For wall signs location details see Exhibit 1 Site Plan. Front or backlit raceway/backer mounted channel letters. Acceptable colors for channel letter faces are white or shades of blue and green. Acceptable colors for channel letter cans and trim cap are white, black or shades of blue and green. All Cabinet box background colors to be opaque in a shade to match the building façade color. Raceway and backer colors to be a shade to match building façade color. This

theme provides color continuity with all tenant signage. Maximum projection from building not to exceed 12". Wall signs will be placed within the building sign band. Please see Exhibit 3 for wall sign details.

- c. *Traffic Regulatory, Directional, and Informational Signs* Traffic Regulatory, Directional and Informational Signs, which include signs such as "Stop", "No-Parking", "One-way", "Fire Lane", "No Skateboarding", "Clearance X", or other legal notices, etc., but which do not include way-finding signs, may be installed by the owner according to town of Brookfield Sign Ordinance Section 17.08(j).
- 3. Proposed Size:
  - a. *Monument Sign* Monument sign shall not exceed ten (10) feet in height and shall not exceed 70 square feet per side. The face area includes the surface area of the signage box and sign face but excludes the area of the signage base. The sign base shall be a minimum of 18 inches tall.
  - b. *Wall Sign* Tenants shall be allowed wall signs based on their overall square footage of occupancy as detailed below.
    - a. *Tenants occupying 5,000 sq. ft. or more* (1) Large Sign(s) 100 sq ft max each on North and West Elevation.
    - b. Tenants Occupying 4,000 4,999 sq. f.t –Large Sign 100 sq. ft. max
    - c. Tenants Occupying 1,600-3,999 sq. ft. Small Sign 50 sq. ft. max

Exhibits Enclosed:

- 1. Site Plan
- 2. Monument Sign Detail
- 3. Wall Sign Detail





**WATER TOWER OFFICE BUILDING** 20350 Water Tower Road





### **Monument Sign**

Shall not exceed ten (10) feet in height and shall not exceed 70 square feet per side.

The face area includes the surface area of the signage box and sign face but excludes the area of the signage base.

The sign base shall be a minimum of 18 inches tall.

3/16" White Acrylic Backers

Faces Shades of Green

Brick Base to Match Building



WATER TOWER OFFICE BUILDING 20350 Water Tower Road



# MERIDIAN

### endodontics and periodontics





**WATER TOWER OFFICE BUILDING** 20350 Water Tower Road



4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com

# MYOCYTE

### MYOCYTE - Brookfield 19035 West Bluemound Road - Brookfield, Wisconsin 53151

Drawing Package Title: Myocyte\_Brookfield\_1\_(0).pdf Date: 7-7-20

CONCEPTUAL DRAWING

1 of 4



Illuminated Effect



	4085 North 128th Street	Client: Myocyte	Sales Representative: Skip DeBack	Scale: N/A	Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Myocyte_OVERVIEW_r00_D	Date: 06-05-23
	Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com	Address: 19035 West Bluemound Road	Project Manager: T.B.D.	Paper Size: 11x17		
		Location: Brookfield, Wisconsin	Designer: Mark Mayzik	Signature / Date:		2  of  4
		These designs are the exclusive property of Lemberg Electric Inc. Use or duplication with	thout expressed written permission of Lemberg Electric Inc. Is prohibited. Drawings	s are for conceptual use only. The document	represents an approximation of materials & colors. Actual product colors may vary.	2014

### Myocyte / Brookfield - Face Lit Channel Letters on a Raceway CONCEPTUAL DRAWING

### **Overview Photos**



### FIELD SURVEY REQUIRED PRIOR TO PRODUCTION - BUILDING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO PRODUCTION.

$\overline{\Box}$			Client: Myocyte	Sales Representative: Skip DeBack	Scale: 1/2"=1'-0"
I EMBEDG	SIGNS SIGN	4085 North 128th Street Brookfield, WI 53005 p. 262-781-1500 www.LembergElectric.com	Address: 19035 West Bluemound Road	Project Manager: T.B.D.	Paper Size: 11x17
			Location: Brookfield, Wisconsin	Designer: Mark Mayzik	Signature / Date:

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### Myocyte / Brookfield - Face Lit Channel Letters on a Raceway CONCEPTUAL DRAWING

### Channel Letters - Face Lit on a Raceway

One (1) Set of Face Lit Channel Letters on a Raceway Illuminated with Internal White LED Sign to have Photo Cell

(A) Channel Letters: 3" deep .040 letter coil returns - Black

Trim Cap - 1" Black

.177 White acrylic faces with 3M translucent film graphics applied to 1st surface

(B) "Cloud Signs: 5" deep .040 letter coil returns - Black 1" trim cap - Black

.177 White acrylic face with 3M translucent film graphics applied to 1st surface

(C) Raceway: 4.375" D x 8.75" H Extruded aluminum, paint to match wall, (match required)

Installation Method: Raceway mounted flush to exterior wall. (verify)

### Colors:



- 1) White Acrylic
- 2) 3M translucent film, Sunflower 3630-25
- 3) 3M Blockout film, Black 3635-22B
- 4) Black paint, (satin finish)
- 5) "Copper" paint to match metal fascia, T.B.D.

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date: Myocyte\_CL\_v01\_r00\_D 06-05-23

06-05-2023 / Sign Class: Channel Letters / File Name: Myocyte_Brookfield_1_(0).pdf Initial drawings completed MCM		-				Notes & Revisions   Check List & Flagge	ed Items
					$\bigotimes$	<ul> <li>Colors properly specified. (N)</li> <li>Colors picked by design, client to approve. (N)</li> </ul>	
-		-				<ul> <li>Elevation details called out. (N)</li> <li>EMC call outs and electrical drawings. (N/A)</li> <li>LED color temp. (N)</li> <li>Logo/Art do we have clean vector art. (N)</li> <li>Photo eye placement. (N)</li> </ul>	
-		-				<ul> <li>PMS Colors. (N)</li> <li>Sample colors being provided to client. (N)</li> <li>Tech audit info- Electrical Placement. (N)</li> <li>Tech audit info- Footer Details on Drawings. (N/A)</li> </ul>	
-		-				06-05-2023 Raceway paint color to match wall needed MCM	
-		-				-	
-		-				-	
-		-				-	
-		-				-	
-		-				-	
-		-				-	
Job File Location Sales: Customer Folders / Myocyte USA- Brookfield / Art W	/ork   Job File Location Des	sign: Sign Vault_20 / N	1/MYOCYTE			L	
	Client: Myocyte		Sales Representative: Skip DeBacl	k Scale: N/A		Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status	Date: 06-05-23
4085 North 128th Street Brookfield, WI 53005	Address: 19035 West Bluemou	und Road	Project Manager: T.B.D.	Paper Size: 11x	17	,,,	
LEINDEIKY	Location: Brookfield, Wisconsir	n	Designer: Mark Mayzik	Signature / Date	ire / Date:		
-	These designs are the exclusive property of Lem	berg Electric Inc. Use or duplicati	on without expressed written permission of Lemberg Electric Inc. Is p	prohibited. Drawings are for conceptual use only. Th	e document	epresents an approximation of materials & colors. Actual product colors may vary.	4 of 4

# Myocyte / Brookfield - Face Lit Channel Letters on a Raceway CONCEPTUAL DRAWING

1			
	-		
1			
	Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status	Date:	

# **PROPOSED SHOWROOM, OFFICE & WAREHOUSE BUILDING**





VICINITY MAP



### for

# **QUEST INTERIORS**

21055 Crossroads Circle Town of Brookfield, WI

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	100 CAMELOT DRIVE FOND DU LAC, WI 54935 (920) 926 - 9800 Tim Stoppleworth tim.stoppleworth@excelengineer.com

LOCAL MAP



PROJECT LOCATION



### FIELD VERIFY ALL GIVEN DATA BEFORE PREPARATION OF SHOP DRAWINGS, CONSTRUCTION AND INSTALLATION.

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IOOOL DATE.				
19 April, 2023				
SET TYPE:				

ZONING SUBMITTAL



### COVER SHEET

PRINTED: 4/19/2023 2:08:09 PM			
PROJECT NUMBER			
2236			
SHEET NUMBER			
G100			

SHEET INDEX				
SHEET NUMBER	SHEET NAME	DISCIPLINE		
G100	COVER SHEET	GENERAL		
C0.1	CIVIL COVER AND SPECIFICATION SHEET	CIVIL		
C1.0	EXISTING SITE AND DEMOLITION PLAN	CIVIL		
C1.1	SITE PLAN	CIVIL		
C1.2	GRADING AND EROSION CONTROL PLAN	CIVIL		
C1.3	UTILITY PLAN	CIVIL		
C1.4	LANDSCAPE AND RESTORATION PLAN	CIVIL		
C2.0	DETAILS	CIVIL		
C2.1	DETAILS	CIVIL		
C2.2	DETAILS	CIVIL		
C3.1	SITE PHOTOMETRICS PLAN & DETAILS	CIVIL		
AS100	SITE CONTEXT PLAN	ARCHITECTURAL SITE		
AS101	ARCHITECTURAL SITE PLAN	ARCHITECTURAL SITE		
A100	FIRST FLOOR DESIGN PLAN	ARCHITECTURAL		
Z300	EXTERIOR DESIGN ELEVATIONS	ARCHITECTURAL PRESENTATION		
Z301	EXTERIOR DESIGN ELEVATIONS	ARCHITECTURAL PRESENTATION		
Z400	BUILDING SECTION DIAGRAM	ARCHITECTURAL PRESENTATION		
Z900	PRESENTATION DRAWING	ARCHITECTURAL PRESENTATION		
Z901	PRESENTATION DRAWING	ARCHITECTURAL PRESENTATION		

G:\Shared drives\CWA Projects\_Current\2236\_Quest Brookfield\Programs\Revit\2023 03 12\_Quest Brookfield\_Building Model.rvt

PRELIMINARY NOT FOR CONSTRUCTION FOR PROPER INTERPRETATION, THESE DRAWINGS SHALL BE PRINTED IN COLOR

# **PROPOSED OFFICES, SHOWROOM AND WAREHOUSE FOR: KTFM, LLC** TOWN OF BROOKFIELD, WI

# LEGEND

• 000.00		PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	
• <u>000.00</u> E	EG	EXISTING GRADE SPOT ELEVATIONS	
000.00 E 000.00 F	BG FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WA BG-FINISHED SURFACE GRADE AT BACK OF WAL FG-FINISHED SURFACE GRADE AT FRONT OF WAL	LL DETAIL) - L
000.00 - 000.00 F	TC FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)	
000.00 - 000.00 E	TW 3W	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)	
$\otimes$	EXI	ISTING WATER VALVE IN BOX	
8	PR	OPOSED WATER VALVE IN BOX	
$\otimes$	ΕXI	ISTING WATER VALVE IN MANHOLE	
×	ΕXI	ISTING WATER SERVICE VALVE	
T	ΕXI	ISTING TELEPHONE MANHOLE	
	ΕXI	ISTING STORM CATCH BASIN	
(**) (**)	PR	OPOSED STORM CATCH BASIN - ST CB	
•		OPOSED STORM FIELD INLET - ST FL	
	ΓI	GFUSED STORM THEED INCLUT - STITT	
	EXI	ISTING SQUARE CATCH BASIN	0
Ē	ΕXI	ISTING STORM CURB INLET	0
	PR	OPOSED STORM CURB INLET - ST CI	X
Ø	ΕXI	ISTING UTILITY POLE	
$\not \! \!                                 $	ΕXI	ISTING UTILITY POLE WITH GUY WIRE	0 0 0
$\bigcirc \frown \bigcirc$	EXI	ISTING STREET LIGHT	ST
T	EXI	ISTING TELEPHONE PEDESTAL	— st — @
E	EXI	ISTING ELECTRIC PEDESTAL	SAS
$\bowtie$	EXI	ISTING ELECTRIC BOX	SA(§
C	EXI	ISTING CABLE TV PEDESTAL	w
$\rightarrow$	PR	OPOSED DRAINAGE FLOW	OU
•	1— WE	1/4" REBAR SET	FO ε
•	3/ WF	4" REBAR SET	T
	1-	1/4" REBAR FOUND	G
0	3/	4" REBAR FOUND	
$\bigcirc$	2"	IRON PIPE FOUND	
	1"	IRON PIPE FOUND	
€	ΕXI	ISTING FLOOD LIGHT	
$\bullet$	SE	CTION CORNER	
>s	PR	OPOSED APRON END SECTION	U
<u>alı</u>	ΕXI	ISTING MARSH AREA	- 800
$\bigcirc$	EXI WIT	ISTING DECIDUOUS TREE IH TRUNK DIAMETER	
	ER	OSION MATTING	
IP	PR	OPOSED INLET PROTECTION	

EXISTING CONIFEROUS TREE
EXISTING SHRUB
EXISTING STUMP
SOIL BORING
EXISTING WELL
PROPOSED WELL PROPOSED LIGHT POLE EXISTING LIGHT POLE PROPOSED SIGN EXISTING SIGN
CENTER LINE
EXISTING HANDICAP PARKING STALL
PROPOSED HANDICAP PARKING STALL
EXISTING GAS VALVE
EXISTING WOODED AREA
EXISTING HEDGE
EXISTING CHAINLINK FENCE
EXISTING WOOD FENCE
EXISTING BARBED WIRE FENCE
PROPOSED PROPERTY LINE
EXISTING GUARD RAIL
EXISTING STORM SEWER AND MANHOLE
PROPOSED STORM SEWER AND MANHOLE - ST MH
EXISTING SANITARY SEWER AND MANHOLE
PROPOSED SANITARY SEWER AND MANHOLE - SAN
EXISTING WATER LINE AND HYDRANT
PROPOSED WATER LINE AND HYDRANT
EXISTING OVERHEAD UTILITY LINE
EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING UNDERGROUND TELEPHONE CABLE
EXISTING UNDERGROUND GAS LINE PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER
GRADING/SEEDING LIMITS
RIGHT-OF-WAY LINE
INTERIOR PROPERTY LINE
RAILROAD TRACKS
EXISTING GROUND CONTOUR

PROPOSED GROUND CONTOUR

# **CIVIL SHEET INDEX**

SHEET	SHEET TITLE
C0.1	CIVIL COVER AND SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS



**PROJECT LOCATION MAP** 

### **DIVISION 31 EARTH WORK**

31 10 00 SITE CLEARING (DEMOLITION

- A CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REOURED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD
- ONDITIONS PRIOR TO CONSTRUCTION. B DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE CONTRACTOR TO FIELD VERIEV EXISTING SITE CONDITIONS PRIOR TO
- BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION. C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

### 31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS
- PRIOR TO CONSTRUCTION. B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THI GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA. UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING
- REOUIREMENTS. D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY. E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION
- EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS. F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDAR PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT
- 2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB PLACE A DRAINAGE COURSE LAYER OF 3/4' CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT. 3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF LEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE.
- COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT. 4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT. 5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT 5. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL. TO NOT LESS THAN 85 PERCENT
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. CONTRACTOR SHALL PROVIDE DOCUMENTATION OF PASSING DENSITY TESTING AND PROOF-ROLLING TO ENGINEER UPON COMPLETION. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY ONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY PSI INTERTEK. H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET
- OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY
- AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS . THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE
- GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN. 31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT
- A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL
- RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE ENERAL WPDES STORM WATER PERMIT B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT. APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND
- PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES PURSUANT TO NR 216.455 UNTIL PERMIT COVERAGE IS TERMINATED. . THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS. D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND
- SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED. E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE OR AVAILABLE VIA AN INTERNET WEBSITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
- 1. THE DATE, TIME, ANDLOCATION OF THE CONSTRUCTION SITE INSPECTION. 2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION. 3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
- 4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED. . A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE. F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REOUIREMENTS. SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF
- MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL ST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED 1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN
- 2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE ROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION 3 STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGAT USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12
- INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISHOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12' MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE FOULOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION)
- 4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT 5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION. WATER SPRAYING, SURFACE ROUGHENING, APPLYING
- POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL, FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION). 1. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE 2. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE, CONTRACTOR TO ENSURE THAT CONCRETE
- WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION 3. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS ERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS O EXPOSED SOIL, PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING, TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
- 4. IF SITE DEWATERING IS REOUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES. ALL SEDIMENT LADEN WATER GENERATED DURING TH DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WI DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
- FLUSHING SHALL NOT BE ALLOWED G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL
- RESOURCES IN ACCORDANCE WITH NR 216.55. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS.
- THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERM J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

### CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

### <u>GENERAL PROJECT NOTES</u>

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
- . CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.

### STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

# PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

### DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMEN

- A CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW: STANDARD ASPHALT PAVING SECTION HEAVY ASPHALT PAVING SECTION 1-3/4" SURFACE COURSE (5 LT 58-28S) 1-3/4" SURFACE COURSE (5 LT 58-28S) (WISDOT 455.2.5 TACK COAT (STAGED PAVING) WISDOT 455.2.5 TACK COAT (STAGED PAVING) 2" BINDER COURSE (4 LT 58-28S) 2-1/2" BINDER COURSE (4 LT 58-28S) 12" OF 1-1/4" CRUSHED AGGREGATE 10" OF 1-1/4" CRUSHED AGGREGATE B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.05' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1.5% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS. D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAIN MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.
- 32 20 00 CONCRETE AND AGGREGATE BASE
- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS. B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08. D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS
- SPECIFICATION CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS: SIDEWALK CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY
- " DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS 2. LOADING DOCK CONCRETE - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE. A. CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB: 1). 4"X4" W5.5XW5.5 W.W.F TWO LAYERS OF 4"X4" W 2.9XW2.9 W.W.F.
- #3 REBARS AT 7-1/2" O.C #4 REBARS AT 13" O.C.
- b. LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS: 1). CONTRACTION SAWCUT JOINT -CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH. 2). <u>TYPICAL POUR CONTROL JOINT</u> - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
- DUMPSTER PAD CONCRETE 8° OF CONCRETE OVER 6° OF AGGREGATE BASE. a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED IN THE UPPER 1/3 TO ½ OF THE SLAB: 1). TIE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C. b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS: 1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT
- SHALL BE 2" IN DEPTH. 2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED. VY DUTY CONCRETE - 7" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE. CONCRETE SHALL BE REINFORCED WITH MICRO-FIBERS THAT ARE 100% VIRGIN POLYPROPYLENE, FIBRILLATED, ROUGH TEXTURED, INTERCONNECTED FIBERS CONTAINING NO PREPROCESSED OLEFIN MATERIALS AND SPECIFICALLY MANUFACTURED FOR CONCRETE REINFORCEMENT AT A RATE OF 1.5LBS FIBER/YARD<sup>3</sup> OF CONCRETE. FIBER REINFORCEMENT SHALL BE FIBERMESH 300 (OR EQ.) AND CONFORM WITH ASTM C 1116, TYPE III FIBER REINFORCED CONCRETE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' O.C. a. CONCRETE SHALL BE STEEL REINFORCED AS FOLLOWS:
- 1). TIE BARS AT OUTERMOST CONTRACTION JOINT (FIRST JOINT FROM EDGE OR AT CURB JOINT) AROUND PERIMETER OF CONCRETE. TIE BARS SHALL BE #5 REBAR 24" LONG PLACED AT 30" O.C. TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1/4" X 4-1/2" X 4-1/4" DIAMOND SHAPED TAPERED PLATE DOWELS MANUFACTURED PER ASTM A36. INSTALL PER MANUFACTURERS SPECIFICATIONS
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94 1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
- 2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45. 3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
- 4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
- 5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER. 6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED 7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES
- . VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS. H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION, SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURE
- ND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT ND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3 /HERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. A REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. NELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE
- CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ON SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39, TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS, PERFORM SLUMP TESTING ACCORDING TO ASTM C 43. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH
- CONCRETE MIX PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING. L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45

M.	TEST RESULTS WILL	BE REPORTED IN WRI	TING TO THE DESIGN E	NGINEER, READY-MIX	PRODUCER, AND CON	TRACTOR WITHIN 24 H	IOURS AFTER
	TESTS. REPORTS OF	COMPRESSIVE STREM	IGTH TESTS SHALL CO	NTAIN THE PROJECT I	DENTIFICATION NAME A	AND NUMBER, DATE O	F CONCRETE
	PLACEMENT, NAME	OF CONCRETE TESTIN	G SERVICE, CONCRETE	E TYPE AND CLASS, LO	CATION OF CONCRETE	BATCH IN STRUCTURE,	DESIGN
	COMPRESSIVE STREE	NGTH AT 28 DAYS, CO	NCRETE MIX PROPOR	TIONS AND MATERIA	S, COMPRESSIVE BREAK	KING STRENGTH, AND	TYPE OF BREAK
	FOR BOTH 7-DAY TE	STS AND 28-DAY TES	TS.				

	Table A. Allowable Fipe Material Schedule			
Utility	Material	Pipe Code	Fitting Code	Joint Code
Combined Domestic/Fire Service	C900 PVC	AWWA C900, ASTM D1785, ASTM D2241	AWWA C110, AWWA C153, ASTM D2464, ASTM D2466, ASTM D2467, ASTM D3311, ASTM F409, ASTM F1336, ASTM F1866	Joint: ASTM D3139 Integral Bell & Spigot Elastomeric Seal: ASTM F477
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket	Joint: ASTM F2648 Bell & Spigot Elastomeric Seal: ASTM F477
Pavement Underdrain	Single Wall HDPE-Socked	ASTM F667	ASTM F667	ASTM D1056 Grade 2A2 Gasketed





32 30 00 LANDSCAPING AND SITE STABILIZATION

- PSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS, OTHER THAN A LANDSCAPE ISLANDS SHALL BE PROVIDED WITH A MINIMUM OF 10" OF TOPSOIL, REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING, LANDSCAPER TO PROVIDE PULVERIZING AN FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8. CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO INE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REOUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION. B. SEEDED LAWNS:
- PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1.000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS/1.000 S.F.), STRAW AND MULCH SHALL BE LAID AT 100LBS/1.000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANEN LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059. 2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMEN
- BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1.000 S.F.). AND 15% PERENNIAL RYEGRASS (0.20 LBS./1.000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059. 3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1.000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1.000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EOUIVALENT AT 5-6 LBS./1.000 S.F. SEE EROSION MATTING
- SPECIFICATIONS AS REQUIRED. FOLLOW PROCEDURES FOUND IN WDNR TECHNICAL STANDARDS 1058 & 1059. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF NSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY. D. EROSION MATTING
- CONTRACTOR TO PROVIDE FROSION CONTROL MATTING (NORTH AMERICAN GREEN \$150) OR FOLIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS. 2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EOUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED. LAWN SEED SHALL BE PLACED BELOW MATTING IN ACCORDANCE WITH SEEDING REQUIREMENTS AND MANUFACTURER SPECIFICATIONS.
- E. STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE ONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE FLEVATIONS PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION. 5. <u>TREES AND SHRUBS:</u> FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS,
- LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION. H. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO PORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN
- CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM HE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT.
- CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS. ORGANIC MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF SHREDDED HARDWOOD MULCH AT ALL PLANTING AREAS INDICATED ON THE
- LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER. K. LANDSCAPE STONE: PROVIDE 3" MINIMUM THICK BLANKET OF 1.5" MINIMUM TO 2.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS
- **DIVISION 33 UTILITIES**
- 33 10 00 SITE UTILITIES
- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY. B. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON CO.1 OF THE PROPOSED PLANSET
- C. SANITARY MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER. D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST (
- A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 6" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM REOUIREMENTS
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED. F. ALL PROPOSED STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.1 OF THE PROPOSED PLANSET. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS
- G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REOUIREMENTS. H SITE UTUITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE
- BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE LUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC
- WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET. TRACER WIRE SHALL TERMINATE IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS AT GRADE OR IN TERMINATION BOX PER LOCAL/STATE REQUIREMENTS ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR
- OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER. K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.
- 33 20 00 PUBLIC SITE UTILITIES
- A CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY. B. SEE SHEETS FOR PUBLIC WATER MAIN MAIN SPECIFICATIONS.

### Table A: Allowable Pine Material Schedule

# CONTACTS

**OWNER OUEST INTERIORS** 21055 CROSSROADS CIRCLE TOWN OF BROOKFIELD, WI CONTACT: MARK TWOHIG P: (920) 922-2006 mtwohig@questinterioursusa.com

### CIVIL EXCEL ENGINEERING **100 CAMELOT DRIVE** FOND DU LAC, WISCONSIN 54935 CONTACT: KURTIS GEIGER P: (920) 926-9800 F: (920) 926-9801 kurt.geiger@excelengineer.com

### CIVIL COVER AND SPECIFICATION SHEET



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### **PROJECT INFORMATION**

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### SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 2136554, BY IKNIGHT BARRY TITLE GROUP, DATED MARCH 18, 2022. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL PER DIGGER'S HOTLINE TICKET NO. 20231108067 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.



			NOI	RTH
1"= 30'	30'		30'	60'
CIVIL EXISTING SI	TE AN	ID DEMC	DLITION F	<u>PLAN</u>



### SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

SITE INFORMATION:					
PROPERTY DESCRIPTION: PRCL 1 CSM #6536 VOL 54/145 REC AS DOC #1672724 PT NE1/4 SEC 31 T7N R20E					
PROPERTY AREA: 160,351 S.F. (3.68 ACRES)					
EXSITING ZONING: B-2 LIMITED GENERAL BUSINESS					
PROPOSED ZONING: B-2					
PROPOSED USE: INTERIOR FLOORING RETAIL AND WAREHOUSE					
AREA OF SITE DISTURBANCE: 160,351 S.F. (3.68 ACRES)					
SETBACKS: BUILDING: FRONT = 50' SIDE = 15' REAR = 15'					
PAVEMENT: FRONT = 10' SIDE = 10' REAR = 10'					
PROPOSED BUILDING HEIGHT: 28' (MAX. HEIGHT ALLOWED: 45')					
PARKING REQUIRED: OFFICE AREA (PER 4.B.: 1 STALL / 250 SF): [3,470 / 250] = 14 WAREHOUSE (PER 5C: 1 STALL PER EMPLOYEE + 1/ 5000SF): [((11,746 + 2412) / 5000) + 9 EMPLOYEES)] = 12 SHOWROOM (PER 2N: 3 STALLS PER SALESPERSON + 1 FOR EACH SALESPERSON): 9 TOTAL: 35					
PARKING PROVIDED: 49 SPACES (2 H.C. ACCESSIBLE)					
HANDICAP STALLS REQUIRED: 2, HANDICAP STALLS PROVIDED: 2					
BUILDING OCCUPANCY CLASSIFICATION: S-1/B/M					
CLASS OF BUILDING CONSTRUCTION: 2B					

<u>site p</u>	LAN KEYNOTES			
$\langle 1 \rangle$	STANDARD ASPHALT SECTION (TYP.)			
$\langle 2 \rangle$	HEAVY DUTY ASPHALT SECTION (TYP.)			
$\overline{\langle 3 \rangle}$	CONCRETE SIDEWALK/PATIO (TYP.)			
$\overline{\langle 5 \rangle}$	HEAVY DUTY CONCRETE (TYP.)			
6	LOADING DOCK CONCRETE (TYP.)			
$\langle 7 \rangle$	DUMPSTER PAD CONCRETE (TYP.)			
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS			
9	RAISED WALK (TYP.)			
$\langle 11 \rangle$	TAPER WALK O" TO 6" IN 18'			
13	ADA CURB RAMP (TYP.)			
	18" CURB & GUTTER (TYP.)			
(16)	CURB TAPER (TYP.)			
(17)	CURB CUT (TYP.)			
(18)	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)			
(19)	HANDICAP SIGN (TYP.)			
20	HANDICAP STALL & STRIPING PER STATE CODES			
$\langle 23 \rangle$	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)			
24	(8)-6" CONCRETE BOLLARDS (SEE DETAIL ON ARCH. PLAN)			
28	DETECTABLE WARNING PLATE			
29	TRAFFIC FLOW ARROWS, COLOR TO MATCH PARKING STALL STRIPING			
30	PAINT STRIPING (TYP.)			
31	RETAINING WALL SEE ARCH. PLANS FOR DETAILS			
32	CANOPY SEE ARCH. PLANS FOR DETAILS			
33	COLUMNS AND PERGOLA SEE ARCH. PLANS FOR DETAILS			
34	20' PUBLIC WATER MAIN EASEMENT.			
PAVEMENT	HATCH KEY:			
ST	ANDARD ASPHALT			
HE	AVY DUTY ASPHALT			
CO	NCRETE NORT			

1"= 30'

SCALE

3186 FOR: ഗ  $\overline{\mathsf{N}}$ WAREHOUSE BROOKFIELD, AND O NN SHOWROOM, Ο  $\leq$ ш  $\mathbf{O}$ CIR OFFICES, SROADS  $\square$ S PROPOSE CR09 21055 PROFESSIONAL SEAL PRELIMINARY DATES APR. 19, 2023 01 MAY 3, 2023 MAY 17, 2023 MAY 22, 2023 RU JOB NUMBER 230030600 SHEET NUMBER **C1.1** 

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PROJECT INFORMATION

CIVIL SITE PLAN

FEET



	SPECIFICATION NOTE:				
	SEE SHEET CO.1 FOR PLAN				
	SPECIFICATIONS AND REQUIREMENTS				
	NOTES: 1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFERENCES				
	<ul> <li>SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)</li> <li>2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.</li> </ul>				
IP INLET PROTECTION NOTE: CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.					
STABILIZED CONSTRUCTION ENTRANCE NOTE: CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.					
CONCRETE WASHOUT NOTE:					
	WASHOUT AS REQUIRED PER CODE. FINAL				

LOCATION TBD BY CONTRACTOR.

PROFE	PROPOSED OFFICES, SHOWROOM, AND WAREHOUSE FOR:		
PREL APR MAY MAY	IMINARY DA	ATES	NOT FOR CONSTRUCTION
јов 230	NUMBER	0	
SHEE		7	

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			NO	RTH
	30'	0	30'	60'
1″= 30′	SCALE			FEET

CIVIL GRADING AND EROSION CONTROL PLAN



SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS. ALL WATER MAIN SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS OF NR 811.70 WAC AND TOWN OF BROOKFIELD SANITARY DISTRICT NO. 4 TECHNICAL SPECIFICATIONS.

TOWN OF BROOKFIELD NOTES:

- 1. PRIOR TO WATER UTILITY CONSTRUCTION CAN BEGIN A MODIFICATION TO THE WATER SERVICE APPLICATION WILL NEED TO BE SUBMITTED TO THE TOWN. IF PLUMBING FIXTURES ARE BEING ADDED, CALCULATIONS SHOULD BE PROVIDED FOR PROPER METER SIZING.
- 2. CONTRACTOR SHALL NOTIFY THE TOWN SANITARY DISTRICT NO. 4 AND FIELD STAFF A MINIMUM OF 72 HOURS BEFORE THE START OF ANY CONSTRUCTION OR CONNECTION TO EXISTING PUBLIC UTILITIES.

DOWNSPOUT NOTE:

■ = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

DOWNSPOUT NOTE:

DS

= DENOTES DOWNSPOUT
 CONNECT TO CLEANOUT AT GRADE FOR STORM
 SEWER LEAD. SEE ARCH PLANS FOR FINAL
 LOCATIONS.

CLEANOUT NOTE:

• = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE CO.1 FOR SPECIFICATION.









![](_page_36_Figure_1.jpeg)

### SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

![](_page_36_Picture_4.jpeg)

EROSION MATTING LOCATION

	LANDSCAPIN	G PLANTING SCHEDULE		
	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
	DECIDU	DUS TREES		
	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	4
	Autumn Blaze Maple	Acer x freemanii 'Jeffsred'	2"	4
-	Redmond Linden	Tilia americana	2"	5
	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	3
-	Ann Magnolia	Magnolia liliflora 'Nigra'	2"	4
	EVERGR	EEN TREES		
			c'	
	Black Hills Spruce	Picea glauca	6 6'	6
	DECIDUC	<u>US SHRUBS</u>	18"	6
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	13
	Rhododendron	Rhodendron haaga	18"	9
-	Limelight Hydrangea Tree	Hydrangea paniculata 'Limelight'	4'-5'	5
	EVERGRE	EN SHRUBS		
	Arcadia Juniper	Juniperus sabina 'arcadia'	24"	7
	Taunton Yew	Tauntonii	24"	5
	Wintergreen Boxwood	Buxus sinica var Insularis 'Wintergreen'	18"	11
-	PERI	ENNIALS		
	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	16
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	15
	Walker's Low Catmint	Nepeta x faassenii 'Walker's Iow'	1 gal pot	9
	Hostas	Hostas 'Royal Standard'	1 gal pot	13

![](_page_36_Figure_7.jpeg)

![](_page_36_Figure_8.jpeg)

![](_page_36_Figure_9.jpeg)

230030600

SHEET NUMBER

.4

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![](_page_36_Picture_10.jpeg)

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PROJECT INFORMATION

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FOR

![](_page_37_Figure_0.jpeg)

![](_page_37_Figure_1.jpeg)

6" No. 1 STONE

![](_page_38_Picture_3.jpeg)

![](_page_38_Figure_5.jpeg)

INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION

4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.

TYPE B

OVERALL STORMWATER FACILITY DETAIL

**CIVIL DETAILS** 

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![](_page_39_Figure_0.jpeg)

### METAL WALL CAP (MTL-12)

- CMU WALL (BM-3) 6" DIA. STEEL GATE POST & HINGE w/ CONCRETE FILL AND DOMED CAP. PAINT FINISH (PT-1) 2"x4" STEEL TUBE GATE FRAME w/ 2"x2" DIAGONAL BRACING. PAINT FINISH (PT-1) METAL SCREEN INFILL (MTL-14).
- PROVIDE (3) STEEL, WELD-ON BARREL HINGES PER GATE. 7"x2" OVERALL SIZE , 1 3/8" BARREL DIA., 3/4" DIA. SS PIN. WELDABLE PLATES TO BE 3"H x 1 1/2"W x 3/8" THK. PROVIDE 2 1/8" GAP BETWEEN POST & GATE WHEN INSTALLED. (SEE DETAIL 2B/AS102) PAINT FINISH (PT-1).

![](_page_39_Figure_4.jpeg)

![](_page_39_Figure_5.jpeg)

DUMPSTER ENCLOSURE DETAIL

PROPOSED FIRST FLOOR 100' - 0"

![](_page_39_Figure_8.jpeg)

![](_page_39_Figure_9.jpeg)

SPECIFICATION NOTE: SEE SHEET CO.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

![](_page_39_Figure_11.jpeg)

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<b>†</b> 0.0	<b>+</b> 0.0	+0.0	+0.1	<sup>+</sup> 0.1	<sup>+</sup> 0.2	+0.5	+ 1.0	* 3.0	* 3.1	* 2.9	<b>*</b> 2.6	* 2.0	* 1.4	<b>*</b> 1.1	* 0.8	* 0.6	* 0.5	* 0.5	້* 0.6	* 0.8	* 1.1	* 1.4	* 1.9	* 2.2
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LED Area Luminaire Length: 40.5 Height H1: Height H2: 3.96 LITHONIA LIGHTING LIGHTOLIER by (signify

D-Series Size 2

![](_page_40_Figure_3.jpeg)

WDGE2 LED

Statistics											
Description	Description										
FRONT PAR	RONT PARKING & DRIVE										
OVERHANG	OVERHANG										
BACK PARKING AREA											
Schedule	Schedule										
Symbol		,									
L14 L12											

![](_page_40_Figure_8.jpeg)

8°-0" OVERALL HEIGHT							PROPOSE
		GRADE					PROFESSIONAL SEAL
	GHI POL	E DETAIL					
110 5		1					APR 19, 2023
Avg         Max         M           2.1 fc         3.6 fc         0.2           11.9 fc         13.0 fc         9.3           2.1 fc         13.0 fc         0.3	Min         Max/Min         Avg/Min           2 fc         18.0:1         10.5:1           3 fc         1.4:1         1.3:1           3 fc         43.3:1         7.0:1						MAY 22, 2023
	1		Number	Lamp		Input	
Manufacturer Lithonia Lighting	Catalog DSX2 LED P1 40K 80CRI T4M HS	Description D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	Lamps 1	Output 15605	LLF 0.9	Power 134.5029	
Lithonia Lighting	DSX2 LED P1 40K 80CRI T2M	D-Series Size 2 Area Luminaire P1 Performance Package 4000K CCT 80 CRI	1	17668	0.9	134.5	
Lithonia Lighting	WDGE1 LED P2 40K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1978	0.9	15.0178	
SIGNIFY LIGHTOLIER	C6RN+C6L15835MZ10U +C6RDLCL	CALCULITE 6" ROUND LED DOWNLIGHT CLEAR FINISH	1	1483	0.9	12.6	
HUNZA	NPS-L-S-25-4	NPS SPOT- PURE LED - SERIES WIRED 1050MA - IP66 - 4000K - 25 DEG - REMOTE DRIVER REQUIRED	1	573	1	6.3	
SCALE: 1" = 20'	AN - PH(						

![](_page_41_Picture_0.jpeg)

![](_page_41_Picture_1.jpeg)

June 1, 2023

Mr. Bryce Hembrook Town of Brookfield 645 North Janacek Road Brookfield, WI 53045

Re: Quest Interiors Development 21055 Crossroads Circle Town of Brookfield, Wisconsin (Town)

### Dear Bryce,

Strand Associates, Inc.<sup>®</sup> (Strand) has finished its review of the construction drawings and Storm Water & Erosion Control Calculations resubmittal for the Quest Interiors Development that were received from Excel Engineering, Inc. (Excel) on May 22, 2023, for conformance with the Town specifications and general engineering practices. Before construction may begin, the contractor shall submit all required permits for the development to the state, Wisconsin Department of Natural Resources, Town, and any other relevant agencies. New drawings, stormwater management plan and calculations, and a letter describing the revisions should be returned to Strand after the following concerns have been addressed. Excel's responses to Strand's original comments are *italicized* and Strand's most recent comments are in **bold**.

### Stormwater Management Plan

1. Strand's May 3, 2023, Comment–The time of concentration calculation for the pre-development basin has a sheet flow length of 178 feet. Standard engineering protocol is to use a maximum sheet flow length of 100 feet.

*Excel's May 22, 2023, Response–The modeling and stormwater management report has been revised to reflect this.* 

Strand's Current Response–It was verified that the sheet flow length for the pre-development basin was modified to 100 feet. It appears that the sheet flow length for the "Post 1A" subbasin is 126 feet and still greater than 100 feet.

2. Strand's May 3, 2023, Comment–The time of concentration values appear to be directly entered into the HydroCAD model for the proposed 1A (2S) and 1B (3S) drainage areas. These time of concentration calculations should be provided. Also, the time of concentration paths should be shown on the Post-Development Basin Area exhibit in Appendix B.

Excel's May 22, 2023, Response–Flow paths have been added to the post development plan. Calculation input for Basin 1A has been revised. Basin 1B has been revised to 6-minute and remains as a direct input given its small area and proximity to boundaries while maintaining the engineering practice of 6-minute minimum time of concentration.

Strand's Current Response–It was verified that the flow paths were added to the post-development plan. As noted above, it appears that the sheet flow length for the "Post 1A" subbasin is 126 feet and still greater than 100 feet.

 $JJG: sjl\S: \cite{AD}\100--1199\1127\001\Wrd\Developer\Projects\2023\Quest\Interiors\Review\Letter\2\Quest\Interiors\Action{Advector}{Advector}\Developer\Projects\2023\Quest\Interiors\Review\Letter\2\Quest\Interiors\Action{Advector}{Advector}\Developer\Projects\2023\Quest\Interiors\Review\Letter\2\Quest\Interiors\Action{Advector}{Advector}\Developer\Projects\2023\Quest\Interiors\Action{Advector}{Advector}\Developer\Projects\2023\Quest\Interiors\Action{Advector}\Developer\Projects\2023\Quest\Interiors\Action{Advector}{Advector}\Developer\Projects\2023\Quest\Interiors\Action\Projects\2023\Quest\Interiors\Action$ 

Mr. Bryce Hembrook Town of Brookfield Page 2 June 1, 2023

3. Strand's May 3, 2023, Comment–Within the WinSLAMM input information in Appendix F, the total area draining to the pond (2S) is listed as 2.147 acres. The HydroCAD model notes that the drainage area into the proposed pond is 2.54 acres. Clarification should be given and/or modeling updated accordingly.

Excel's May 22, 2023, Response–The WinSLAMM calculations are updated to include the additional landscape area.

Strand's Current Response–It was verified that the area (2.54 acres) draining to the pond now matches in both the HydroCAD and WinSLAMM modeling calculations.

4. Strand's May 3, 2023, Comment–A stormwater maintenance agreement should be established between the owner and Town.

Excel's May 22, 2023, Response–A draft maintenance agreement is provided for review.

Strand's Current Response–The draft maintenance agreement was reviewed and appears to meet the Town's requirements and match the standard template. The Town Attorney shall review before final approval.

### Stormwater Conveyance

Strand's May 3, 2023, Comment–Storm sewer sizing and inlet capacity calculations should be provided for the proposed storm sewers.

### Excel's May 22, 2023, Response–Storm sewer calculations have been added to the stormwater report.

Strand's Current Response–The storm sewer calculations located in Appendix G of the stormwater report were reviewed. The calculations for the total flow of each drainage basin should be provided showing the weighted runoff coefficient uses as well as intensity for the design storm event.

### Civil Existing Site and Demolition Plan–Sheet C1.0

Strand's May 3, 2023, Comment–Specifications or a detail should be provided describing or showing how the storm sewer pipe will be plugged.

Excel's May 22, 2023, Response–Call out note on C1.0 has been revised to provide more directive on plug.

### Strand's Current Response–The revised note was reviewed and is acceptable.

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### Civil Site Plan–Sheet C1.1

1. Strand's May 3, 2023, Comment–According to 17.06(3)(c)(4) in the Town ordinance, the minimum dimensions for all parking spaces provided for use by physically disabled shall be 12 feet by 18 feet. It appears that these stalls are 9 feet by 18 feet.

*Excel's May 22, 2023, Response–The plans shows (2) two 9-foot by 18-foot stalls with a shared 9-foot van accessible aisle. Taking 4.5-feet of the shared stall plus the 9-foot stall provides a 13.5-foot area meeting the code requirements. This will also be discussed at the PC meeting.* 

### Strand's Current Response–Based on the width of the accessible route, there appears to be adequate space for parking and access and would be able to accommodate cars and vans.

2. Strand's May 3, 2023, Comment–There is a callout for a Keynote 27 in the plan, but there is no description for "27" in the Keynote legend.

*Excel's May 22, 2023, Response–This keynote has been removed from the plan.* 

### Strand's Current Response–It was verified the keynote was removed.

3. Strand's May 3, 2023, Comment–A turning movement exhibit should be provided to verify the largest vehicle (including any emergency vehicles) that will access the site can perform the required turning movements with the proposed layout.

*Excel's May 22, 2023, Response–A truck turning exhibit is included in the resubmittal.* 

Strand's Current Response–A turning template was provided for a WB-67 interstate semi-trailer and it appears it will be able to access the southern portion of the site and back into the loading dock area. The Town Fire Department should verify whether emergency vehicles, such as a fire truck, should be evaluated for access in the eastern parking lot or northern driveway.

Civil Grading and Erosion Control Plan-Sheet C1.2

1. Strand's May 3, 2023, Comment–The anticipated locations of the topsoil stockpiles should be shown on the plan.

*Excel's May 22, 2023, Response–Topsoil stockpile locations have been added to plan sheet C1.2.* 

### Strand's Current Response–It was verified topsoil stockpile locations are shown on Sheet C1.2 and are in upland areas with two layers of silt fence around the perimeter.

2. Strand's May 3, 2023, Comment–Silt fence should be provided between the two driveway entrances just upstream of the curb line to prevent sediment from washing on to Crossroads Circle.

Excel's May 22, 2023, Response–This has been added to plan sheet C1.2.

### Strand's Current Response–It was verified silt fence was added at this location.

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3. Strand's May 3, 2023, Comment–Safety railings should be provided where the top of wall elevation is more than 30 inches above the adjacent grade according to Section 1013.1 of the Unified Building Code. The top of the retaining wall on the west side of the loading dock ramp. There is a drop of approximately 4 feet from top of the retaining wall on the west side of the loading dock ramp to the bottom of ramp near the building.

*Excel's May 22, 2023, Response–The architectural plans will cover this scope and requirement.* 

### Strand's Current Response–The architectural committee should review the plans to verify requirements are met.

4. Strand's May 3, 2023, Comment–The scale bar appears to be incorrect.

Excel's May 22, 2023, Response–This has been rectified.

### Strand's Current Response–Confirmed.

### Civil Utility Plan–Sheet C1.3

1. Strand's May 3, 2023, Comment–The callout for the rim elevation of CB-1 (901.12) does not match the callout for the rim elevation shown in the Bay Loading Dock Detail (900.90).

*Excel's May 22, 2023, Response–The rim elevation on C1.3 for ST CB 1 has been revised to match the detail.* 

### Strand's Current Response–It was confirmed that elevations now match on both sheets.

2. Strand's May 3, 2023, Comment–Evaluate that proper separation between water, storm, and sanitary sewer mains are meeting the requirements of Section NR 811.74 of the Wisconsin Administrative Code (WAC).

Excel's May 22, 2023, Response–A minimum separations are maintained throughout the design.

Strand's Current Response–It appears the proper separation distance between water and storm crossings are maintained.

3. Strand's May 3, 2023, Comment–The storm sewer structure and casting types should be called out on the plan.

*Excel's May 22, 2023, Response–Abbreviation designations are on the plan sheet to correspond to detail on C2.1.* 

Strand's Current Response-It was verified casting types are called out for each structure.

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4. Strand's May 3, 2023, Comment–Review that all water main design meets the requirements of Section NR 811.70 of WAC and Section 12 of the Town Sanitary District No. 4 technical specifications (see Sections 12.1–Water Main Material, 12.2–Valve Type, 12.3–Pipe Cover and length requirements, 12.5–Thrust Restraint, and 12.18–Fire Hydrant Type). Supporting documentation should be provided.

*Excel Response: Design requirements are meet and notes and details have been added to the plans.* 

### Strand's Current Response–It was verified notes and details were added to the construction drawings.

5. Strand's May 3, 2023, Comment–It should be noted that, before water utility construction can begin, a modification to the water service application will need to be submitted to the Town and, if plumbing fixtures are being added, calculations should be provided for proper meter sizing.

Excel's May 22, 2023, Response–This note has been included on plan sheet C1.3.

### Strand's Current Response–It was verified that the note was added to Sheet C1.3.

6. Strand's May 3, 2023, Comment–A note should be added stating that the contractor shall notify the Town Sanitary District No. 4 and field staff a minimum of 72 hours before the start of any construction or connection to existing public utilities.

Excel's May 22, 2023, Response–This note has been included on plan sheet C1.3.

### Strand's Current Response–It was verified that the note was added to Sheet C1.3.

7. Strand's May 3, 2023, Comment–The existing sanitary sewer is not shown correctly on the west side of the property where the proposed sanitary service connection to the main is taking place. The sewer main is entering the manhole from the west and then heads south. There is no sewer line running north of this manhole (see enclosed markup). This will require a modification of the proposed sewer service connection to the main.

Excel's May 22, 2023, Response–The sanitary lateral location has been modified based on this information.

# Strand's Current Response–The existing sanitary sewer line north of the manhole is still shown. This does not exist and should be removed. It should be verified that the proposed 4-inch-diameter lateral has adequate capacity to handle proposed loadings.

8. Strand's May 3, 2023, Comment–A 6-inch water valve should be added to the proposed water service (see enclosed markup).

*Excel's May 22, 2023, Response–The water service location has been revised and a valve has been added to plans.* 

Strand's Current Response–It appears that the fire hydrant and valve will be located behind a masonry wall and near an electrical transformer. It should be verified there is enough room for access by the fire department and Town Sanitary District No. 4 for emergency situations and maintenance.

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9. Strand's May 3, 2023, Comment–The proposed water main tapping location is near an existing water service connection. A note should be added stating the required distance from the existing connection.

*Excel's May 22, 2023, Response–The connection note on plan sheet C1.3 has been revised to reflect this.* 

Strand's Current Response–It was verified that a note was added regarding maintaining the minimum separation distance from the existing connection.

10. Strand's May 3, 2023, Comment–The scale bar appears to be incorrect.

Excel's May 22, 2023, Response–This has been rectified.

### Strand's Current Response–Confirmed.

Civil Landscape and Restoration Plan-Sheet C1.4

1. Strand's May 3, 2023, Comment–Please denote intended tree protection or woodland area protection provided on-site.

*Excel's May 22, 2023, Response–Plan notes are on C1.0 and C1.4 to provide intent of preservation of wooded area.* 

### Strand's Current Response–Notes were reviewed and are adequate.

- 2. Landscaping Planting Schedule Comments
  - a. Strand's May 3, 2023, Comment–According to plant symbols and the plant data chart, selected species appear appropriate. A full comparison of plan quantities as laid-out versus in the planting table was not completed. It may be appropriate for plant callout leaders for use in the field or for final reviews. Planting densities, arrangement, and selection appear appropriate. See notes.

Excel's May 22, 2023, Response–This comment is acknowledged.

### Strand's Current Response–No further comment.

b. Strand's May 3, 2023, Comment–Varieties of flowering pear (Pyrus calleryana) are regarded as potentially invasive. If acceptable, please explore potential replacements such as suitable varieties of flowering crabapple (Malus species) or redbud (Cercis canadensis).

Excel's May 22, 2023, Response–The Jack pear species has been substituted with a flowering crabapple.

Strand's Current Response-The replacement species appears to be adequate.

c. Strand's May 3, 2023, Comment–Deciduous shrub "Planted Size" below 18 inches does not meet code. Please remove 15-inch reference for deciduous shrubs.

*Excel's May 22, 2023, Response–Planting size of shrubs have been revised to a minimum of 18-inches.* 

### Strand's Current Response–It was confirmed that the planting size of shrubs was revised to a minimum of 18 inches.

d. Strand's May 3, 2023, Comment–Similarly, arborvitae "Planted Size" should be corrected to the 6-foot requirement, in accordance with code.

Excel's May 22, 2023, Response–The planted size of Arborvitae species has been modified to 6-feet.

### Strand's Current Response–It was confirmed that the planted size of Arborvitae species has been modified to 6 feet.

e. Strand's May 3, 2023, Comment–Please revise Botanical Name (genus) for Karl Forester Reed Grass as "Calamogrostis."

Excel's May 22, 2023, Response–The Botanical name is shown as Calamagrostis.

### Strand's Current Response–It was confirmed that the botanical name spelling is now correct.

3. Strand's May 3, 2023, Comment–Long-term light pole interference–The seeded lawn area between the parking lot and Crossroads Circle (and some other project areas) contain light poles with large deciduous tree plantings (basswood and honeylocust) within 10 to 12 feet of the poles. Please evaluate spacing arrangements or evaluate the use of smaller trees as needed.

*Excel's May 22, 2023, Response–Adjustments have been made to the tree count and location to address spacing.* 

### Strand's Current Response-The tree count and revised tree locations appear to be adequate.

4. Strand's May 3, 2023, Comment–Because of proximities within 12 feet of the Crossroads Circle road surface, please review planting beds that are present north and south of site access drives to confirm that they are appropriately resistant or distant to potential salt spray and other effects of the roadway and associated ditch.

*Excel's May 22, 2023, Response–Based on the separation of both distance and elevation from the roadway the plantings should be protected from deterioration.* 

### Strand's Current Response–Confirmed and understood.

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5. Strand's May 3, 2023, Comment–To potentially avoid installation "settling" of plantings, burial of root collars, and potential survivability issues; please consider additions to the Tree Planting and Shrub Planting Details. This may involve altering the figure or potentially calling out plants to be "set" in the planting hole on a rigid substrate and similarly denoting the location of the root collar relative to planting and mulch placement.

Excel's May 22, 2023, Response–Adjustment to details and additional notes are included to addresses settling.

Strand's Current Response-The root collar note is acknowledged and suitable. It is suggested that both the tree and shrub planting detail denote an undisturbed planting mound directly under the plant and a callout leader added such as "Retain a portion of undisturbed subgrade to support plant weight and avoid plant settling."

6. Strand's May 3, 2023, Comment–The scale bar appears to be incorrect.

Excel's May 22, 2023, Response–This has been rectified.

### Strand's Current Response–Confirmed.

### Civil Details–Sheet C2.1

1. Strand's May 3, 2023, Comment–The Wet Retention Pond Detail should include the 2.5-foot rise dimension for the sharp-crested vee weir that is modeled in HydroCAD.

Excel's May 22, 2023, Response–A rim elevation was added to the V-Notch Weir detail.

### Strand's Current Response-It was confirmed a rim elevation was added to the detail.

2. Strand's May 3, 2023, Comment–The Wet Retention Pond detail notes a 2-foot sump in the callout for the pyramid trash rack on top of the outlet structure which does not match the callout for a 4-foot sump dimension noted on the bottom of the structure. Detail should be updated accordingly.

Excel's May 22, 2023, Response–This has been rectified.

### Strand's Current Response–It was confirmed that the 2-foot sump callout was removed.

3. Strand's May 3, 2023, Comment–The Wet Retention Pond Detail contains callouts for the "2 Year Storm Elev.". This elevation should be provided on the detail so the contractor knows the exact elevation to install the erosion control fence and pond clay liner.

*Excel's May 22, 2023, Response–A note has been added to the detail to provide elevations for design storm events.* 

Strand's Current Response–It was confirmed that the design storm elevations were added to the detail.

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Site Lighting Plan

Strand's May 3, 2023, Comment–The light level at the property line shall not exceed 0.2 foot-candles at any point. Revise light pole locations or add shielding to reduce light levels at the southern property line to 0.2 foot-candles or lower.

Excel's May 22, 2023, Response-The C3.1 plan sheet has been revised to meet the requirements.

Strand's Current Response–The lighting plan was reviewed and confirmed that the light candles do not exceed 0.2 foot-candles along the southern property line.

Further comments will be provided at the time of future submittals. Please call 608-251-4843 if you have any questions.

Sincerely,

STRAND ASSOCIATES, INC.®

└Justin J. Gutoski, P.E.

c: Tom Hagie, P.E. Town Administrator, Town of Brookfield Tony Skof, Sanitary District No. 4 Superintendent, Town of Brookfield Scott Hartung, Department of Public Works Superintendent, Town of Brookfield