

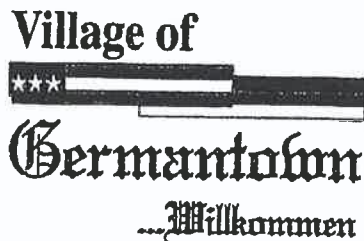
VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	<u>MONDAY, JULY 11, 2016 6:30 p.m.</u>
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:**
Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)
- IV. **APPROVAL OF MINUTES:** June 13, 2016
- V. **NEW BUSINESS:**
 - A. David & Kim Kasinskas for GSC (Graphic Systems Corporation) – W189 N11161 Kleinmann Drive. Sign Review Application.
 - B. Consortium ae LLC for HCP and Hendricks Commercial Properties LLC – N117 W18456 Fulton Drive. Site Plan Review for a 33,626 sqft Warehouse Addition.
 - C. ESI Design Services, Inc. for Freistadt All-Temp LLC – N120 W18737 Freistadt Road. Site Plan Review for a 40,549 sqft Warehouse Addition.
 - D. Presbyterian Homes of Wisconsin, Inc. for Germantown Commerce Center, LLC & Romano & Schmidt, LLC – N112 W17300 Mequon Road. 2-Lot Certified Survey Map Application, Planned Development District (PDD) Amendment and Site Plan Application for a 190-unit Senior Housing Community.
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on August 8, 2016 at 6:30 p.m.

UPON REASONABLE NOTICE, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service please contact the Village Clerk at (262)250-4740 at least 2 days prior to the meeting. Notice is given that a majority of the Village Board may attend this meeting to gather information about an item over which they have decision making responsibility. This may constitute a meeting of the Village Board per State ex rel. Badke v. Greendale Village Board, even though the Village Board will not take formal action at this meeting.



Fee must accompany application

- ☐ \$700 Minor Addition
- ☐ \$1,240 Construction <10,000 SF
- ☐ \$2,095 Construction 10,000 SF to 50,000
- ☒ \$3,460 Industrial Construction >50,000 SF
- ☐ \$3,460 Commercial Construction >50,000
- ☐ \$200 Plan Commission Consultation
- ☒ \$125 Fire Department Plan Review

PAID 5 DATE 5-9-16

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

Please read and complete this application carefully. All applications must be signed and dated.

1 APPLICANT OR AGENT

Presbyterian Homes of
Wisconsin, Inc.
2845 Hamline Ave N.
Suite 100
Roseville, MN 55113

Phone (651) 631-6329

E-Mail Snornes@seniorpartners.com

PROPERTY OWNER

Germantown Commerce Center, LLC
Jim Sedgwick 262.446.6408
j.sedgwick@vjsdevelopment.com
Romano & Schmidt, LLC
Troy Schmidt

Phone (262) 510-7710

E-Mail tschmidt@blackstonecreekkc.com

2 PROPERTY ADDRESS

1112 W17300 Mequon Road

3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North <u>Rec/Golf Course - Rd 2</u>	South <u>Commercial/Instit.</u> <u>B-1/B-2/B-4/I</u>	East <u>Commercial B-1</u> <u>Residential Rm 2</u>	West <u>High School</u> <u>I</u>
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4 READ AND INITIAL THE FOLLOWING:

TS I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

TS understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

TS understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

CSA 5.5.16

Applicant Owner

Date

Troy Schmidt 5-6-16
Owner Date

M 5/3/16

Owner Applicant

Date



Village of



Germantown

Willkommen

Fee must accompany application

☒ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid 8 Date 5-9-16

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

Please read and complete this application carefully. **All applications must be signed and dated.**

1

APPLICANT OR AGENT

Presbyterian Homes of Wisconsin, Inc.

2845 Hamline Ave N. Suite 100

Roseville, Minnesota 55113

Phone (651) 631-6329

Fax (651) 631-6301

E-Mail snornes@seniorpartners.com

PROPERTY OWNER

Germantown Commerce Center, LLC

Attn: Jim Sedgwick at (262) 446-6408

jsedgwick@vjsdevelopment.com

Troy Schmidt, Romano & Schmidt, LLC

Phone (262) 510-7710

tschmidt@blackstonecreekgc.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

N112 W17300 Mequon Road

GTNV 211986 & 211985

3

PURPOSE OF LAND SPLIT

To accommodate new development of a senior housing complex and continued operation of the golf course.

Will the land split require rezoning?

Yes, on a portion of the site.

From Rd2-PDD

To B1-PDD

4

READ AND INITIAL THE FOLLOWING:

TS I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

TS I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

TS I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

TS I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Owner

Owner

Date

Date

Owner

Applicant

Date

Village of



Germantown

Willkommen

Fee Must Accompany Application

☒ \$820

Paid \$

Date

5-9-14

☐ \$200

PC Consultation Only

Paid _____

Date _____

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Presbyterian Homes of
Wisconsin, Inc.

Address: 2845 Hamline Ave N.
Suite 100, Roseville, MN 55113

Phone: 651.631.6329

FAX: 651.631.6301

E-Mail: snornes@seniorpartners.com

PROPERTY OWNER(S):

Germantown Commerce Center, LLC
Jim Sedgwick 262.446.6408

Address: jsedgwick@vjsdevelopment.com
Troy Schmidt, Romano & Schmidt, LLC

Phone: 262.510.7710

FAX: _____

E-Mail: tschmidt@blackstonecreekgc.com

PDD Name & Resolution No.:

Blackstone Creek PDD

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

See attached

Check all that apply:



REQUEST TO AMEND PDD ZONING



REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN



REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

List of Proposed Amendment(s) (include Resolution # and Condition #):

Attach Revised Plan(s) or Separate Pages as Necessary

See attached.

Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

See attached.

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☐ Complete Application Form (Affidavit of Understanding and signatures required)
- ☐ Application Fee
- ☐ Detailed explanation of and justification for proposed amendment(s)
- ☐ Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- ☐ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☐ Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o All existing and/or proposed features to be included in the development

AFFIDAVIT OF UNDERSTANDING

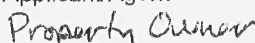
Please read and indicate that you understand and agree to the following (initials in box):

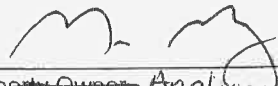
 I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

 I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

 I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent  Date 5.5.16
Applicant/Agent _____ Date _____
Property Owner 

 5/3/16
~~Property Owner~~ Applicant _____ Date _____
 5/6/16
Property Owner _____ Date _____

Blackstone Creek Planned Development District
Proposed Amendments
Plan Commission
June 13, 2016

1. Amend Section 1 General Development Plan to incorporate the following:
 - a. The General Development Plan shall be the Development Plan dated May 9, 2016.
 - b. The General Development Plan shall allow for the following uses:
 - i. 136 total residential dwelling units consisting of 62 one and two family condominium units and 74 single family platted lots at the Glen at Blackstone Creek.
 - ii. Three (3) commercial buildings
 - iii. Two (2) elderly housing buildings with 190 dwelling units, consisting of independent living, assisted living and memory care units along with supportive functions. The primary building will have 152 units and the second building will have 38 units.
 - iv. 18-hole golf course.
 - c. The commercial area shall no longer be referred to as "The Shops at Blackstone Creek"
2. Amend Section 6, Architectural Design, Exterior Materials and Building Height to allow a maximum building height of 42 feet to allow a portion of the elderly housing building to support a third level and pitched roof. This section shall also include a reference to the conceptual rendering provided by Romano & Schmidt, LLC and Blackstone Creek Golf Club to describe the design intent for the exterior renovation of the existing golf course clubhouse and ancillary buildings. A copy of the conceptual rendering and letter is included with this submittal for reference.
3. Amend Section 12, Building Regulations to incorporate the following:
 - a. Change the maximum building height related to the elderly housing building to be 44 feet (42' typical with 44' at the peaks).
 - b. Amend the parking description to reflect 74 surface stalls and 100 underground stalls to support the elderly housing, and approximately 150-189 surface stalls to support the golf course and other commercial uses.
4. Amend the zoning classification for the following described lands from Rd-2 PDD to B-1 PDD to be consistent with the adjacent B-1 PDD zoning, which allows Elderly Housing as a permitted use:

Rezoning part of Lot 2, Certified Survey Map 6177
Rm2 PDD

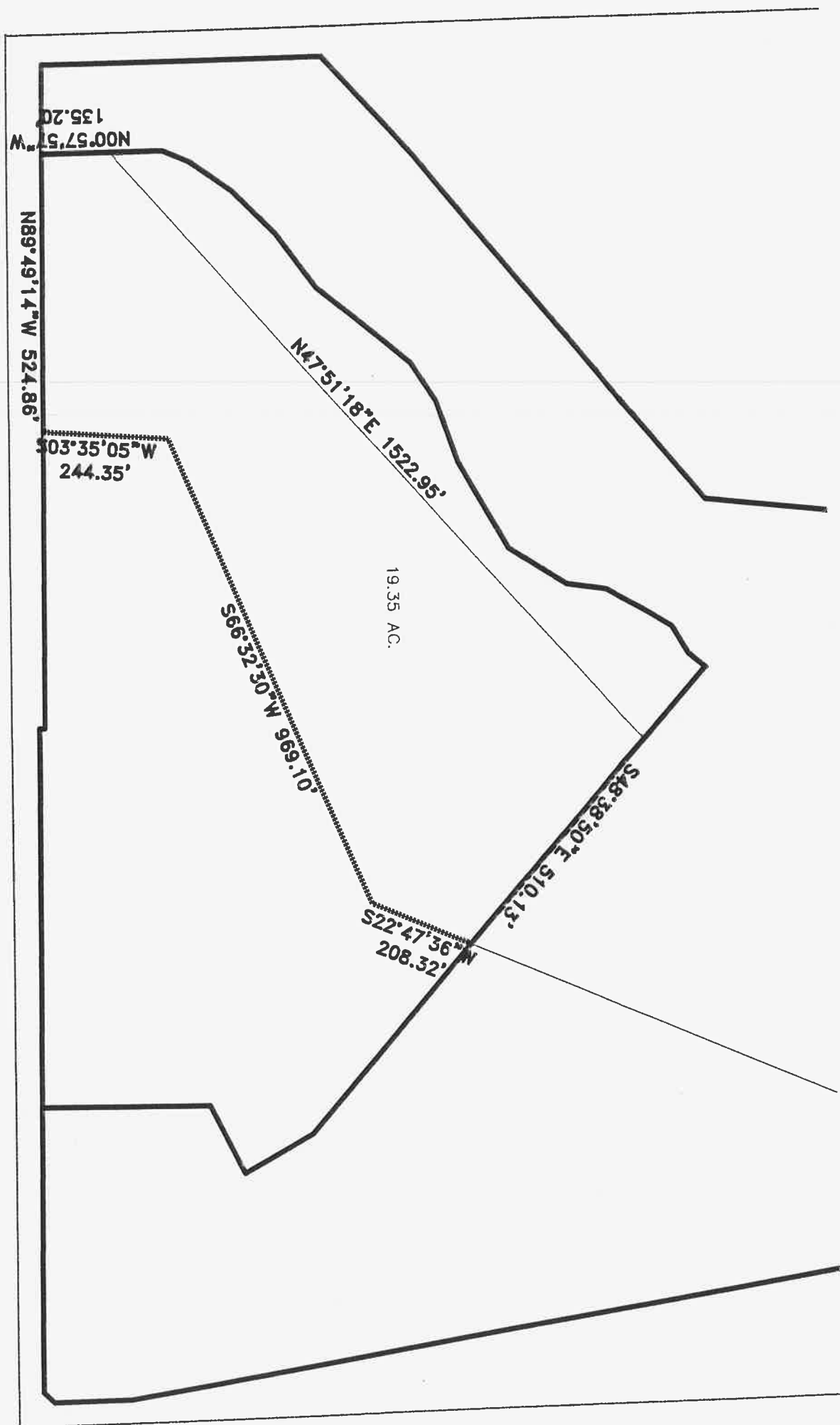
Part of Lot 2 in Certified Survey Map No. 6177, being a part of the Northeast 1/4 and Southeast 1/4 of Section 21 and part of the Northwest 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southeast 1/4, thence North 00°57'57" West along the West line of said 1/4 Section 68.99 feet to a point; thence North 89°02'03" East 50.00 feet to a point; thence South 89°49'14" East 10.00 feet to the Southwest corner of said Lot 2; thence continuing South 89°49'14" East along the North line of Mequon Road 170.03 feet to the point of beginning of the lands to be described; thence North 00°57'57" West 132.20 feet to a meander line of the Menomonee River; thence North 47°51'18" East along said meander line 1522.95 feet to a point; thence South 48°38'50" East along the proposed Lot line 510.13 feet to an existing zoning line; thence South 22°47'36" West

along said zoning line 208.32 feet to a point; thence South $66^{\circ}32'30''$ West along said zoning line 969.10 feet to a point; thence South $03^{\circ}35'05''$ West along said zoning line 244.35 feet to the aforesaid North line of Mequon Road; thence North $89^{\circ}49'14''$ West along said North line 524.86 feet to the point of beginning, including the lands between the aforesaid meander line and the centerline of the Menomonee River. Containing 19.35 Acres, more or less.

Prepared by: John P. Casucci, PLS
Date: May 6, 2016
Project No: 166652

(Exhibit on the following page)





Germantown Commerce Center, LLC

May 11, 2016

Mr. Jeff Retzlaff
Village Planner/Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022



Re: Plan Commission Submittal for Presbyterian Homes of Wisconsin

Dear Jeff,

On behalf of Germantown Commerce Center, LLC, Romano & Schmidt, LLC and Presbyterian Homes of Wisconsin, we are requesting modifications to the PDD zoning resolution and concept plan related to the Blackstone Creek Planned Development District as well as a Certified Survey Map modification and Site Plan Review. These modifications are required to accommodate the development of a high quality senior living facility along with coordinated facility renovations at the Blackstone Creek Golf Club. The following provides a summary of our proposal for your consideration.

1. Modifications to the Certified Survey Map to facilitate the land sale to Presbyterian Homes of Wisconsin.
2. Amend the zoning of a portion of the area within the PDD from Rd2-PDD to B1-PDD to be consistent with adjacent zoning that includes elderly housing as a permitted use.
3. Modifications to the General Development Plan and amendments to the Conditions and Restrictions to accommodate the proposed development.

Certified Survey Map Modification

In order to assemble the land site to accommodate the development, Germantown Commerce Center and Romano & Schmidt have agreed to exchange land that will result in providing a site of approximately 35 acres for the senior housing development (proposed CSM lot 2) and add approximately five (5) acres to the existing golf course property (proposed CSM lot 1). Both parcels will have independent access from Mequon Road but the parties will also enter into a cross-access easement agreement allowing respective patrons to use either access. The parties will also enter into easements to allow for shared access to utility services. Presbyterian Homes will grant an easement to the golf course to continue using portions of the golf course that are outside the footprint of the development. Using the Elderly Housing zoning district for guidance, the 35 acre site provides a land mass that easily supports the ten (10) dwelling unit per acre calculation, as is indicated below and supported by the attached lot area exhibit.



May 11, 2016

Page 2

• Total Land Area	34.9864 acres
• Upland Area	23.2943 acres
• Net Wetland/Floodplain Area (13.5329 acres @ 25%)	<u>3.3832 acres</u>
• Total Net Land Area	26.6775 acres
• Total Density Allowed @ 10:1	267 Dwelling Units
• Total Density Planned	190 Dwelling Units

Once approved by the Village, the new CSM will be executed and recorded, and Germantown Commerce Center, LLC will sell the new parcel to Presbyterian Homes. The golf course will continue operations and going forward will own and renovate the existing golf club house and other facilities.

Amending the PDD Zoning

By way of history, the initial vision for the commercial development at Blackstone Creek back in 2006 was to create a mixed use commercial development that would be home to a variety of commercial uses designed to create a cohesive architectural campus-like feel. No specific end users or tenants were committed at that time other than the Clubhouse for Blackstone Creek Golf Club so there was an understanding that the market would ultimately drive the development and determine eventual uses for the project.

Since first introducing the project, the retail market has changed dramatically with the great recession starting in 2008-09. Any vision of this development being 100 percent high end, boutique retail is no longer achievable. After actively marketing the site for 10 years, we have not been able to secure any viable commercial uses for this site. Feedback from the market has told us that retail and commercial uses interested in Germantown prefer to be either closer to the intersection of Mequon and Pilgrim Roads or along the busier commercial corridor on County Line Road to the south. This site at Blackstone Creek is at the western end of the commercial corridor along Mequon Road and simply hasn't generated the commercial interest that we had hoped for originally.

The site has, however, generated interest from a number of senior housing developers over the years and as a result, the Village Plan Commission and Village Board rezoned a portion of the golf course land to B1-PDD to be consistent with the 10 acres of frontage on Mequon Road and Elderly Housing was added as a permitted use for the PDD. While previous plans didn't advance for one reason or another, after a great deal of work within the project team and consultation with Village staff, we are confident that the Presbyterian Homes proposal offers a thoughtful, practical and attractive project that offers the appropriate balance between market demands, Village expectations and developer resources. Therefore, we are asking to add approximately 19.35 acres that is currently zoned as Rd2-PDD to this B1-PDD designation to be consistent across the site and support this development.



May 11, 2016

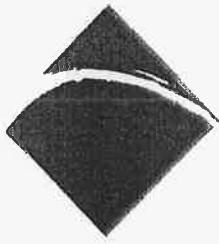
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Inclusion of high quality, well-managed senior housing to this corridor will bring life, activity and purchasing power to the project, creating synergies with the golf course and other surrounding uses. Residents will enjoy easy access to Village amenities such as the golf course, public library, banking, shopping and medical care. The senior housing project is designed with an eye to the traditional Germanic heritage of the Village using high quality materials and features. It will establish the design intent for the overall project that will guide the planned renovations of the Blackstone Creek Golf Club. The senior housing use is very compatible with surrounding uses as there is existing multi-family housing to the east and along Division Road. The height and scale of the proposed senior housing facility will add architectural interest to the project vertically and anchor the western edge of the Mequon Road corridor.

Amending the PDD Development Plan and Conditions and Restrictions

A revised General Development plan and supporting materials are provided with the enclosed materials. The PDD Amendment Application materials also outline a number of requested amendments to the Conditions and Restrictions including the following:

1. Amend Section 1 General Development Plan to incorporate the following:
 - a. The General Development Plan shall be the Development Plan dated May 9, 2016.
 - b. The General Development Plan shall allow for the following uses:
 - i. 136 total residential dwelling units consisting of 62 one and two family condominium units and 74 single family platted lots at the Glen at Blackstone Creek.
 - ii. Three (3) commercial buildings
 - iii. Two (2) elderly housing buildings with 190 dwelling units, consisting of independent living, assisted living and memory care units along with supportive functions. The primary building will have 152 units and the second building will have 38 units.
 - iv. 18-hole golf course.
 - c. The commercial area shall no longer be referred to as "The Shops at Blackstone Creek"
2. Amend Section 6, Architectural Design, Exterior Materials and Building Height to allow a maximum building height of 42 feet to allow a portion of the elderly housing building to support a third level and pitched roof. This section shall also include a reference to the conceptual rendering provided by Romano & Schmidt, LLC and Blackstone Creek Golf Club to describe the design intent for the exterior renovation of the existing golf course clubhouse and ancillary buildings. A copy of the conceptual rendering and letter is included with this submittal for reference.
3. Amend Section 12, Building Regulations to incorporate the following:



May 11, 2016

Page 4

- a. Change the maximum building height related to the elderly housing building to be 44 feet (42' typical with 44' at the peaks). This change allows for higher quality architectural design that includes pitched roof elements as opposed to a flat roof.
 - b. Amend the parking description to reflect 74 surface stalls and 100 underground stalls to support the elderly housing, and approximately 150-189 surface stalls to support the golf course and other commercial uses.
4. Amend the zoning classification for a portion of the site area from Rd-2 PDD to B-1 PDD to be consistent with the adjacent B-1 PDD zoning, which allows Elderly Housing as a permitted use.

We believe the requested amendments are thoughtful and necessary to facilitate the high-quality development being proposed. Thank you for your consideration of this request. If you have any questions, please feel free to contact us at your convenience.

Sincerely,

GERMANTOWN COMMERCE CENTER, LLC
By VJS DEVELOPMENT GROUP, LLC

Jim Sedgwick
Vice President

PRESBYTERIAN HOMES OF WISCONSIN
By SENIOR HOUSING PARTNERS

Steve Nornes
Project Development Manager

Enc. Proposed Lot Area Exhibit

PROPOSED LOT AREA EXHIBIT

SITUATED ON MEQUON ROAD, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

PART OF LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 6177 IN THE SOUTHEAST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

MAY 11, 2016

DRAWING NO.166652-RMK

NET AREA CALCULATION

1/2 CREEK	0 ACRES
PART LOT 3	4.7126 ACRES
UPLAND LOT 2	18.5817 ACRES
25% WETLAND & FLOODPLAIN	3.3832 ACRES
NET AREA	26.6775 ACRES

PROPOSED LOT:

TOTAL AREA TO CREEK CENTERLINE:
1,524,007+/- SQ. FT.
34.9864+/- ACRES

TOTAL AREA TO EDGE OF BANK:
1,398,911+/- SQ. FT.
32.1146+/- ACRES

CREEK AREA:
125,097+/- SQ. FT.
2.8718+/- ACRES

WETLAND & FLOODPLAIN AREA:
589,493 SQ. FT.
13.5329 ACRES 25%=3.3832 ACRES



R.A. Smith National, Inc.

*Beyond Surveying
and Engineering*

16745 W. Bluemound Road, Brookfield WI 53005
262-781-1000 Fax 262-797-7373 www.ra-smithnational.com
Appleton, WI Orange County, CA Pittsburgh, PA
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SHEET 1 OF 1



Blackstone Creek Golf Club, LTD
N112 W17300 Mequon Rd.
Germantown, WI 53022
262.255.4200
Fax: 262.251.4002
Mobile: 262.510.7710
www.blackstonecreekgc.com

July 11, 2016

Mr. Jeff Retzlaff
Village Planner/Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Dear Jeff;

As part of the Presbyterian Homes Plan Commission submittal, we would like to include this letter on behalf of the golf course with regard to its future operations. We are in full support of this project adjacent to our golf operations and believe we will provide a great amenity for the future residents of this project.

As part of the potential future development of the site, we will be removing the metal building on the corner of Mequon and Division no later than the spring of 2017, assuming the Presbyterian Homes project is approved and proceeds. We are also considering some type of future retail or mixed use project on the corner of Mequon and Division. However, we have no immediate tenants or project plans at this time to bring forward and will plan to bring those plans forward for the Village's consideration at such future time as more information is ready.

Moving forward, our plan is to continue our focus on the golf operations similar as they are today servicing our daily customers and members. Improvements to the existing clubhouse will allow us to expand our group golf events and better service our current customer's needs. Our intent is not a full expansion to service weddings or large social events, but simply service our seasonal golf events.

Included in this submittal is a conceptual rendering developed in concert with Presbyterian Homes showing the "design intent" for the proposed improvements to our current clubhouse structure and cart storage structure. Our project will also include various improvements to landscaping, parking areas and signage. The schedule or timeline for these improvements will go hand in hand or be somewhat dictated by the construction timeline of Presbyterian Homes. However, we will commence construction of these improvements within 12 to 18 months of Presbyterian Homes starting their project. We will submit detailed plans for necessary Village approvals and permits independently from the Presbyterian Homes submittal

once our plans are complete. Our proposal to begin the process of redeveloping that corner site will be pursued independently in the future.

We look forward to working with Presbyterian Homes to advance this high quality project. If you have any questions, please contact me.

Sincerely,

Co-Owner/PGA Professional

BlackStone Creek Golf Club Ltd, Germantown, WI

Troy Schmidt





ABOUT THE COMMUNITY

The proposed Presbyterian Homes and Services senior living community located at the corner of Mequon and Division Road will consist of 190 total units. Phase one (1) will have 92 independent living units consisting of one bedroom, one bedroom den and two bedroom apartment options, with 760-1740sf depending on apartment style. Phase 1 also includes 42 traditional assisted living and 18 assisted living memory care apartments. Studio, one bedroom, one bedroom den and 2 bedroom apartment offerings are available with a square footage range of 445-850sf depending on apartment style. Meals, activities and weekly housekeeping are included in the rent. Homecare services and on-site staff are available 24/7. Care is provided on a fee for service basis. The proposed community will employ 41 full time employees. The second phase will include 38 brownstone units.

In addition to private apartments, residents and guests experience the luxury of convenience in the 24,000sf Town Center. The Town Center is the heartbeat of the campus where residents and guests can enjoy a variety of activities including:

- Weekly ecumenical services in the Chapel,
- Daily continental breakfast or lunch in the bistro café 7 days/week
- Fine dining in the formal dining room
- Movie theatre
- Shopping in the Market
- Wellness Center: The state-of-the-art wellness center includes weight machines, cardio machines and numerous classes led by our fitness instructors
- Full service beauty salon
- Personal banking services available at the bank/business center
- Diverse activity programming offered daily
- Happy hour in the Club Lounge
- Paved, easy to navigate walking trails along the scenic golf course and the beautifully landscaped grounds

ABOUT PRESBYTERIAN HOMES AND SERVICES

Presbyterian Homes and Services (PHS), based in St. Paul, Minnesota, has been serving seniors for over 60 years. PHS is a non-profit, faith-based organization providing a broad array of high quality housing choices, care and service options for older adults. The mission of PHS is to honor God by enriching the lives and touching the hearts of older adults. Our 5,900 employees serve over 25,000 older adults through 43 PHS-affiliated senior living communities in Wisconsin, Minnesota and Iowa and through Optage® home and community services, the homecare division of PHS.

ABOUT SENIOR HOUSING PARTNERS

As a full service organization, Senior Housing Partners (SHP) provides turn-key project development. From strategic planning and product positioning to site selection and zoning and regulatory compliance, SHP works through all the details. When it comes to anticipating and planning for tomorrow, the development staff at SHP recognizes the value of long range planning. Each project is designed to be highly competitive in the market place for years to come. Senior Housing Partners is the development division of Presbyterian Homes and Services.

BENEFITS TO GERMANTOWN

The addition of a new Presbyterian Homes Community in the Village of Germantown offers several benefits to the Village, as well as the surrounding communities in the following ways:

- Offers Germantown and the surrounding area state-of-the-art senior living in a thoughtfully designed, comfortable and beautiful setting.
- Expands resources for and services to older adults in Germantown and the surrounding area.
- Creates employment opportunities and health-care career development, increase revenues generated in the local economy.

CONSENT AGENDA (continued)

Item F was removed from the Consent Agenda.

Motion by Vanderheiden second by Ewert to accept the Consent Agenda. Roll call vote was taken, all present voted aye. Motion carried.

**F. REVISIONS TO SECTION 9.19 OF THE VILLAGE CODE REGARDING
ELECTION SIGNS**

President Wolter stated he had removed this item from the Consent Agenda because there has been some conflict regarding placement of signs. This ordinance clarifies some of the language.

Motion by Zabel second by Vanderheiden to adopt the Ordinance regulating Campaign signs. All present voted aye. Motion carried.

UNFINISHED BUSINESS

**RECONSIDERATION - ORDINANCE – TO REZONE THE FOLLOWING
DESCRIBED AREA FROM THE RD-2/PDD DISTRICT TO THE B-1/PDD
DISTRICT TO ALLOW FOR MIXED USES PURSUANT TO SECTION
17.27(2)(B) OF THE VILLAGE ZONING CODE – THE SHOPS AT
BLACKSTONE CREEK**

Village Attorney Sajdak instructed the Board as to what was before the Board.

Discussion:

- The intent of the action was to ensure all setback and density in the zoning be applied to B-1 Zoning
- The rezoning includes the Elderly Housing overlay

Motion by Zabel second by Baum to amend the original motion to add the zoning in front of us go into effect upon all agreements linked to this development have been signed and agreed to. The second added the MMSD and Village agreements also.

Discussion:

- Each project should stand on its own but be part of the three legged stool
- Other things tied to this were taken into consideration at that vote
- There is the Developer, the Village and MMSD
- One leg has fallen off the stool
- At previous meeting each component was to be separate, but now it is wanted all together
- Zoning is one step of it
- This project isn't rushing toward an October deadline anymore
- The Board is sending a conflicting message to the Developer

Troy Schmidt appeared before the Board. He stated yes, the Developer is still interested and there have been several discussions with MMSD.

They are still looking at the project as a whole. The Developer needs assurance because the day after the meeting there was talk of reconsideration. Answers are needed on the 26 acres and then clarity on the 131 and 22 acres.

There is no assurance to move forward.

On the motion, Zabel voted aye, all else nay. Motion to amend is lost.

Discussion:

- Elderly housing is not set up to be an overlay district
- It can be under the umbrella of a Elderly Housing district

UNFINISHED BUSINESS continued:

RECONSIDERATION - ORDINANCE – TO REZONE THE FOLLOWING DESCRIBED AREA FROM THE RD-2/PDD DISTRICT TO THE B-1/PDD DISTRICT TO ALLOW FOR MIXED USES PURSUANT TO SECTION 17.27(2)(B) OF THE VILLAGE ZONING CODE – THE SHOPS AT BLACKSTONE CREEK continued

Motion by Vanderheiden second by Kaminski to amend the motion to rezone to B-1/PDD with addition of multi-family elderly housing uses, including but not limited to independent living, assisted living, co-housing, memory care, and skilled care, that are developed consistent with the EH: Elderly Housing Zoning District regulations. All present voted aye to amend.

All present voted aye on the motion as amended, except Zabel and Ewert nay.
Motion carried.

PUBLIC HEARINGS – 7:00 P.M. OR LATER:

PROPOSED INDUSTRIAL DEVELOPMENT REVENUE BONDS IN THE MAXIMUM PRINCIPAL AMOUNT OF \$11,000,000. THE PROCEEDS OF THE BOND ISSUE WILL BE LOANED TO HEATHER LAKES, LLC, TO PROVIDE FINANCING FOR THE ACQUISITION OF LAND, THE CONSTRUCTION OF A FACILITY WITH OFFICES, A RESEARCH AND DEVELOPMENT LABORATORY, MANUFACTURING AND PROCESSING SPACE, AND THE ACQUISITION OF EQUIPMENT TO BE OWNED BY THE BORROWER AND LEASED TO AND OPERATED BY KITPACKERS, LLC, AND RESINLAB, LLC, FOR USE IN THEIR BUSINESS OF THE CUSTOM FORMULATION AND MANUFACTURING OF RESIN MATERIALS, THE PACKAGING OF CHEMICAL PRODUCTS AND RELATED ACTIVITIES

The Public Hearing was opened at 8:15 p.m.

With no one appearing for or against, the Public Hearing was closed at 8:16 p.m.

LIFE CHURCH - A CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT WITHIN A 25' WETLAND SETBACK ON PORTIONS OF THE FOLLOWING DESCRIBED PROPERTY PURSUANT TO SECTION 24.04(3) OF THE MUNICIPAL CODE; AND (2) A REZONING APPLICATION TO REZONE AND REMOVE 9,261 SQFT OF THE FOLLOWING DESCRIBED PROPERTY FROM THE SHORELAND-WETLAND OVERLAY ZONING DISTRICT PURSUANT TO SECTION 24.04(2) OF THE MUNICIPAL CODE (W164 N11325 SQUIRE DRIVE)

Planner Retzlaff gave a presentation on the proposed rezoning and conditional use permit.

The Public Hearing was opened at 8:20 p.m.

Catherine Osbourne appeared before the Board, not in reference to the wetland, but to putting in a berm. She would like to see a 10 foot, at least 5 foot addition of berm. She presented pictures from around the Village including around the Cove, Sendiks, Ellen's Place and Pick-n-Save.

Trudy Ward appeared before the Board and stated it would have been nice to see a higher berm near the Sylvan Ave. condos.

Debbie Tomcyk appeared before the Board to represent Life Church. She stated they have had two meetings with the neighbors. They are looking at 6-7 feet install height on pine trees on a 2 foot berm between Life Church and the condos.

CONSENT AGENDA continued

Item E was removed from the Consent Agenda.

Motion by Vanderheiden second by Baum to accept the Consent Agenda. Roll call vote was taken, all present voted aye. Motion carried.

D. ORDINANCE – ADOPTION OF WISCONSIN ADMINISTRATION CODE TRANSPORTATION, CHAPTERS 325-327

Captain Mike Snow appeared before the Board and answered questions regarding the Ordinance.

Motion by Zabel second by Baum to approve the Ordinance. All present voted aye. Motion carried.

UNFINISHED BUSINESS

None

PUBLIC HEARINGS – 7:00 P.M. OR LATER

* **VILLAGE OF GERMANTOWN PLANNING DEPARTMENT FOR PROPOSED ZONING CODE TEXT AMENDMENTS TO SECTION 17.43 (SITE PLAN REQUIREMENTS) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**

Planner Retzlaff gave a presentation on the proposed text amendments.

The Public Hearing was opened at 7:30 p.m.

With no one appearing for or against, the Public Hearing was closed at 7:30 p.m.

* **A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT AND OPERATION OF A CHEMICAL MANUFACTURING OPERATION (KITPACKERS & RESINLABS) ON A 20.85-ACRE PARCEL LOCATED WITHIN THE GROUNDWATER PROTECTION OVERLAY ZONING DISTRICT AT N109 W13300 ELLSWORTH DRIVE IN THE GERMANTOWN BUSINESS PARK DESCRIBED BELOW PURSUANT TO SECTION 17.40.11(2)(B) OF THE VILLAGE ZONING CODE. PETITIONER: ELLSWORTH ADHESIVES, KITPACKERS, & RESINLABS, AGENTS FOR HEATHER LAKE LLC, PROPERTY OWNER**

Planner Retzlaff gave a presentation on the proposed Conditional Use Permit. He outlined the three conditions that will be part of the permit.

The Public Hearing was opened at 7:40 p.m.

With no one appearing for or against, the Public Hearing was closed at 7:41 p.m.

NEW BUSINESS

* **Motion by Ewert second by Vanderheiden to bring back for consideration and possible action the item on the agenda from the last Board meeting as follows per the April 2, 2012 agenda:**

ORDINANCE – TO REZONE THE FOLLOWING DESCRIBED AREA FROM THE RD-2/PDD DISTRICT TO THE B-1/PDD DISTRICT TO ALLOW FOR MIXED USES PURSUANT TO SECTION 17.27(2)(B) OF THE VILLAGE ZONING CODE – THE SHOPS AT BLACKSTONE CREEK

Roll call vote was taken, all present voted aye except Wing and Wolter. Motion carried.

* **ORDINANCE - ZONING CODE TEXT AMENDMENTS TO SECTION 17.43 (SITE PLAN REQUIREMENTS) OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE**
Motion by Baum second by Zabel to adopt the Ordinance. All present voted aye. Motion carried.

ORDINANCE NO. 5-12

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**
(Blackstone Creek PDD, Romano & Schmidt LLC, Property Owners)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from Rd-2/PDD to B-1/PDD the following described property:

That part of Lot 2 of Certified Survey Map No. 6072 recorded in Volume 45, Pages 166-182 as Document No. 1138295 on September 8, 2006 located in that part of the Northeast ¼, Southeast ¼, and Southwest ¼ of the Southeast ¼ of Section 21, Township 9 North, Range 20 East of the Fourth Principle Meridian, in the Village of Germantown, Washington County, Wisconsin described as follows:

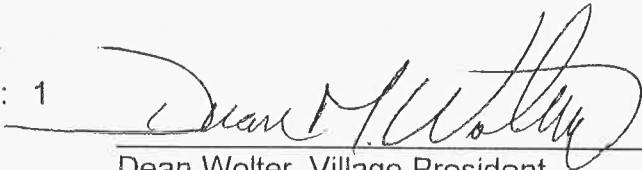
Commencing at a concrete monument with aluminum cap marking the Southeast corner of Section 21, thence North 01°23'54" West along the east line of the Southeast ¼ of said Section 21, 47.99 feet; thence North 89°49'14" West, 65.23 feet to the west right of way line of Division Road and the north right of way line of Mequon Road (STH-167); Thence continuing North 89°49'14" West along the north right of way line of Mequon Road, 1254.31 feet; thence North 01°09'59" West along said north right of way line, 10.00 feet to the point of beginning of the lands to be described; Thence continuing North 89°49'14" West along said north right of way line, 564.80 feet; thence North 03°35'05" East, 244.35 feet; thence North 66°32'30" East, 969.10 feet; thence North 22°47'36" East, 1127.27 feet; thence South 89°05'38" East, 242.89 feet to the east line of said Lot 2; thence South 09°27'44" East, along said east line of Lot 2, 1256.35 feet to the north line of Lot 3 of Certified Survey Map No. 6072; thence South 90°00'00" West, along said north line, 148.97 feet; thence South 78°49'18" West along said north line, 377.55 feet; thence South 37°48'00" West along said north line, 108.28 feet; thence South 90°00'00" West along said north line 581.11 feet; thence South 37°36'36" West, 102.56 feet; thence South 01°09'59" East along the west line of said Lot 3, 187.60 feet to the point of beginning. Containing 1,116,174 (25.6238 acres more or less)

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: Hughes

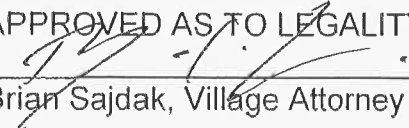
Adopted: April 2, 2012

Vote: Ayes: 8 Nays: 1



Dean Wolter, Village President

APPROVED AS TO LEGALITY:



Brian Sajdak, Village Attorney

ATTEST:



Elizabeth Knaack, Village Clerk

Published: April 19, 2012

CONSENT AGENDA continued

Motion by Vanderheiden second by Ewert to accept the Consent Agenda. Roll call vote was taken, all present voted aye. Motion carried.

UNFINISHED BUSINESS

ACCEPTANCE OF IMPROVEMENTS – WATER MAIN – BRADLEY CORPORATION

Motion by Ewert second by Kaminski to approve the improvements.

Discussion:

- The private sanitary sewer will remain a private improvement owned and maintained by Bradley Corporation.

All present voted aye. Motion carried.

PURCHASE UTILITY BODY SERVICE TRUCK FOR WATER UTILITY

Motion by Ewert second by Vanderheiden to purchase the service truck from Holz for \$25,045 and cab & chassis from Madison Truck for \$32,313 allocated in the 2012 capital budget #50-180-185-3920. Roll call vote was taken, all present voted aye. Motion carried.

PUBLIC HEARINGS – 7:00 P.M. OR LATER

ROMANO & SCHMIDT LLC, PROPERTY OWNER AND AGENT FOR GERMANTOWN COMMERCE CENTER LLC, PROPERTY OWNER FOR (1) A REZONING APPLICATION TO REZONE THE FOLLOWING DESCRIBED AREA FROM THE RD-2/PDD DISTRICT TO THE B-1/PDD DISTRICT TO ALLOW FOR MIXED USES PURSUANT TO SECTION 17.27(2)(B) OF THE VILLAGE ZONING CODE; AND (2) AMENDMENTS TO THE BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) GENERAL DEVELOPMENT PLAN AND CONDITIONS AND RESTRICTIONS REGARDING THE TOTAL AREA AND EXTENT OF THE FOLLOWING DESCRIBED COMMERCIAL AREA KNOWN AS THE SHOPS AT BLACKSTONE CREEK, AND, THE AMOUNT, TYPE, DENSITY, AND LOCATION OF COMMERCIAL, OFFICE, INSTITUTIONAL, AND/OR RESIDENTIAL USES TO BE ALLOWED TO DEVELOP IN THE SHOPS AT BLACKSTONE CREEK

Planner Retzlaff gave a presentation on the proposed changes. He stated this project includes MMSD, Romano & Schmidt and the Village of Germantown. It is a proposed concept plan. There will be senior independent living and assisted living. There will also be memory care and skilled nursing.

President Wolter opened the Public Hearing at 7:25 p.m.

Charles Hargan appeared before the Board and stated people have already bought homes in this development and will not be located on a golf course anymore.

Steve Stanik appeared before the Board to state he is in favor of the change. He stated there is an aging population and a growing need for housing. He encouraged the Village to move forward. He would like to see the retail open to the Senior Housing unit as well as on Mequon. He would like to see a group of seniors formed in the Village to find out what they would like to see in the future.

Tom Stauffager appeared before the Board to state the Board can make any choice they want as long as it is mixed use in the PDD. He stated the PDD Ordinance should be looked at in conjunction with the restricted codes for specific zoning areas.

PUBLIC HEARINGS – 7:00 P.M. OR LATER continued

A phone message from Eileen Schields against the proposed change was read into the record.

With no one else for or against, the Public Hearing was closed at 8:40 p.m.

NEW BUSINESS

ORDINANCE – TO REZONE THE FOLLOWING DESCRIBED AREA FROM THE RD-2/PDD DISTRICT TO THE B-1/PDD DISTRICT TO ALLOW FOR MIXED USES PURSUANT TO SECTION 17.27(2)(B) OF THE VILLAGE ZONING CODE – THE SHOPS AT BLACKSTONE CREEK

Discussion:

- Different uses in a PDD may be permitted
- B-1 zoning allows for different types of uses
- B-1 doesn't specify residential senior housing in the Code book
- PDD provisions apply only to uses of land, not setback, density, etc.
- B-1 PDD could be allowed in the front and Elderly Housing in the north half
- The PDD can be combined with Elderly Housing

Motion by Hughes second by Baum to approve the rezoning per Staff recommendation.

Motion by Vanderheiden seconded by Kaminski to amend the motion to allow PDD B-1 Zoning with and Elderly Housing overlay. All present voted aye on the amendment except Wing and Wolter nay. Motion carried.

Discussion:

- There is enough Senior housing in Germantown
- Additional Senior housing adds a burden on the Fire Department
- Is this the best use for this property
- The question is what does the Board want
- This area should be professional office space

Roll call vote was taken on the motion as amended, all present voted aye except Zabel nay. Motion carried.

AMENDMENTS TO THE BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) GENERAL DEVELOPMENT PLAN AND CONDITIONS AND RESTRICTIONS REGARDING THE TOTAL AREA AND EXTENT OF THE FOLLOWING DESCRIBED COMMERCIAL AREA KNOWN AS THE SHOPS AT BLACKSTONE CREEK, AND, THE AMOUNT, TYPE, DENSITY, AND LOCATION OF COMMERCIAL, OFFICE, INSTITUTIONAL, AND/OR RESIDENTIAL USES TO BE ALLOWED TO DEVELOP IN THE SHOPS AT BLACKSTONE CREEK

Discussion:

- Specific direction for proposed changes could be asked, as all the key players for the proposed development are present
- The original plan had retention ponds

AMENDMENTS TO THE BLACKSTONE CREEK PLANNED DEVELOPMENT DISTRICT (PDD) GENERAL DEVELOPMENT PLAN AND CONDITIONS AND RESTRICTIONS REGARDING THE TOTAL AREA AND EXTENT OF THE FOLLOWING DESCRIBED COMMERCIAL AREA KNOWN AS THE SHOPS AT BLACKSTONE CREEK, AND, THE AMOUNT, TYPE, DENSITY, AND LOCATION OF COMMERCIAL, OFFICE, INSTITUTIONAL, AND/OR RESIDENTIAL USES TO BE ALLOWED TO DEVELOP IN THE SHOPS AT BLACKSTONE CREEK continued

James Tarantino appeared before the Board to give a brief presentation and answer questions from the Board. He stated Senior housing is usable on various levels. The proposed development will accommodate different lifestyles. The residents will not have to move and relocate. He stated he will look at how the Assisted living building is positioned.

Discussion:

- The entry at Mequon and Division should be inviting.
- An easement is needed for walking access to the park
- This would be good for Germantown
- A park would be good for Germantown
- What will be done first and last
- It is too early for this discussion

Motion by Hughes second by Zabel to send the amendments back to the Plan Commission to bring the final plan back to the Village Board. All present voted aye. Motion carried.

AGREEMENT FOR ACQUISITION OF LAND – ROMANO & SCHMIDT LLC (BLACKSTONE CREEK GOLF COURSE PROPERTY 24 +/- ACRES) – EXTEND OFFER DEADLINE TO APRIL 12, 2012

Motion by Zabel second by Kaminski to extend the offer deadline.

Motion by Kaminski second by Baum to amend the motion and place into the agreement that the Village has legal access to the Village's two acres and the access will be provided in the agreement. All present voted aye to amend.

All present voted aye on the motion as amended. Motion carried.

NEW "CLASS B" LIQUOR LICENSE, K & K ACQUISITIONS, LLC, D/B/A SHEER LOUNGE, KRISTINE M. GINTNER, AGENT, N112 W16560 MEQUON ROAD, (CURRENTLY THE KLAVIER LOUNGE)

Motion by Vanderheiden second by Ewert to grant the license. All present voted aye. Motion carried.

LIQUOR LICENSE OUTSIDE PREMISE EXTENSIONS FOR TREESTOCK (GERMANTOWN BENEFIT CONCERT) JUNE 2, 2012, BUBS ON MAIN, LLC, D/B/A BUBS IRISH PUB, N116 W16218 MAIN STREET, SCOTT PECOR, AGENT, AND BARLEY POP BREW HAUS, LLC, D/B/A BARLEY POP PUB & RESTAURANT, N116 W16137 MAIN STREET, DEBORAH REINBOLD, AGENT (STREET CLOSED BETWEEN CHURCH STREET AND THE RR TRACKS ON PARK AVENUE)

Motion by Ewert second by Baum to grant the outside premise extensions. All present voted aye. Motion carried.

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a Public Hearing will be held before the Village of Germantown Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following date and at the time noted below (or soon thereafter):

DATE: Monday, April 2, 2012
TIME: 7:00 p.m. or later

The purpose of said hearing is to hear any and all parties, their attorneys or agents, for or against the applications filed by the following petitioners for: (1) a rezoning application to rezone the following described area from the Rd-2/PDD District to the B-1/PDD District to allow for mixed uses pursuant to Section 17.27(2)(b) of the Village Zoning Code; and (2) amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions and Restrictions regarding the total area and extent of the following described commercial area known as the Shops at Blackstone Creek, and, the amount, type, density, and location of commercial, office, institutional, and/or residential uses to be allowed to develop in the Shops at Blackstone Creek:

Petitioners: Romano & Schmidt LLC, Property Owner and Agent for Germantown Commerce Center LLC, Property Owner

Rezoning Area:

That part of Lot 2 of Certified Survey Map No. 6072 recorded in Volume 45, Pages 166-182 as Document No. 1138295 on September 8, 2006 located in that part of the Northeast ¼, Southeast ¼, and Southwest ¼ of the Southeast ¼ of Section 21, Township 9 North, Range 20 East of the Fourth Principle Meridian, in the Village of Germantown, Washington County, Wisconsin described as follows:

Commencing at a concrete monument with aluminum cap marking the Southeast corner of Section 21, thence North 01°23'54" West along the east line of the Southeast ¼ of said Section 21, 47.99 feet; thence North 89°49'14" West, 65.23 feet to the west right of way line of Division Road and the north right of way line of Mequon Road (STH-167); Thence continuing North 89°49'14" West along the north right of way line of Mequon Road, 1254.31 feet; thence North 01°09'59" West along said north right of way line, 10.00 feet to the point of beginning of the lands to be described:

Thence continuing North 89°49'14" West along said north right of way line, 564.80 feet; thence North 03°35'05" East, 244.35 feet; thence North 66°32'30" East, 969.10 feet; thence North 22°47'36" East, 1127.27 feet; thence South 89°05'38" East, 242.89 feet to the east line of said Lot 2; thence South 09°27'44" East, along said east line of Lot 2, 1256.35 feet to the north line of Lot 3 of Certified Survey Map No. 6072; thence South 90°00'00" West, along said north line, 148.97 feet; thence South 78°49'18" West along said north line, 377.55 feet; thence South 37°48'00" West along said north line, 108.28 feet; thence South 90°00'00" West along said north line 581.11 feet; thence South 37°36'36" West, 102.56 feet; thence South 01°09'59" East along the west line of said Lot 3, 187.60 feet to the point of beginning.

Containing 1,116,174 (25.6238 acres more or less)

{continued on page 2}

Shops at Blackstone Creek 1:

Lot 3 of Certified Survey Map No. 6072, recorded in Volume 45, Pages 166-182 as Document No. 1138295 on September 8, 2006 and that part of Lot 2 of Certified Survey Map No. 6072 located in that part of the Northeast ¼, Southeast ¼, and Southwest ¼ of the Southeast ¼ of Section 21, Township 9 North, Range 20 East of the Fourth Principle Meridian, in the Village of Germantown, Washington County, Wisconsin described as follows:

Commencing at a concrete monument with aluminum cap marking the Southeast corner of Section 21, thence North 01°23'54" West along the east line of the Southeast ¼ of said Section 21, 47.99 feet; thence North 89°49'14" West, 65.23 feet to the west right of way line of Division Road and the north right of way line of Mequon Road (STH-167) and the point of beginning of the lands to be described:

Thence continuing North 89°49'14" West along the north right of way line of Mequon Road, 1254.31 feet; thence North 01°09'59" West along said north right of way line, 10.00 feet; thence continuing North 89°49'14" West along said north right of way line, 564.80 feet; thence North 03°35'05" East, 244.35 feet; thence North 66°32'30" East, 969.10 feet; thence North 22°47'36" East, 1127.27 feet; thence South 89°05'38" East, 242.89 feet to the east line of said Lot 2; thence South 09°27'44" East, along said east line of Lot 2, 1529.52 feet to the west right of way line of Division road; thence South 01°23'54" East along said east right of way line, 150.33 feet; thence South 42°07'58" West along said east right of way line, 29.33 feet to the point of beginning. Containing 1,544,005 square feet (35.4455 acres more or less)

A copy of the application(s) is on file in the Village of Germantown Community Development Department (Planning & Zoning Services) and is available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Dated this 8th day of March, 2012.

Elizabeth Knaack, Village Clerk

To Be Published On: March 15th and March 22nd, 2012

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: April 2, 2012

AGENDA ITEM: Public Hearing & New Business

ITEM TITLE: Tarantino & Company LLC, Agent for Romano & Schmidt LLC and Germantown Commerce Center LLC, Property Owners; Rezoning & Amendments to the golf club and commercial components of the Blackstone Creek Planned Development District (PDD)

SUBMITTED BY: Jeffrey W. Retzlaff, Planning Director/Zoning Administrator

SUMMARY EXPLANATION:

Tarantino & Company LLC, agent for Romano & Schmidt LLC, and Germantown Commerce Center LLC property owners, is proposing to rezone approximately 26-acres of land already within the Blackstone Creek PDD from Rd-2/PDD to B-1/PDD adjacent to the existing 10-acre B-1/PDD commercial area in the northwest corner of the Mequon Road @ Division Road intersection. A revised Concept Plan for future commercial and residential development of this 37-acre area has also been prepared and proposed as an amendment to the overall PDD Master Development Plan that generally indicates the type, amount and location of commercial and residential development for the commonly known as "The Shops at Blackstone Creek":

As discussed in their March 20, 2012 application letter and shown on the attached Concept Plan, Tarantino & Company is proposing to:

1. Expand the 9.8-acre mixed-use commercial area to approximately 37+/- acres and allow the following uses and units of development (as shown in "Conceptual Site Plan":
 - a. Residential (approximately 244 total units)
 - i. Senior Independent Living (120 units)
 - ii. Assisted Living (60 units)
 - iii. Memory Care & Skilled Nursing (32 units)
 - iv. Senior Co-Housing (32 units)
 - b. Commercial (approximately 82,000 sqft)

The public hearing is necessary for both the proposed rezoning and "major" changes being proposed to the overall Master Development Plan for the Blackstone Creek PDD.

ATTACHMENTS:

- ◆ 3/26/12 Staff Report
- ◆ 3/26/12 Plan Commission Meeting Minutes
- ◆ March 20, 2012 Tarantino & Company LLC Letter
- ◆ Adopted Site Plan (dated February 13, 2006)
- ◆ Proposed Concept Plan (dated March 20, 2012)

PLAN COMMISSION RECOMMENDATIONS:

Rezoning

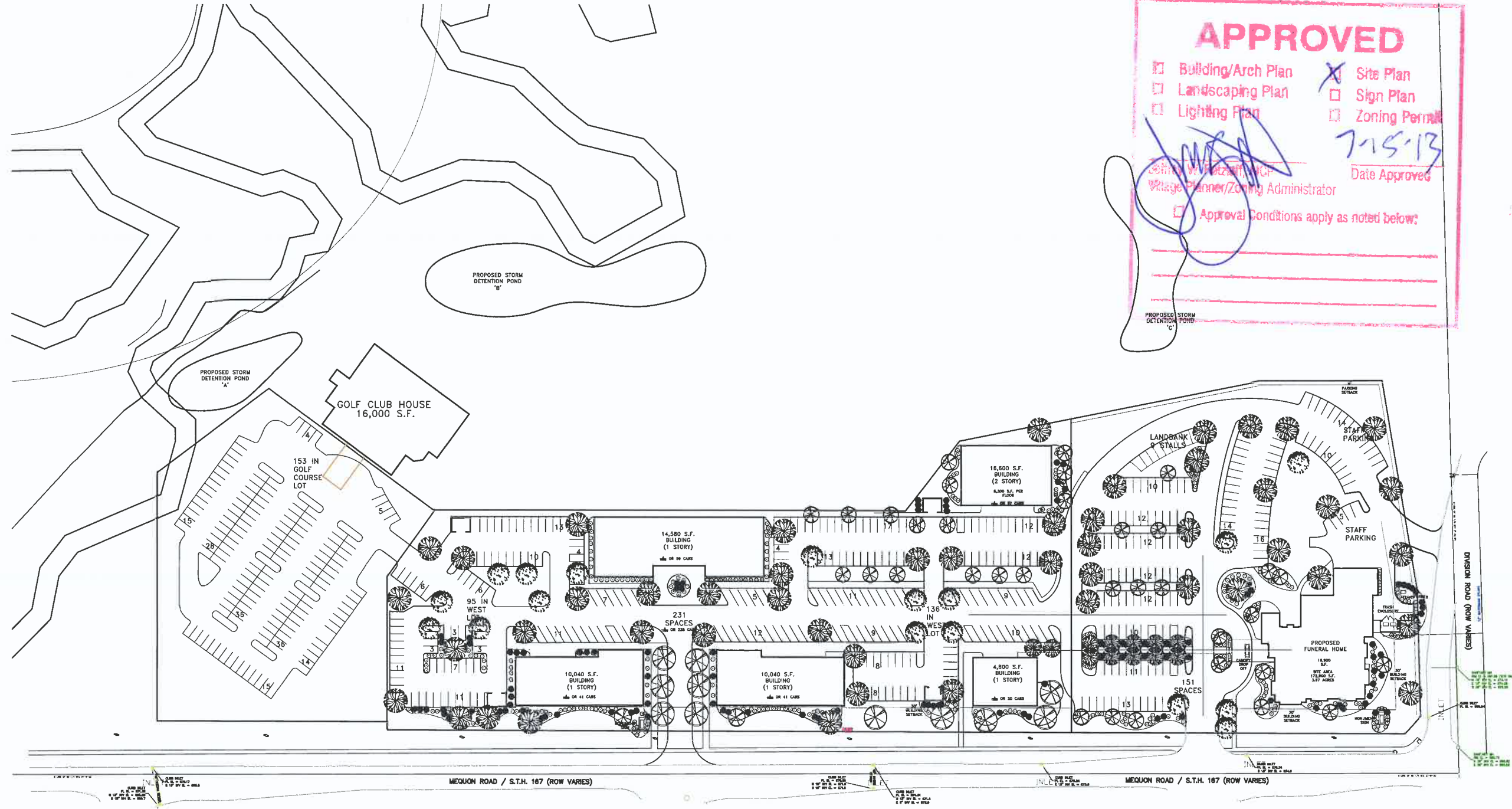
1. Send a Positive Recommendation to the Village Board to APPROVE the REZONING from Rd-2/PDD to B-1/PDD as requested.

Concept Plan Amendment

2. Send a Positive Recommendation to the Village Board to amend the current PDD zoning to include mixed-use retail including restaurants, office buildings and retail along the Mequon Road corridor and to allow multi-family housing inclusive of senior co-housing units, memory care, skill care, independent living and assisted living components behind the retail commercial component along Mequon Road as somewhat represented by the drawing submitted *[the proposed concept plan]*.

NOTE: Recommendation No. 2 above was amended by the PC to remove the references to the spatial relationship of the proposed uses (e.g. “along Mequon road”) and the reference to the Concept Plan presented. The effect of this amended recommendation is to simply recommend that the Village Board expand the list of permitted uses in the PDD that may be allowed to develop in the 37-ac commercial area to include the type of commercial and senior residential uses presented in the Concept Plan, but not necessarily in the same or exact amounts or locations shown in the Concept Plan.

G:\WP\Projects\10162C\Site\Commercial\Plan.dwg 7-08-13 0:04:24 PM jphn



APPROVED

☒ Building/Arch Plan ☒ Site Plan
☐ Landscaping Plan ☐ Sign Plan
☐ Lighting Plan ☐ Zoning Permit

[Signature]
Village Planner/Zoning Administrator

Date Approved: 7-15-13

☐ Approval Conditions apply as noted below:



SITE PLAN

SCALE: 1" = 50' 3.97 ACRES FOR FUNERAL HOME SITE

PROPOSED FUNERAL HOME BLACKSTONE DEVELOPMENT MEQUON ROAD & DIVISION ROAD GERMANTOWN, WI.

#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
#	Name	Date	???
No.	Revision	Date	By

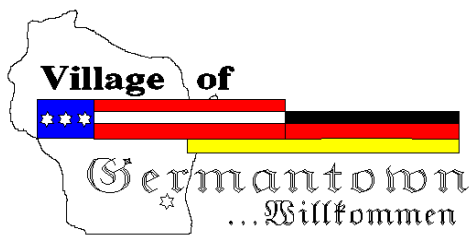
Sheet Title:
DEVELOPMENT
SITE PLAN

Project Number:
10162-C
Date:
7/8/13
Drawn by:
JC
Checked by:
JC

Sheet Number:
\$1.0

PRELIMINARY
NOT FOR CONSTRUCTION

TWP ARCHITECTURE
ELM GROVE, WISCONSIN 53122
13100 WATERLOO PLANK ROAD
PHONE: (262) 641-0729
FAX: (262) 641-0354



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: June 6, 2016

RESPONSES: July 5, 2016

Re: Blackstone CSM

Jeff,

Here are my review comments for the CSM received 5-9-2016.

Certified Survey Map

Applicant or Owner: Germantown Commerce Center LLC

Land Surveyor/Firm: John Casucci, PLS, R.A. Smith Engineering

1. This CSM is a **Re-division of Lot 2 and Lot 3 of CSM No. 6177** and not Lot 1 and Lot 2.

The header for all sheets, the legal description in the Surveyor's Certificate and the Village of Germantown Board Approval certificate need to be changed to reflect this. This also applies to the Owner Certificates as some are listed as Lot 1 and Lot 2 and not Lot 2 and Lot 3

Response: Has been corrected

2. The square foot area amount for the area in the Surveyor's Certificate is missing.

Response: Has been added

3. For both Owner's Certificates, the person signing the document needs to have their name printed below their signature as well as their title in the corporation. (president, secretary, treasurer, VP etc.)

Response: Has been added

4. For the owner's certificate on page 7 of 12, there is no signature line.

Response: Has been added

5. Also on page 7, replace the word "Surveyor" in the certificate with Professional Land Surveyor.

Response: Has been revised

6. On page 8, replace the word "Surveyor" in the certificate with Professional Land Surveyor.

Response: Has been revised

7. Also on page 8, there needs to be the name of the person signing the document needs to have their name printed below their signature.

Response: Has been added

8. On page 11, the Village of Germantown Board Approval certificate, the word "Approval" is misspelled and needs to be corrected.
Response: Has been revised
9. Per 236.20 (6) The following statement must be added to all plats of subdivision that include or are bounded by navigable waters:

"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution".
Response: Has been added to Sheet 5
10. There are two missing monuments marking the southerly R/W line for the Wisconsin DOT property along the north line of exterior of the parcel.
Response: Has been revised
11. The 25' wetland setback line is missing from all delineated wetlands.
Response: Has been added
12. The ordinary high water mark needs to be established by either the DNR or the County or an approximate OHWM may be established by the professional land surveyor.
Response: Has been approximately delineated and added to the Map
13. The angular accuracy statement is missing from sheet 1.
Response: Has been added
14. The monument marking the Southwest corner of the Southeast ¼ and the Southeast corner of said quarter section is a cast in place concrete monument with aluminum DOT cap.
Response: Has been revised
15. The statement "This instrument prepared by ..." is missing from the document.
Response: Statement is listed on the final sheet of the CSM
16. On sheet 3 of 12, there is a 17.74 acre adjoining property located near the NW corner of the property that the status of the property has not been noted
Response: Has been added
17. The wetlands shown on proposed Lot 1 and 2 need to be tied to either an existing established boundary line or a proposed interior boundary line by bearing and distance to at least one point on the delineated wetland area.
Response: Has been added
18. The 1.5" binding margin only applies to the first sheet of the CSM. All of the sheets in this submittal are using the same 1.5" binding margin which can be reduced to 0.5" if needed. This is just a suggestion if more room on sheets 2 thru 12 is needed.
Response: This is a suggestion, no correction needed

19. Is the 537.74' dimension along the north right of way line of Mequon Road the tie in distance for the 50' access point? Is this limited access continuing along the west line of Division Road?

Response: Has been resolved and shown

No further review comments.

Document Submittals and Data Conversion

As of October, 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as required by Wisconsin Statute and Village Ordinances as part of the land division approval.

Response: Digital CAD file was sent to Bob Beilfuss on 6-23-16

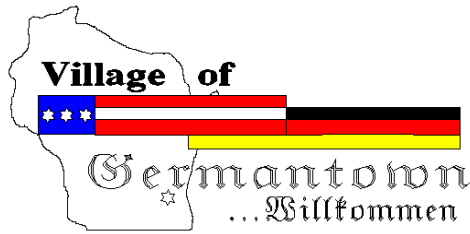
Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2007 on compact disk (CD) or via email to the Village Surveyor.

All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1927 datum) and the Grid Bearing basis.

Prior to Recording the Certified Survey Map, the Village Engineering Department will verify that the boundary markers have been installed as described on the submitted map. All boundary corners are to be clearly marked in the field by the professional land surveyor of record.

Response: Boundary corners have been set in the field.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Village Planner/Zoning Administrator

From : Eric Bartlein, Civil Engineer

Date : June 3, 2016

Re : Presbyterian Homes Senior Housing

RESPONSES: July 5, 2016

Sanitary Sewer:

1. San MH 7 – Note as Private
Response: The overall sanitary plan was revised to reflect a FM from the future “Brownstone” building. MH 6, which receives this FM is now labeled as private as well. The various manholes are labeled as private or public accordingly.
2. San MH 7 - Show in plan view on sht C403 that 2” FM connects to the 8” sanitary sewer at a wye approximately 4 lf outside of MH #7. Presently shown to connect on an angle. Detail on sht C602 is correct.
Response: MH 7 was shifted east to accommodate a 4’ stub of 8” to accept the 2” FM as shown on C602. The FM from the future Brownstone building discharges straight into MH 6. A detail of this was added to C602.
3. Include Germantown San MH Detail
Response: Germantown’s San MH detail is incorporated on C602.
4. Include Germantown Sampling MH Detail
Response: Germantown’s Sampling MH detail is incorporated on C602.
5. Note that Sanitary pipe between SAN MH 7 and SAN MH 6 is Private
Response: The sanitary pipe between MH 7 and MH 6 is noted as private.
6. 52+66 Water not 1.5’ below sewer main
Response: The water main separation has been adjusted.
7. 53+58 Water not 1.5’ below sewer main
Response: The water main separation has been adjusted.
8. Water and Sewer near San MH 4 does not have an 8’ separation. Make note on plan sheets “8’ - typical”
Response: The separation has been adjusted to be 8’ and a note was added in the General Notes on C403 through C407.
9. Include Germantown Sanitary Sewer Specs or where to find them
Response: A link to the Village’s Sanitary Sewer Specs is provided in the General Notes on C403 and C404.

10. All Sanitary sewer to be installed according to Germantown Specs

Response: A note is provided with the link to the specs in #9 in the General Notes on C403 and C404.

11. Connection to Existing Sanitary Manhole: MH #1 is a 48" dia. Structure with two 30" dia. Pipe going N & S and two 8" pipe going E & W. Please clarify your plans to make the proposed 8" dia. Connection to the NW with core/boot. It would appear that the existing cored opening and the very minimal structure wall area would give minimal structure wall for the proposed work. See sht C404.

Response: The connection to the existing Sanitary MH has been revised and will use the existing, west 8" stub as opposed to coring a new opening.

12. Traffic Control Plan will be required for the sanitary sewer construction crossing south bound Division Road. South Bound traffic flow must be maintained

Response: A note was added indicating that the Contractor is to prepare a traffic control plan and that traffic flow must be maintained.

Water:

1. Water and Sewer Near San MH 4 Does not have 8' separation

Response: The separation has been adjusted to be 8' and a note was added in the General Notes on C403 through C407.

2. Change existing water main on Division Road to as shown on As-built – A1770 (provided – Most Information the village has on the water main)

Response: Water Main As-built Sheet A1770 was used to better reflect the alignment of the existing water main in Division Road.

3. STA – 12+07.14

- Change "Connect to Existing 16"" to "Connect to existing 12" D.I."
- Change 16" x 8" to 12" x 8" Tapping Sleeve (includes 8" vlv)
- Change 16" water main to 12" D.I water main

Response: Changed.

4. STA 30+10 – Add 8" gate valve to connect to existing water main

Response: An 8" gate valve was added at the connection to the existing water main in Stonewood.

5. STA 30+33 – 1.5' vertical separation not met between storm and water

Response: The water main separation has been adjusted.

6. Include Germantown Hydrant Details (note on plan & profile sht that "8"x 6" Tee is Anchor Tee"

Response: Germantown's hydrant detail is incorporated on C602 and anchor tee noted on Sheets C405 and C406.

7. Include Germantown Water Specs or supply a link to find them

Response: A link to the Village's Water Specs is provided in the General Notes on C405 through C407.

8. All water main to have a min bury depth of 7' to top of pipe

9. **Response: Water main depth has been adjusted to minimum bury depth of 7', with the exception at the connections to the existing water mains.**

10. Note on drawings type of proposed pipe (ie PVC, DI or HDPE)

Response: PVC AWWA C-900 has been noted for use on the plans.

11. Concrete Pavement Replacement for water main crossing Mequon Road shall be “High Early Strength”

Response: Pavement replacement for utility work with Mequon Road will be full depth concrete, high early strength and is noted on the plans.

12. Traffic Control plan required for water main crossing Mequon Road.

Response: A note was added indicating that the Contractor is to prepare a traffic control plan and that traffic flow must be maintained.

Utility Easement

1. No trees in the utility easement
 - a. (2) WS in conflict
 - b. (1) BHS in conflict

Response: Trees have been removed from the utility easement.

Storm Sewer

1. Include Germantown’s Storm Sewer Manhole Detail

Response: Germantown’s Storm Sewer MH and Inlet details are incorporated on C602.

2. Include Germantown’s Storm Sewer Specs or a path to find them

Response: A link to the Village’s Storm Sewer Specs is provided in the General Notes on C401 through C402.

Village Requirements

1. Pre-Construction Meeting Required with a Village of Germantown Representative present

Response: Acknowledged.

2. Permits

- a) Driveway Permit from Village of Germantown
- b) Work in Right of Way Permit from the Village of Germantown for Utility and Pavement
- c) Erosion Control Permit from the Village of Germantown

Response: Acknowledged.



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

June 1, 2016

RESPONSES: July 5, 2016

Steve Nornes
Presbyterian Homes of Wisconsin Inc.
2845 Hamline Ave N. Suite 100
Roseville, MN 55113

RE: Presbyterian Homes Senior Housing
CSM, PDD Amendment, Rezoning & Site Plan Application Staff Review Comments

Mr. Nornes:

Village Staff has reviewed the application materials, plans and supporting information submitted on May 9 for the above-cited project. The following items/issues need to be addressed prior to scheduling your project for review by the Plan Commission. Upon receiving these comments, please consider setting up a meeting with Village staff to discuss the outstanding items/issues further and how they need to be addressed in order to satisfy staff's concerns and/or code requirements. *NOTE: the initials "BCSH" will be used when referring to the "Blackstone Creek Senior Housing" project/proposal.*

Planning Department: Blackstone Creek PDD Amendment & Rezoning

1. The May 11 submittal letter refers to a revised General Development Plan (GDP) dated May 9. The only plan dated May 9 is the full site plan set. What's needed is a smaller-sized but more generalized plan (11x17) that shows property lines, major features, buildings, parking, driveways, landscaping, etc., preferably in color. An earlier exhibit submitted in March is closer to the sort of GDP that is needed than simple reference to the detailed site plans. Ideally, such a plan is going to show the entire golf course and BCSH parcel boundaries with the golf course fairway/green layout presented so one can easily see where and the amount of area on the BCSH parcel that will be "dedicated" for golf course uses.

Response: A two-page General Development Plan (GDP) has been prepared. The first page shows the Blackstone Creek Senior Housing (BCSH) property and its relationship to the overall Blackstone Creek Golf Course property and existing green/fairway layout, along with a proposed easement area between the Golf Course and BSCH. The second page zooms in on the BCSH property and shows building placement, hardscape, general landscaping, and proposed modifications to the greens/fairways affected by the development (by Golf Course). Site statistics and phasing are also shown. See General Development Plan Exhibit pages 1 of 2 and 2 of 2.

2. At the March Plan Commission consultation, development was discussed in terms of two phases with the Brownstone building to be constructed in Phase II. Please discuss the proposed/anticipated phasing plan in detail, i.e. which areas, buildings and/or features are in each phase. Please provide an anticipated time schedule for construction of each development phase.

Response: The attached plan illustrates the phasing plans for Phase I and Phase II. The projected construction start for phase I will be the first quarter of 2017 with the projected opening in 2018. Phase II construction start will be 2021. See Sheet 2 of 2 of the General Development Plan.

3. The EH District regulations require a minimum street/front yard setback equal to 3 times the height of the building (not 30 feet as shown in the site plans). While a PDD amendment is proposed to increase the maximum height allowance to equal 44 feet, there will also need to be an amendment to the minimum setback requirement.

Response: We are seeking an amendment from the 126 calculated set back (per the EH Zoning guidelines) to the 30 foot front yard set-back per the current PDD.

4. The explanation provided in the May 9 letter from the Blackstone Creek Golf Club regarding what and when improvements will be made is extremely vague and noncommittal; a far cry from the intent of a coordinated and “planned development”. Refreshing the clubhouse to match the BCSH buildings in terms of materials makes some sense, but the architecture... isn’t the least bit complimentary. If the intention is to submit plans for improvements to the golf course site and buildings in 12-18 months, we will likely be back here again going through the same PDD amendment process. Reference is made to a separate site at the intersection that may be redeveloped independently and in the future. Has there been any coordination of services regarding this possible redevelopment in terms of storm water management on the BCSH parcel?

Response: A revised letter is attached from Blackstone Creek Golf Club.

5. At the March Plan Commission consultation, questions were asked concerning whether or senior housing is the highest and best use of this particular highly visible land/location, and, the issue of making arrangements for some sort of “payment in lieu of property tax” agreement given the apparent tax-exempt status of Presbyterian Homes. These questions will continue to be asked. Is Presbyterian Homes offering to enter into a PILOT agreement as they have done with other communities with similar senior housing development projects? If so, what are the proposed terms?

Response: Since first introducing the project, the retail market has changed dramatically with the great recession starting in 2008-09. Any vision of this

development being 100 percent high end, boutique retail is no longer achievable. After actively marketing the site for 10 years, VJS development has not been able to secure any viable commercial uses for this site. Feedback from the market has told them that retail and commercial uses interested in Germantown prefer to be either closer to the intersection of Mequon and Pilgrim Roads or along the busier commercial corridor on County Line Road to the south. This site at Blackstone Creek is at the western end of the commercial corridor along Mequon Road and simply hasn't generated the commercial interest that we had hoped for originally. Secondly, in 2010 the planning commission approved the site for senior housing with the underlying zoning district B1 PDD with and elderly house use. We believe the Senior Housing is good use this new project. The additional units will meet the growing demands for senior housing, create choices and provide 37 FTE jobs.

PHS engaged Maxfield Research & Consulting in September 2015 to complete a market assessment for the demand for senior housing in the Village of Germantown and vicinity. Based on the age-income-qualified market base of seniors and the capture rate for senior services in the Germantown Area, the report found strong demand for senior housing. The Table below summarizes demand in the Germantown Trade Area with a conservative estimate on the percent of units that could be captured on a given site in Germantown. As illustrated in the Table, there is strong demand for senior housing in Germantown given the current and projected demographics, incomes, and service needs of older adults.

TABLE 8 DEMAND SUMMARY PRIMARY MARKET AREA 2015 & 2020				
Service Level	Excess PMA Demand		Site in Germantown	
	2015	2020	2015	2020
Congregate	242	281	97	112
Assisted Living	147	190	59	76
Memory Care	113	150	45	60
Total Units	502	621	201	248
Source: Maxfield Research and Consulting, LLC				

Payment in lieu of property tax. As we articulated in previous meetings Presbyterian Homes and Services has agreed to negotiate a Pilot program or Village

Service Payment in lieu of taxes. Recently we negotiated with the Village of Menomonee Falls a fair payment plan for Police & Fire Protection services.

Planning Department: Certified Survey Map (CSM)

6. The heading on the CSM indicates a “division of Lots 1 and 2 of CSM No. 6177”, but should read Lots 2 and 3 of CSM No. 6177.

Response: The heading on the CSM has been revised to read Lots 2 and 3 of CSM No. 6177

7. The area subject of the golf course easement needs to be shown on the site plan and quite possibly the CSM. Separate easement documents to be recorded with the CSM will also need be prepared.

Response: The proposed golf course easement is shown on Page 1 of 2 of the GDP. The area of easement is not required to meet our green space minimum requirement (see Comment 9 Response).

Planning Department: Site Plans

8. At the March Plan Commission consultation, development was discussed in terms of two phases with the Brownstone building to be constructed in Phase II. Please discuss the proposed/anticipated phasing plan in detail, i.e. which areas, buildings and/or features are in each phase. Please provide an anticipated time schedule for construction of each development phase.

Response: The attached plan illustrates the phasing plans for phase I and phase II. The projected construction start will be the first quarter of 2017 with the anticipated opening the second quarter 2018. Phase II is projected to construction 2021.

9. Site Statistics Table (Sheet C200). Please present a calculation (sqft area and %) of the amount of green space (presumably outside of the 13.15-ac “improvement area”) that will be subject of the easement agreement with the golf course. You need to try and avoid or minimize the “no joint use” restriction (i.e. using required non-impervious/green space to satisfy one requirement while simultaneously using the same green space for the golf course use). It appears that the minimum requirement for 65% of the parcel kept in “open space” on the BCSH parcel can be met exclusive of the area also being used for the golf course easement, but we need to see the calculation.

Response: An easement agreement document will be prepared between Presbyterian Homes of Wisconsin, LLC and the golf course owner prior to finalization of the CSM and Sheet 1 of 2 of the GDP. The attached Proposed Lot Area

Exhibit depicts a 17.03 acre upland area. The Site Statistics Table on Sheet C200 provides a green space calculation based on this upland area. The calculation indicates that 517,902 square feet (69.8%) of the upland area is green space which exceeds the minimum requirement of 65%.

10. The area subject of the golf course easement needs to be shown on the site plan and quite possibly the CSM. Separate easement documents to be recorded with the CSM will also need be prepared.

Response: An easement agreement document will be prepared between Presbyterian Homes of Wisconsin, LLC and the golf course owner prior to finalization of the CSM and is shown on Sheet 1 of 2 of the GDP.

11. Site Statistics Table (Sheet C200). Depending on what area of the site is being referred to, the zoning district and land use is incorrectly listed as Rm-2/PDD.

Response: The Site Statistics Table on Sheet C200 has been revised to reflect the correct zoning/land use.

12. Site Statistics Table (Sheet C200). The EH District regulations require a minimum street/front yard setback equal to 3 times the height of the building (not 30 feet as shown in this table and on the plans), and, a side yard setback of 25 feet. While there are PDD amendments proposed to change the height and setback requirements, the correct information presented here needs to jibe with what the actual regulations are eventually amended to be.

Response: The Site Statistics Table on Sheet C200 has been revised to reflect the actual setbacks based on the amended PDD. This table is also provided on Page 2 of 2 of the GDP.

13. Site Statistics Table (Sheet C200). The table should be revised to include the same information presented in the "Proposed Lot Area Exhibit" attached to the May 11 submittal letter?

Response: The Site Statistics Table on Sheet C200 has been revised to reflect the same information presented on the Proposed Lot Area Exhibit. This table is also provided on Page 2 of 2 of the GDP.

14. The floodplain boundary line shown as a solid red line in the “Proposed Lot Area Exhibit” doesn’t match with the boundary line shown on the CSM. Which is correct? Which was used to calculate the area statistics? Revise as necessary.

Response: The floodplain line on both the Proposed Lot Area Exhibit and the CSM match and the calculations are based on the line shown.

15. We need to get a copy of the wetland delineation report that was completed by R.A. Smith on 11/17/2015. Was the delineation completed by an “assured” delineator? Do you have a DNR/ACOE concurrence letter?

Response: The Wetland Delineation Report, attached, was completed by an “assured delineator”. The report has been submitted to the WDNR/ACOE pending a concurrence letter. The letter will be forwarded to the Village upon receipt.

16. The 25’ wetland and 75’ navigable waterway setbacks need to be shown on the CSM and site plans; particularly in those areas where development activity is proposed. Any development within these setbacks is further regulated and needs to be addressed.

Response: The 25’ wetland and 75’ navigable waterway setbacks are shown on the CSM and Site Plan. There are no proposed improvements associated with the BCSH development within these setbacks.

17. The architectural plan set presents little if any detail on the type, color of materials proposed for the buildings, window systems, etc. A statement of design intent (i.e. explanation of design, architecture and materials) is required; along with a material sample board.

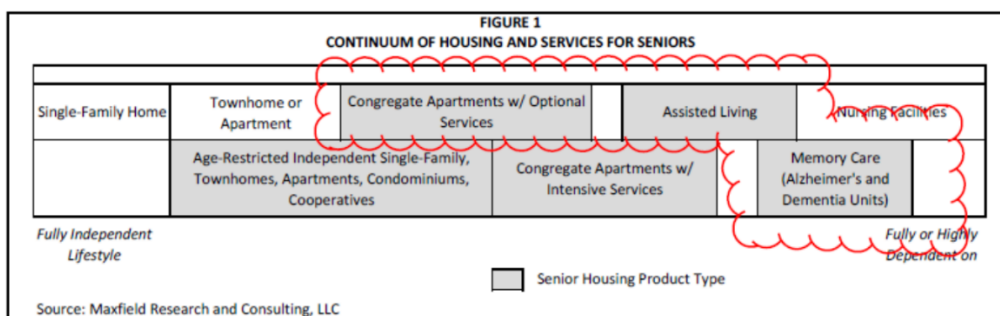
Response: The design intent is to provide a building with a Germanic or Bavarian feel, but not literal translation. The exterior base and many bays will be clad in a cultured stone product that is square cut in keeping with a castle stone look. The remainder of the building will be a durable siding product, such as LP or Hardie, in two colors. We have added gable end trim, clipped gable ends, brackets below overhangs and trellised decks at various locations for the suggestion of Germanic tradition, while not being overly literal. A sample board will be provided for the Plan Commission Meeting.

18. The site plans refer to details about the proposed monument sign at the driveway entrance being in the architectural plans... but nothing is provided. The sign can be submitted as a separate sign permit application in the future if necessary.

Response: The monument sign will be submitted with a future application. A note was added to the Site Plan indicating that the sign will be “Under Separate Permit”.

19. While some information about the type of senior housing units was provided earlier, you need to provide a detailed explanation about the # and types of units, type and level of care provided in the AL and MC areas and the overall operation characteristics of each (e.g. # FT & PT staff, services, etc. Tell us again what differentiates a “Brownstones” unit from the other independent senior living units?

Response: The proposed project is a mini-continuum. As the chart below indicates the Germantown project will include independent living, assisted living and memory care. The assisted living will be licensed as RCAC and the memory care will be a CBRF.



A Residential Care Apartment Complex (RCAC) is an independent apartment complex where five or more adults reside. Apartments must each have a lockable entrance and exit; a kitchen, including a stove (or microwave oven); and individual bathroom, sleeping and living areas. RCAC is a type of Assisted Living.

A Community-Based Residential Facility (CBRF) is a place where adults who are not related to the operator or administrator reside and receive care, treatment or services that are above the level of room and board and that may include up to three hours per week of nursing care per resident. Adults residing in a CBRF should not require care above intermediate level nursing care. CBRFs are licensed under Chapter DHS 83, Wisconsin Administrative Code

The unit mix is as follows:

Senior Apartments	Unit Type	Unit SF	# Units
IL Unit A	1 BR	760	13
IL Unit A-Acc	1 BR	775	1
IL Unit A-1	1 BR	850	12
IL B	1 BR plus	915	14
IL B	1 BR	915	1
IL B1	1 BR plus	1,005	15
IL C	2 BR plus	1,220	21
IL D	2 BR	1,225	1
IL D1	2 BR	1,570	12
IL D2	2 BR	1,650	1
IL D3	2 BR	1,750	1
Sr. Apartments Total/Ave:		-	92
Assisted Living	Unit Type	Unit SF	# Units
AL-S	Studio	450	4
AL S2	Studio	500	8
AL 1BR-Acc	1 BR	595	1
AL 1-B	1 BR	605	13
AL 1-B1	1 BR	665	3
AL 1B1 ACC	1 BR	665	1
AL 1-B2	1 BR	705	4
AL 1BD2	1BR PLUS	780	2
AL 1-BD	1 BR PLUS	805	2
AL 1-BD3	1 BR PLUS	860	2
AL 2-BD	2 BR	860	2
Memory Care	Unit Type	Unit SF	# Units
MC S	Studio	445	5
MC S2	Studio	500	3
MC 1B ACC	1 BR	595	1
MC 1B	1 BR	605	2
MC 1BD	1 BR PLUS	630	2
MC 1B3	1 BR	680	1
MC 1B2	1 BR	705	2
MC 1BD2	1 BR PLUS	790	1
MC 2B	2BR	860	1
Memory Care Total:		-	18

The staffing of the community will consist of over 37 full-time equivalent positions. The list below are positions within the community:

Proposed Staffing
Director
Cooks
Server
Dietician
Dining Room Supervisor
Engineering Manager
Engineer 2
Tech 1
Housekeeping Lead
Housekeeper 1
Housekeeper 2
Activity Director
Activity Aide
Volunteer Director
Volunteer staff
Beautician
Chaplain
Wellness Director
Campus Administrator
Ast. Campus Administrator
Receptionist
HR Representative
Office Manager

What is a Brownstone: The Brownstone is an independent living apartments which are two stories with underground heated parking. The Brownstone will have shared commons spaces which includes game room, lounge and elevator. The building is detached from the main campus building.

20. Wis. Stat. 62.23(7)(i) provides regulations for the number and relative location of “community living arrangement” facilities. Does the assisted living and/or memory care facilities constitute or otherwise meet the definition of a CLA set forth in 62.23(7)(i)?

Response: The proposed project is reflecting 18 CBRF beds.

- **Distance Requirement.** We understand there is a distance requirement of not less than 2,500 feet between facilities. However, the Tender Reflections (under construction) located off of Virginia Avenue is also within the 2,500 feet of the Matterhaus of Germantown off of Ava Circle (approximately 1,200 feet between facilities). As a result, precedence has been established for construction of senior housing facilities within 2,500 feet of one another.

Senior housing communities are often times “clustered” in the same vicinity due to zoning ordinances, buffers between other land uses, and for creating a “continuum of care” that offers seniors the opportunity to age in place in close proximity to their existing home.

We are seeking an informal exception to the distance ordinance. The Tender Reflection is 1945.45 ft. from our proposed project and The Matterhaus of Germantown is 2,166.60 ft. from the proposed project.

21. The architectural plan set provides little detail on the proposed HVAC system(s) to be used for the facilities. An area is shown on the third level plan for rooftop mechanicals. What number and type of RTU's are anticipated to be used? How will the RTU's be screened?

The mechanical systems will be provided by a design/build subcontractor so exact number, type and size are not known at this time. A recessed roof area that is screened by adjacent taller building areas is provided for mechanical equipment. Further screening will be provided, if needed, upon selection and location of equipment

22. Will there be any hotel-style PTAC units be installed for any of the dwelling units? If so, they need to be shown in the elevations and renderings.

Response: The unit mechanical system will be Magic Pak units, not hotel-type ptacs. These do have exterior wall louvers which have been added to the elevations.

23. No dumpster/recycling enclosures are shown. Will these services be kept and serviced under the building? If not, details on the enclosure location(s) and materials need to be provided.

Response: Dumpsters will be store inside the garage in a fire rated room compliant with building codes.

24. The amount of landscaping proposed for the site appears adequate, however, presenting all trees & shrubs on the plans as if fully mature exaggerates the appearance. Street trees closest to the entrance may present a vision-clearance issue in the future given stop bar location. I would suggest moving the one tree on the east side of the driveway entrance to the north side of the sidewalk.

Response: We removed the tree as recommended.

25. Lighting. Can you provide a photo or rendering of the exact lighting pole/fixture combination proposed for the parking areas? The spec sheet detail is helpful, but only some of the options are shown as being selected leading one to believe that an antique fixture is proposed on top of a plain metal pole. What decorative base is proposed? Finial? Band? Color? Arm? Photocell type?

Response: The proposed photometric plan and fixture cut sheets are submitted.

Fire Department

26. Require two (2) additional fire hydrants; one should be installed on the north side of Mequon Road between Stonewood Drive and Grace Way; one needs to be installed at the north end area on the access road between underground parking garages. Only one new hydrant is currently shown on plan.

Response: After reviewing with Fire Chief and staff, hydrant locations have been established and are shown on Sheet C405. The hydrants will be contained within public easements.

27. Locations for the Fire Department connection, fire hydrants, Knox Box and alarm panel need to be approved by GFD.

Response: The FDCs and fire hydrants are noted on the Utility Plans (C400 Plans). In addition 2.5 inch stand pipes will be designed in three stairwells. Knox Box and alarm panels information will be submitted to GFD for approval.

28. Elevators need to be large enough for ambulance cots. Plan shows elevator that is compliant.

Response: The elevators will be large enough to accommodate ambulance cot.

29. Complete emergency plan required prior to occupancy.

Response: The emergency plan will be completed prior to occupancy.

30. Solid waste and recycling dumpsters should be stored outside. If dumpsters are placed in the building they need to be in fire rated rooms. Plan shows rated room in lower level.
Response: The dumpster will be stored inside the garage. The storage room will be fire rated in compliance with building codes.

31. Approvals by all other state agencies that have licensing authority are required prior to occupancy.

Response: Noted

32. High tension power lines limit access to the north side of Mequon Road. A paved fire lane access to west side of building for ladder truck access is required. Extend the center roadway between buildings for fire truck placement.

Response: After reviewing with Fire Chief and staff, the proposed 5'-wide walking path was upgraded to a 9'-wide, heavy duty asphalt path and is shown on Sheet C200. The path has been checked for turning movements and geotechnical engineer has confirmed the loading requirements (62,000 pounds).

33. West building parking (lower) level has space for 100 cars with only one (1) overhead door access shown. Provide a second overhead door to west side of building connecting to west fire lane access. Provide man exit door at same location.

Response: The one access point for vehicle traffic is typical and preferred in senior apartment buildings. This limits the number of locations where interlopers might access the building. We will typically provide two actual garage overhead doors at this location, one for incoming and one for outgoing traffic. In the event that one door is damaged, there is still access to the garage. A second west overhead door will not be provided. There are stair towers at each end of the garage with doors from grade down to the garage level for multiple locations for fire fighter access to the garage

34. Year-round accessibility is required to and along all pedestrian walkways.

Response: The community will keep the walking path accessible all year long.

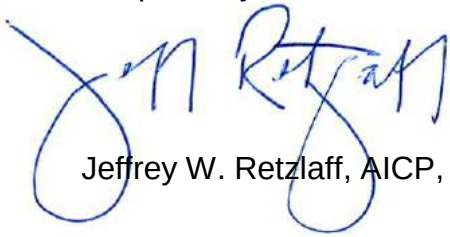
Engineering Department

Pending; no comments available at this time.

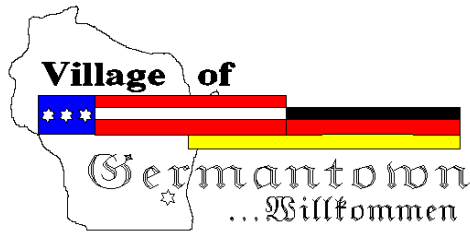
Once all of the outstanding issues/items have been addressed and the applications deemed to be complete, we will schedule them for PC review at the next available meeting. At this time, we remain on track for the June 13 meeting provided your responses to these issues are submitted in time for Village staff to review and make a determination as to the completeness of the applications. It's possible that we may be able to put one or more but not all of the applications on the June 13 PC meeting agenda. We can discuss that situation if/when it becomes a reality.

When submitting revised plans and/or additional information, please submit thirteen (13) full-size and (13) reduced-size plan sets (or 26 sets of all other documents) to the Planning Department.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeffrey W. Retzlaff". The signature is stylized with large loops and is positioned above the printed name.

Jeffrey W. Retzlaff, AICP, Village Planner & Zoning Administrator



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, ACIP, Village Planner/Zoning Administrator

From : Eric Bartlein, Civil Engineer

Date : June 6, 2016

RESPONSES: July 5, 2016

Re : Presbyterian Homes Senior Housing SWMP

The Engineering Department has reviewed the Storm Water Management Plan for the above referenced project and has determined the plan to be acceptable except for the following items:

1. Per Germantown Municipal Code, all wet ponds are required to have aeration. Note this on the plans.
Response: Note that aeration is required has been added to the C400 and L103.

2. No trees on the inside or on top of the pond berm. The trees in conflict are:
 - a. (1) HCB
 - b. (6) WP
 - c. (6) BC
 - d. (2) NC

Response: Trees have been removed from the inside and top of pond berm.

3. Developer's Agreement
 - a. SWMP Maintenance Agreement

Response: Acknowledged, an Agreement will be prepared upon approval of plans.

4. Show the emergency spillway in the contours of the pond.
Response: Emergency spillway is shown.

GENERAL DEVELOPMENT PLAN

SCALE: 1" = 300' APPROX.

N

PROPOSED GOLF COURSE
EASEMENT AREA

SITE STATISTICS TABLE	
TOTAL PROJECT ACREAGE:	34.986 AC (1,524,010 SF)
PROPOSED UPLAND AREA:	17.03 AC (742,038 SF)
PROPOSED GREEN SPACE:	11.89 AC (69.8%)
PROPOSED IMPERVIOUS:	5.14 AC (30.2%)
LOT AREA CALCULATION	
UPLAND AREA	17.03 AC
FLOODPLAIN (25%)	3.77 AC
ZONING AREA	20.80 AC
AREA-CENTERLINE OF STREAM TO UPLAND LINE	17.97 AC
AREA OF WATER SURFACE	2.87 AC
FLOODPLAIN (NOT INCLUDING STREAM)	15.1 AC (25% = 3.77 AC)
MAXIMUM BUILDING HEIGHT:	42' TO TOP OF RIDGE
.37' TO MIDPOINT OF ROOF	
GROSS SQUARE FOOTAGE: MAIN:	210,400 S.F., 56,000 S.F. GARAGE
BROWNSTONE:	69,500 S.F., 34,750 S.F. GARAGE
PARKING SPACES:	100 MAIN LOWER GARAGE OF 92 IL UNITS
BROWNSTONES:	40 IN LOWER GARAGE OF 38 IL UNITS
72 SURFACE	
ZONING DISTRICT/LAND USE:	R-1 / PDD
BUILDING SETBACKS:	STREET = 30'
REAR =	8'
SIDE =	8'



Presbyterian Homes Senior Housing

GENERAL DEVELOPMENT PLAN

July 5, 2016

- Map Legend**
- Data Points
 - ▨ Delineated Wetlands (1.80 Acres)
 - ▨ Open Waters (0.65 Acres)
 - ▭ Study Area 35 Acres



Figure 2
Wetland Boundary Map



35-Acre Study Area
Presbyterian Homes
Senior Housing
Village of Germantown
Washington County, WI

1 inch = 209 feet
June 22, 2016
1150574

R.A. Smith National
Beyond Surveying
and Engineering

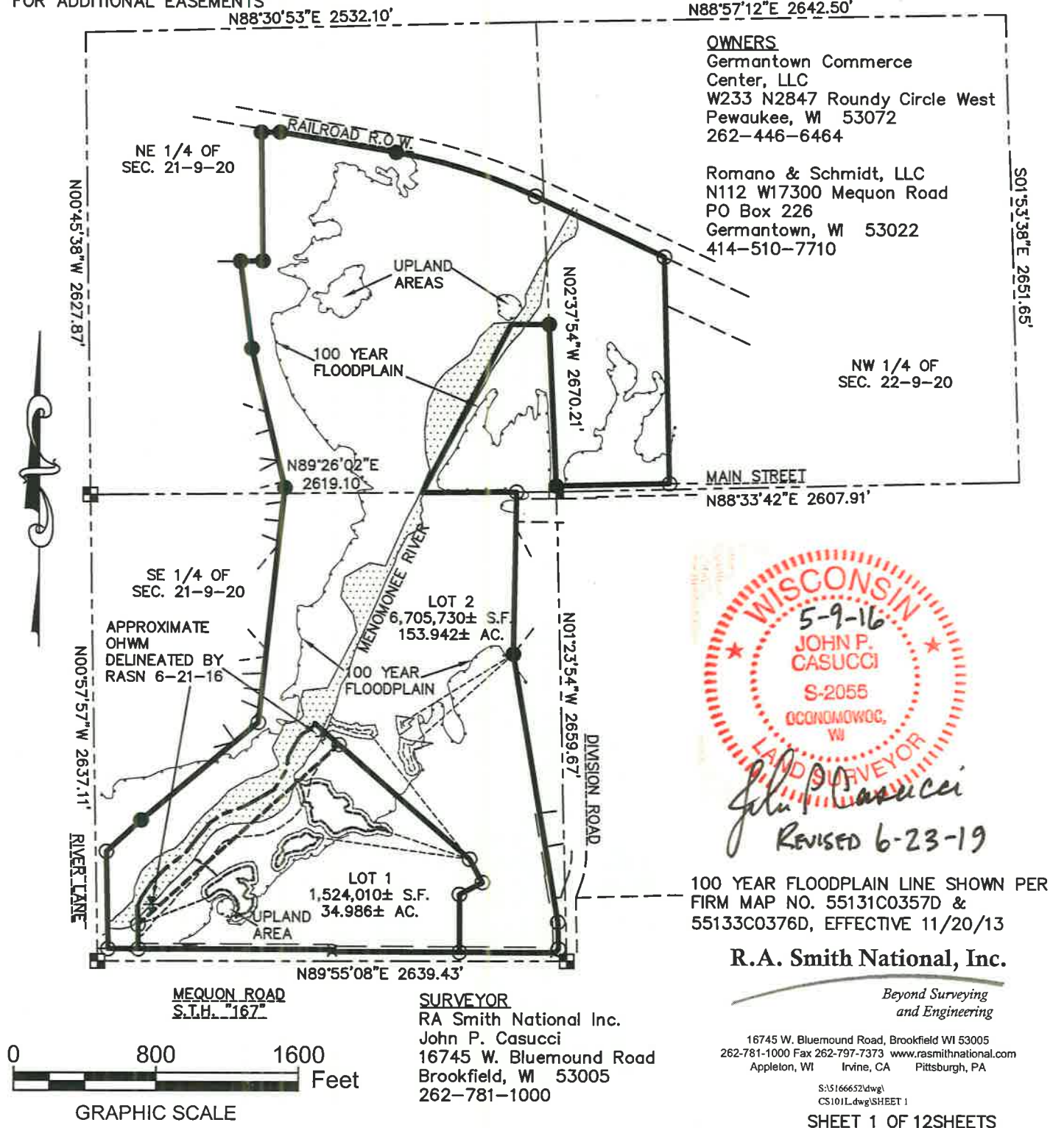
Washington County GIS, HERE, Delorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community

CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

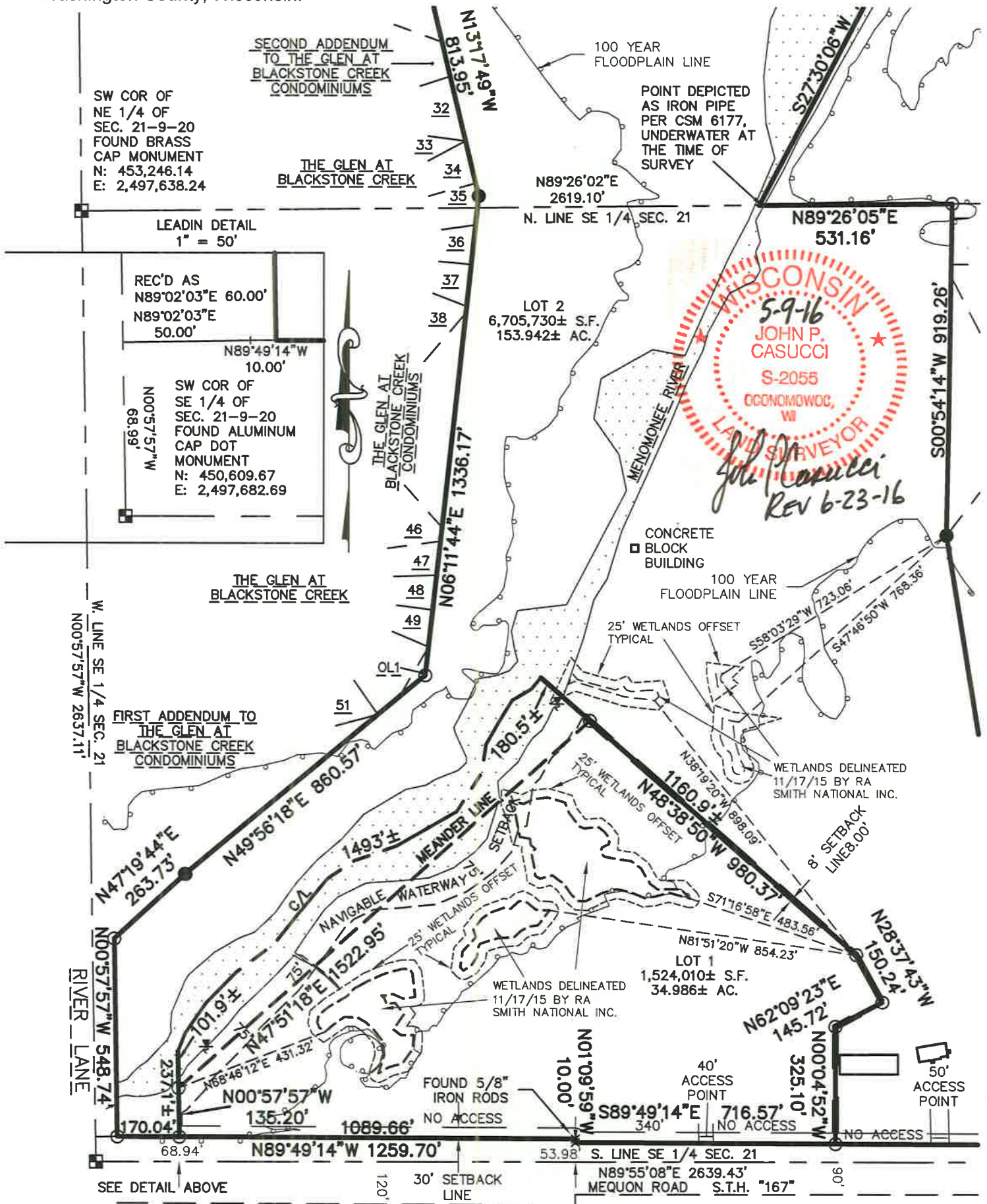
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.
- BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 21, T 9 N, R 20 E, WHICH BEARS S89°55'08"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927). VICINITY MAP

SEE CERTIFIED SURVEY MAP NO. 6177 FOR ADDITIONAL EASEMENTS



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



NOTE:
LOT 2 IS SUBJECT TO WETLANDS, 25' WETLAND SETBACK AND A 75'
NAVIGABLE WATERWAY SETBACK WHICH ARE NOT SHOWN.

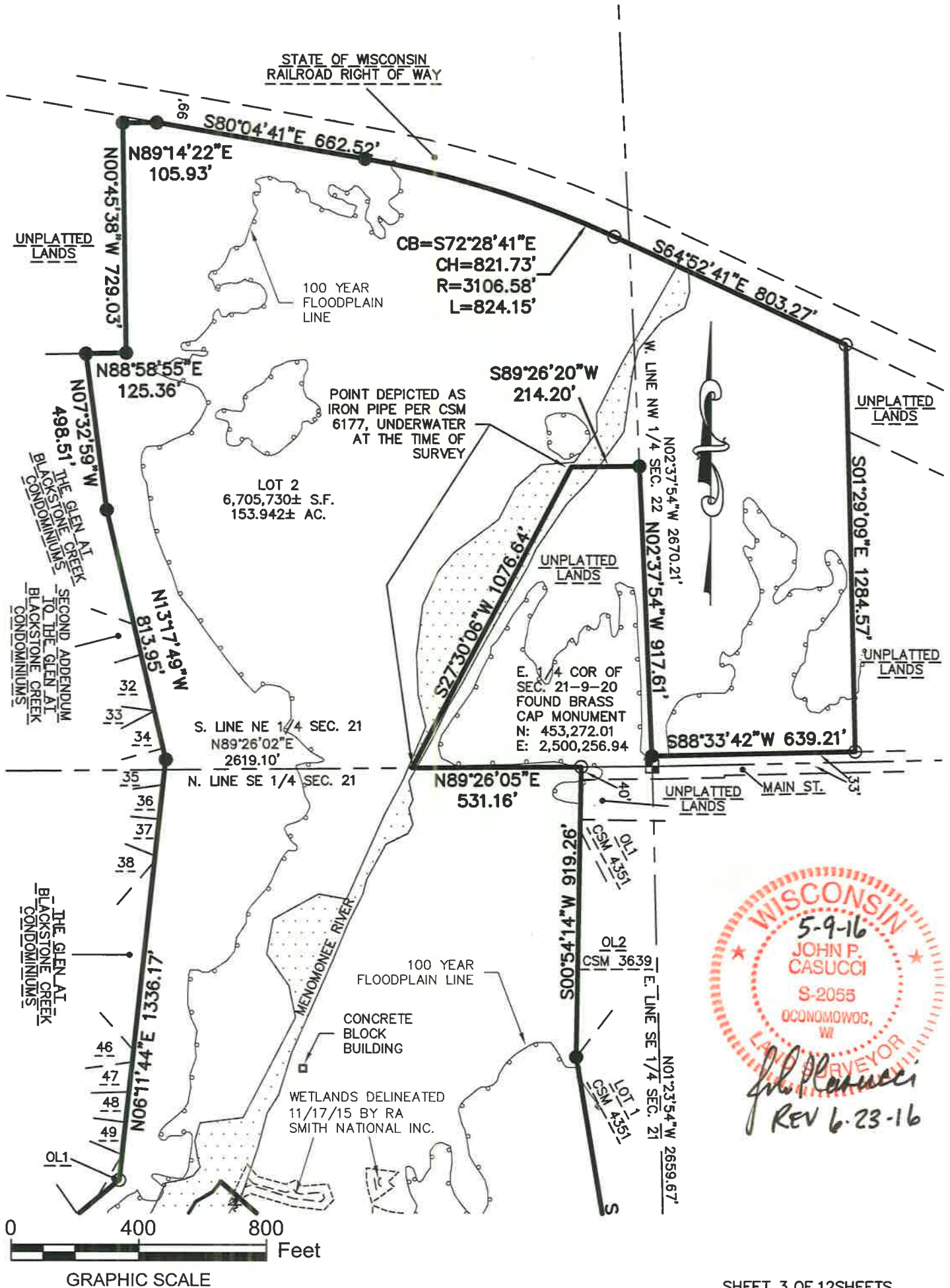
SHEET 2 OF 12SHEETS



GRAPHIC SCALE

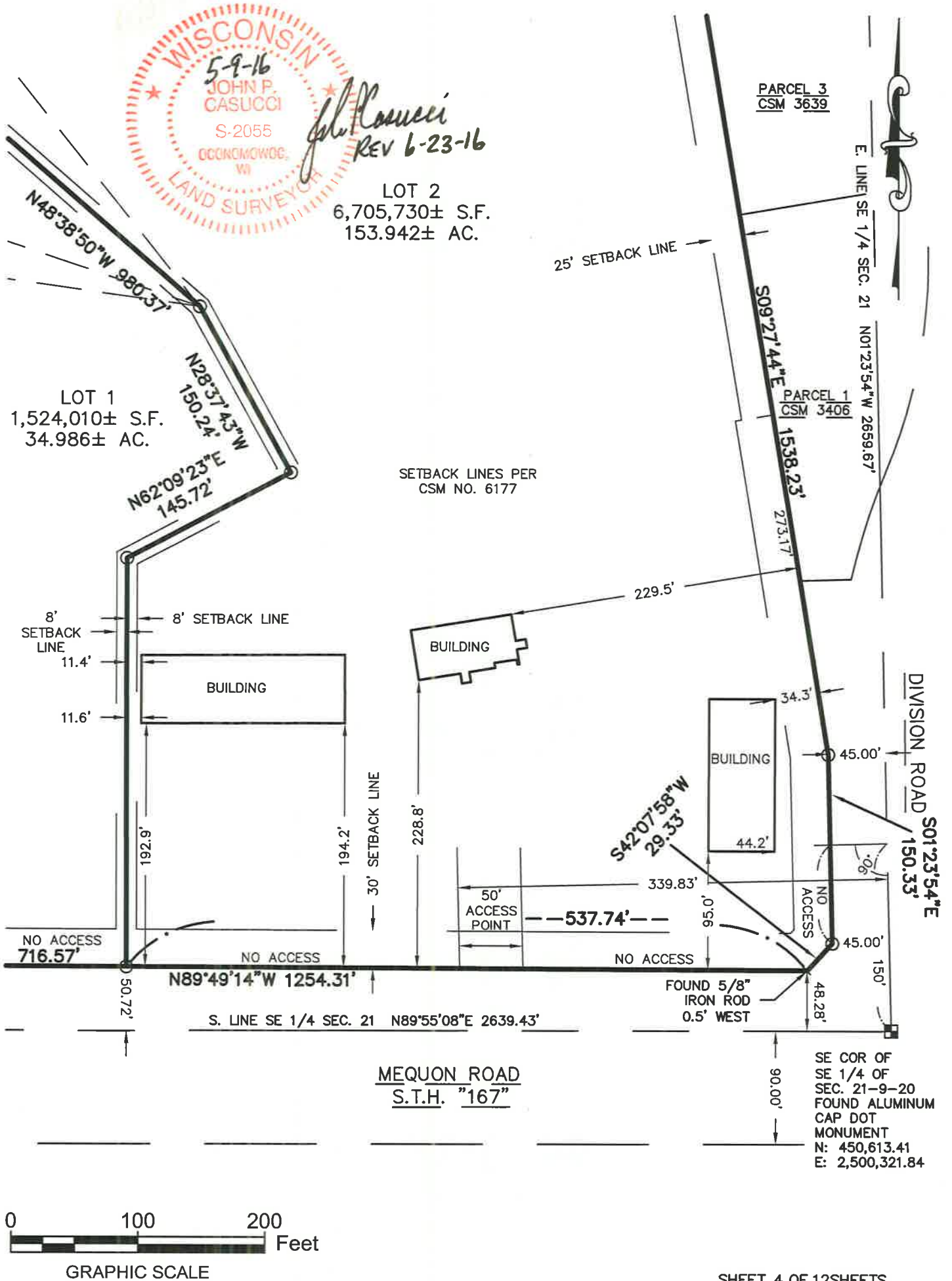
CERTIFIED SURVEY MAP NO. _____

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CERTIFIED SURVEY MAP NO.

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CERTIFIED SURVEY MAP NO. _____

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SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Containing 8,229,740 Square feet or 188.93 Acres, more or less.

THAT I have made such survey, land division and map by the direction of GERMANTOWN COMMERCE CENTER LLC and ROMANO & SCHMIDT LLC, owners.

THAT such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

May 9, 2016

DATE

REV 6-23-16

WISCONSIN

JOHN P. CASUCCI

S-2055

DONCHOWOC, WI

LAND SURVEYOR



(SEAL)

JOHN P. CASUCCI,

REGISTERED LAND SURVEYOR S-2055

Note: ANY land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1 of the state constitution

CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

LOT 2
CORPORATE OWNER'S CERTIFICATE

ROMANO & SCHMIDT LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

ROMANO & SCHMIDT LLC does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of ROMANO & SCHMIDT LLC, has caused these presents to be signed by Troy Schmidt, its Manager _____, this _____ day of _____, 2016.

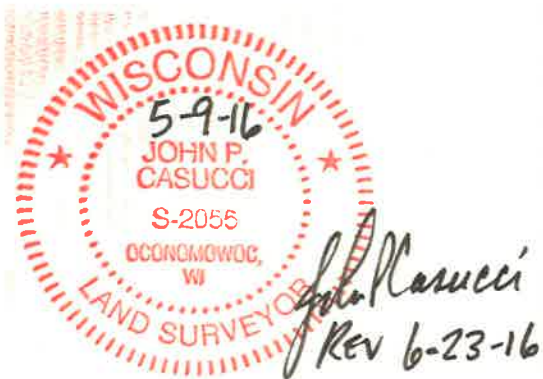
ROMANO & SCHMIDT LLC

Troy Schmidt, Manager

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2016, the above named Troy Schmidt to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY ROMANO & SCHMIDT LLC

LAIRD B. ROBINSON, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Professional Land Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, presents to be signed by LAIRD B. ROBINSON this ____ day of _____, 2016.

LAIRD B. ROBINSON

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2016,
LAIRD B. ROBINSON, to me known as the person who executed the foregoing instrument.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY ROMANO & SCHMIDT LLC

FIRST BANK FINANCIAL CENTRE, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Professional Land Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said FIRST BANK FINANCIAL CENTRE, has caused these presents to be signed by Matthew Schwechel, its Vice President at _____, _____, and its corporate seal to be hereunto affixed.

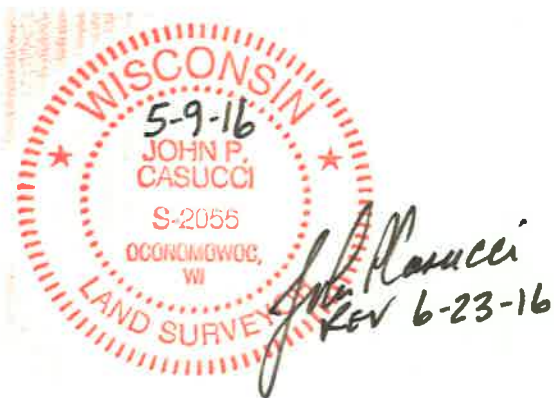
this _____ day of _____, 2016.

Matthew Schwechel, Vice President

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2016, Matthew Schwechel of the above named organization, to me known as the person who executed the foregoing instrument, and to me known to be the Vice President of said organization, and acknowledged that they executed the foregoing instrument as such officer as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

LOT 3
CORPORATE OWNER'S CERTIFICATE

GERMANTOWN COMMERCE CENTER LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

GERMANTOWN COMMERCE CENTER LLC does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of GERMANTOWN COMMERCE CENTER LLC, has caused these presents to be signed by David Jorgensen its Managing Member, this _____ day of _____, 2016.

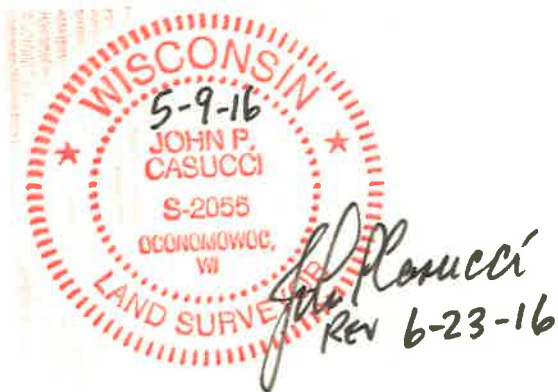
GERMANTOWN COMMERCE CENTER LLC

David Jorgensen, Managing Member

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2016, the above named David Jorgensen, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

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CONSENT OF CORPORATE MORTGAGEE
OF LANDS OWNED BY GERMANTOWN COMMERCE CENTER LLC

ISB COMMUNITY BANK, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said ISB COMMUNITY BANK, has caused these presents to be signed by Mark Wierman, its SVP/Chief Lending Officer, at _____, _____, and its corporate seal to be hereunto affixed.

this ____ day of _____, 2016.

Mark Wierman

STATE OF _____ }
COUNTY OF _____ } SS

PERSONALLY came before me this _____ day of _____, 2016, Mark Wierman, SVP/Chief Lending Officer above named organization, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the organization, by its authority.

_____(SEAL)
Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Chairperson

Date

Lori Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, a division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2016.

Dean Wolter, Village President

Date

Barbara K.D. Goeckner, Village Clerk

Date



CERTIFIED SURVEY MAP NO. _____

A division of Lots 2 and 3 in Certified Survey Map No. 6177, being a part of the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the NE 1/4 and the NE 1/4, SE 1/4, NW 1/4 & SW 1/4 of the SE 1/4 of Section 21 and part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 22, all being in Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

The following covenants, conditions & restrictions are copied from CSM 6177, recorded in Vol 46, Page 131 as Document no. 1164519.

This property is hereby subject to the following covenants, conditions and restrictions:

1. **Maintenance Agreement.** There shall be a separately recorded document entitled "Storm Water Management Practice Maintenance Agreement" ("Maintenance Agreement") that describes the storm water management practices located on this Certified Survey Map and their maintenance needs.
2. **Drainage Easements.** All areas designated as "Drainage Easements" are preserved for storm water collection, conveyance, and treatment in accordance with approved plans on file with the Village of Germantown. Unless otherwise noted in the Maintenance Agreement, drainage easements shall be maintained in a manner that preserves unimpeded flow of surface runoff. No grading or filling is allowed. These areas shall be vegetation or other approved cover to prevent soil erosion. Grass swales are reserved for storm water conveyance and shall not be used as vehicle access lanes.
3. **Access Lanes.** Access lanes, as designated on this Certified Survey map, are constructed and reserved for heavy equipment that may be required to complete future maintenance activities, as described in the Maintenance Agreement. These lanes shall be kept free of obstructions to maintenance vehicles, such as trees and other woody vegetation. Any gates or other access restrictions must be approved by the Village of Germantown.
[Note: Access lanes may be included within drainage easements or may be designated as a separate "access easement".]
4. **Ownership and Maintenance.** The Responsible Party, named as [designated long term "Responsible Party"] shall be responsible for the routine and extraordinary maintenance of all drainage easements and storm water management practice(s), in accordance with the Maintenance Agreement.
1-05
1-05
5. **Access and Inspections.** The Village of Germantown is authorized to access the property as necessary to conduct inspections of the storm water management practices to ascertain compliance with the Maintenance Agreement.
6. **Corrective Actions.** Upon notification to the Responsible Party by the Village of Germantown, of maintenance problems which require correction, the specified corrective actions shall be performed by the Responsible Party within a reasonable time frame as set by the Village of Germantown. Access for maintenance equipment shall be limited to the designated lanes as shown on the Certified Survey Map.
7. **Special Charges.** The Village of Germantown is authorized to perform the corrective actions identified in its inspection report or its notice if the Responsible Party does not make the required corrections within the specified time period. The costs and expenses of such corrective actions shall be entered on the tax roll as a special charge against the Property and collected with any other taxes levied thereon for the year in which the work is completed per Stats 66.0627.
8. **Binding on Future Owners.** This Agreement shall run with the Property and be binding upon the successors and assigns.
9. **Agreement Modifications.** The Village of Germantown shall have the sole authority to amend this agreement, including approving any physical modifications to the storm water management practices and drainage easements described herein. The Village of Germantown shall provide a 30-day notice to the titleholder(s) prior to approving any amendments to this agreement.

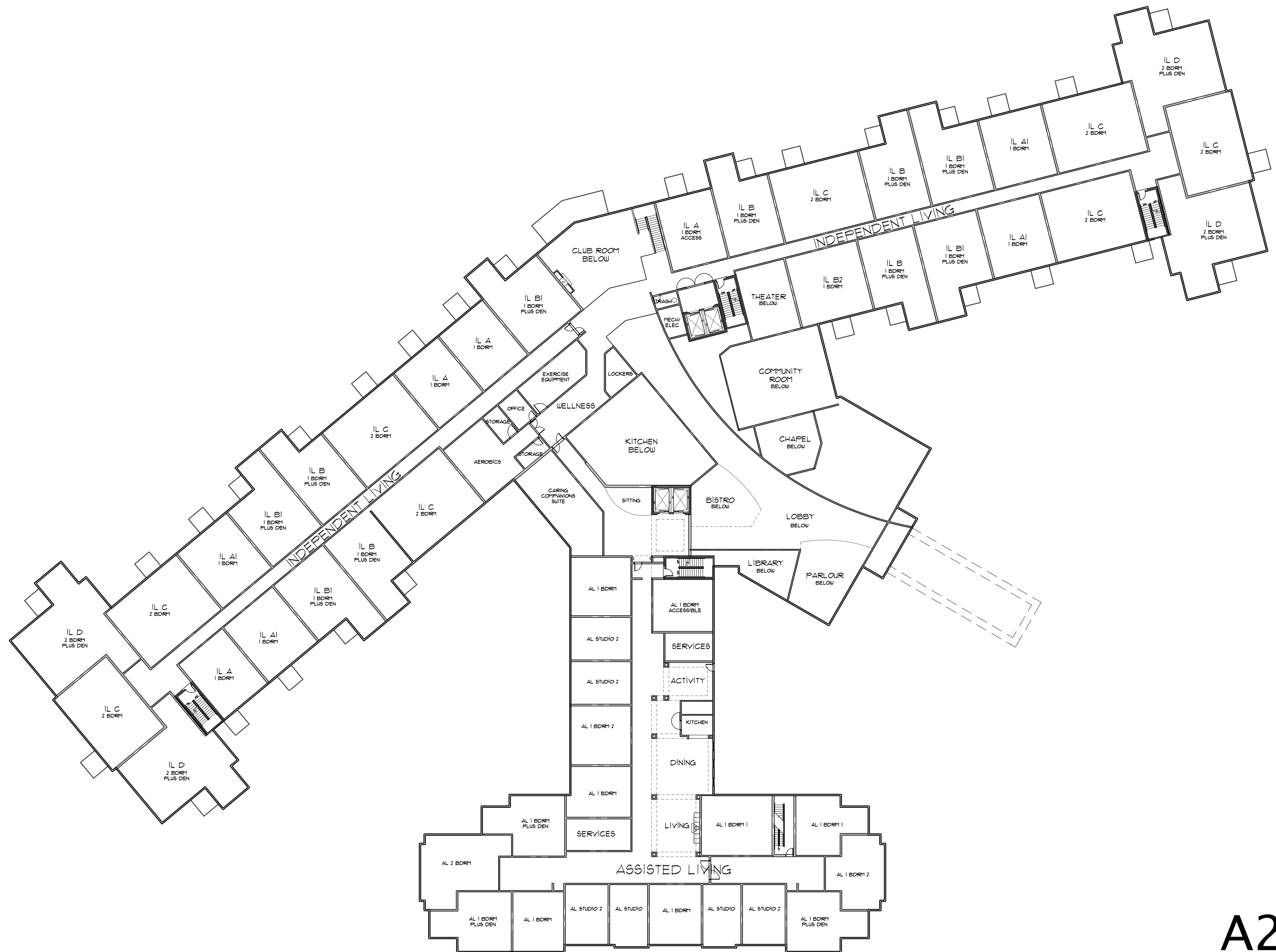


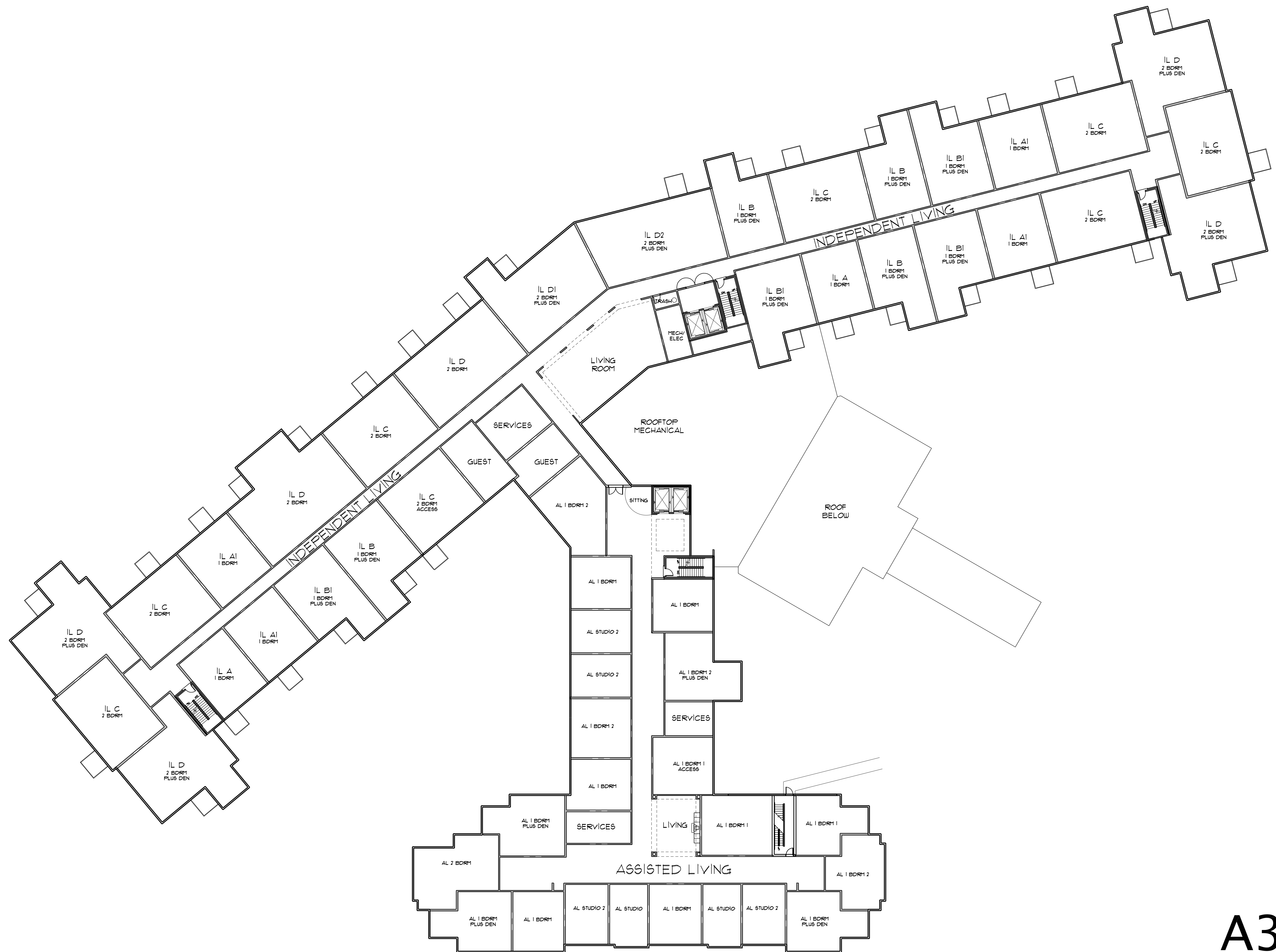
John P. Casucci REV 6-23-16
THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,

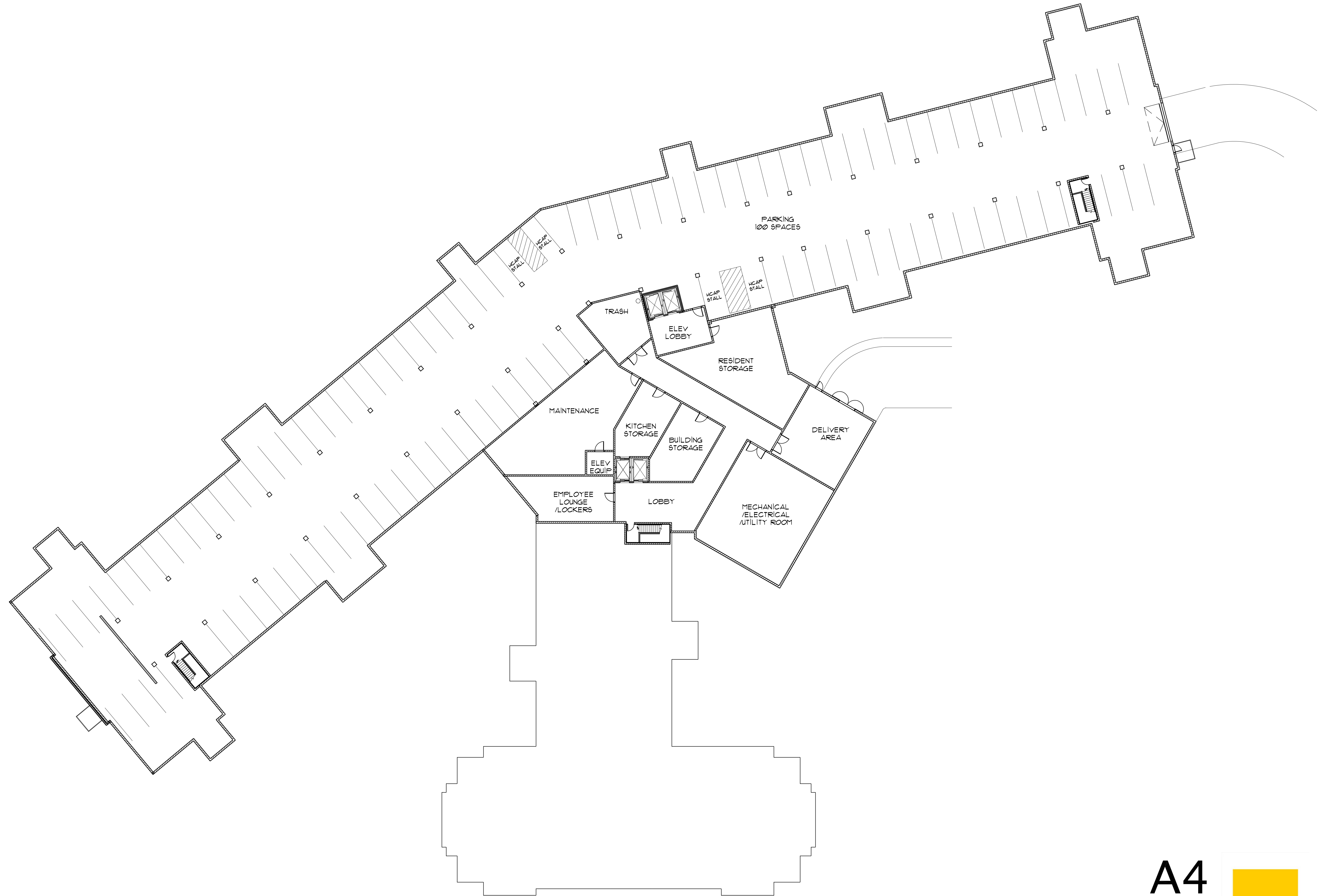
PROFESSIONAL LAND SURVEYOR S-2055

Sheet 12 of 12 Sheets



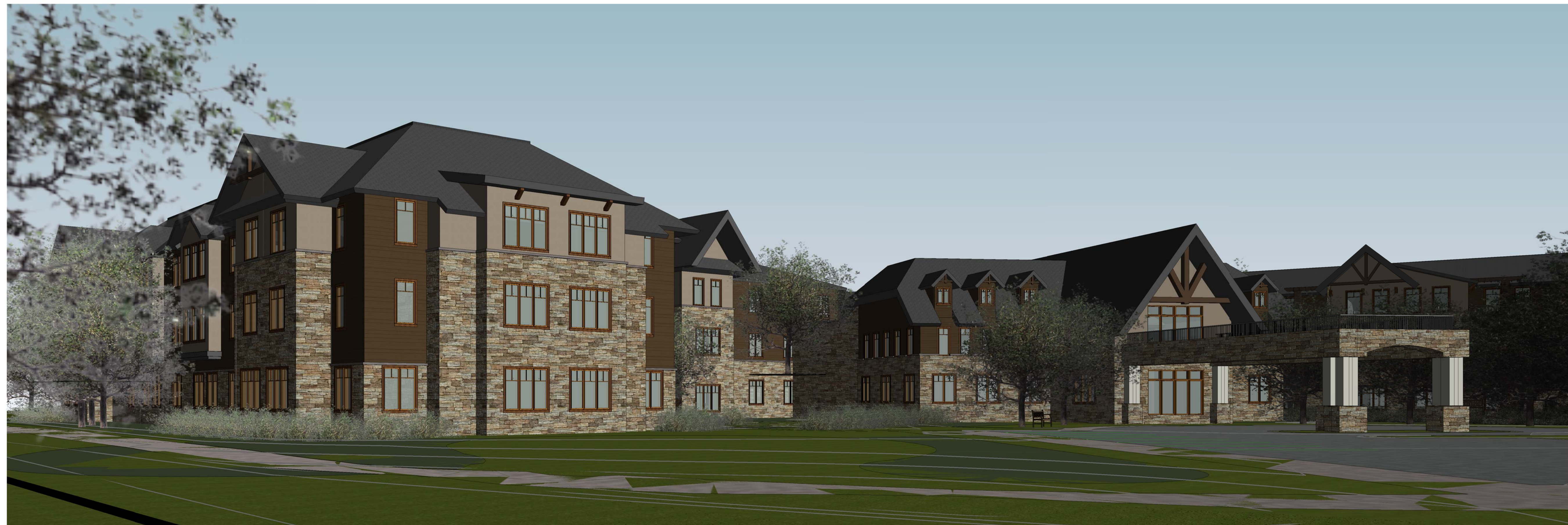








2
3 Entry View



1
3 View from Mequon Road

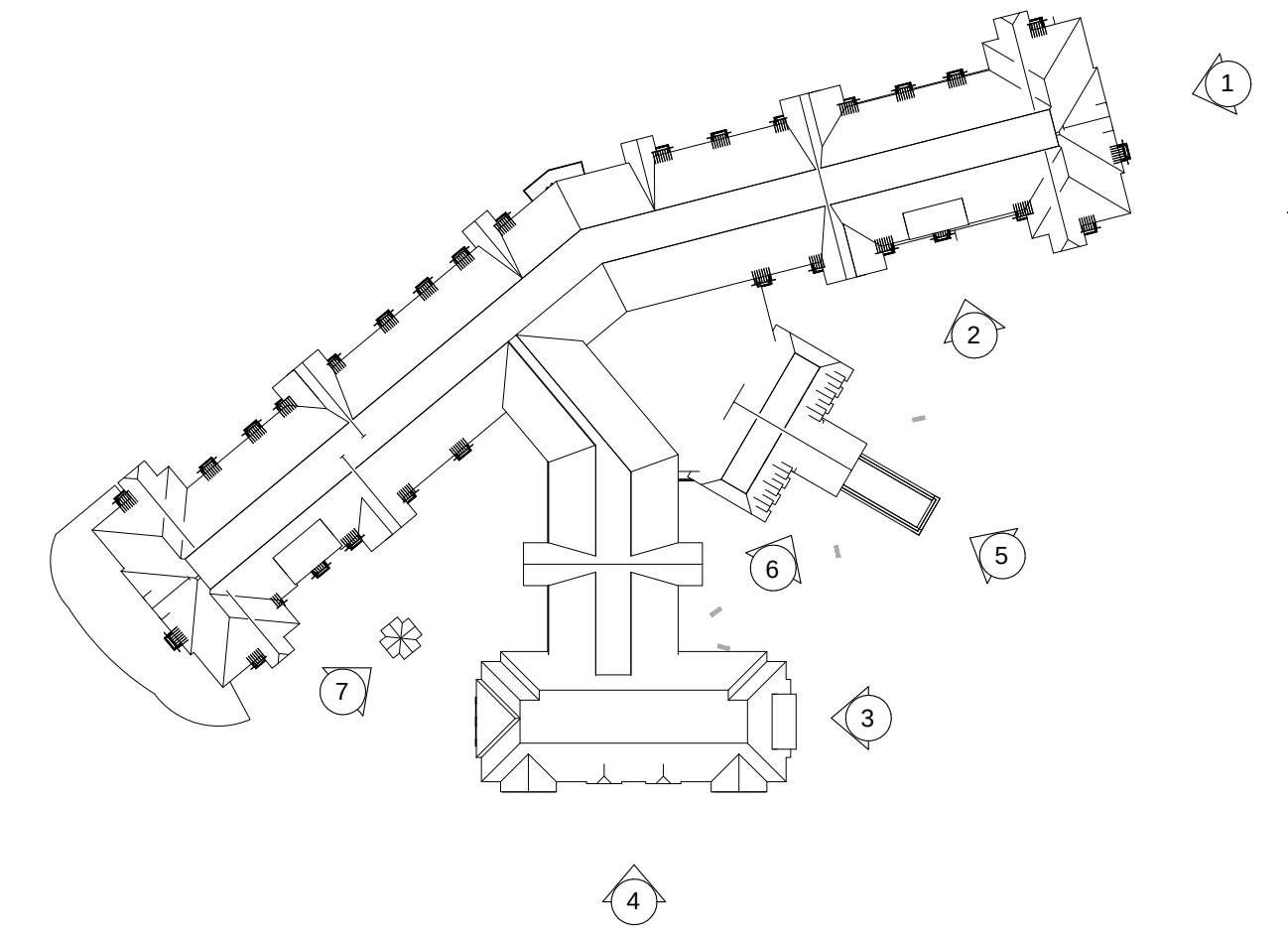
Presbyterian Homes Senior Housing



6 TOWN CENTER - SOUTHWEST ELEVATION
2 3/32" = 1'-0"



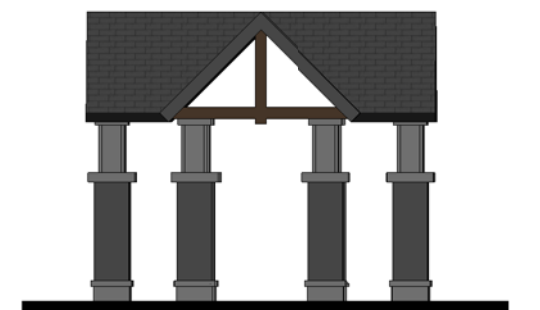
5 TOWN CENTER - SOUTHEAST ELEVATION
2 3/32" = 1'-0"



4 MEMORY CARE / ASSISTED LIVING - SOUTH ELEVATION
2 3/32" = 1'-0"



3 MEMORY CARE / ASSISTED LIVING EAST ELEVATION
2 3/32" = 1'-0"



7 GAZEBO ELEVATION
2 3/32" = 1'-0"

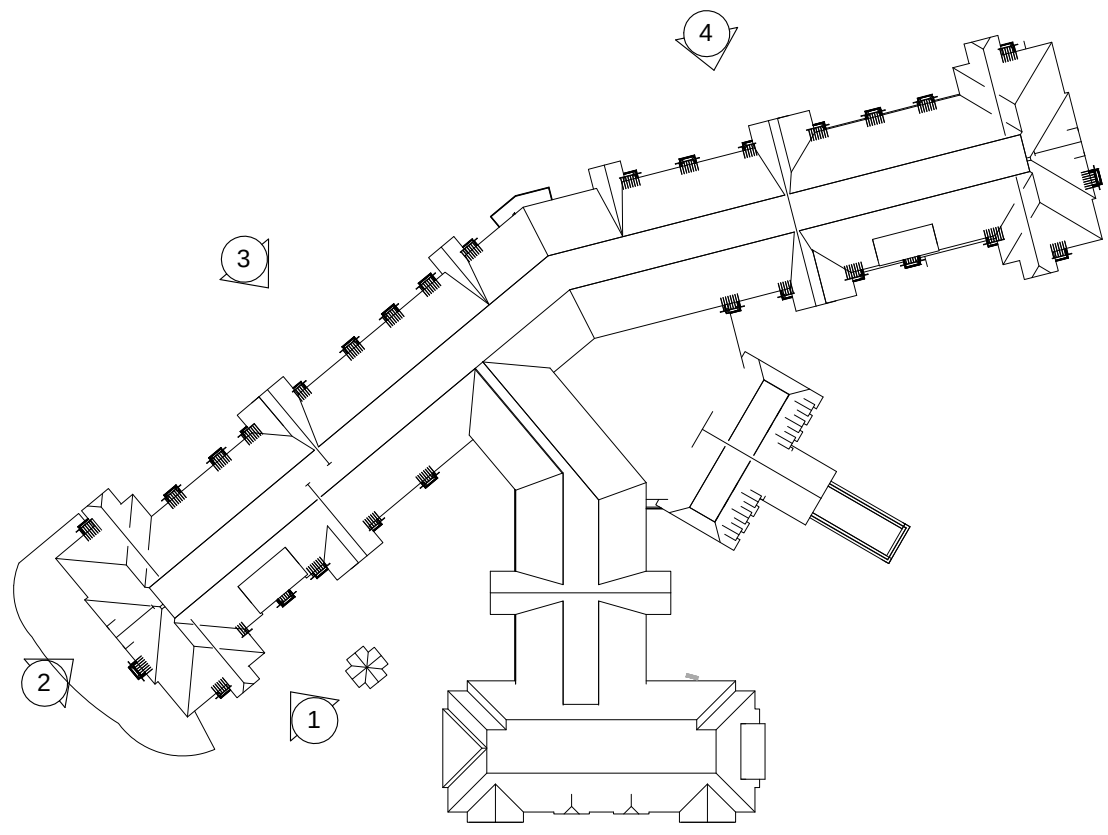
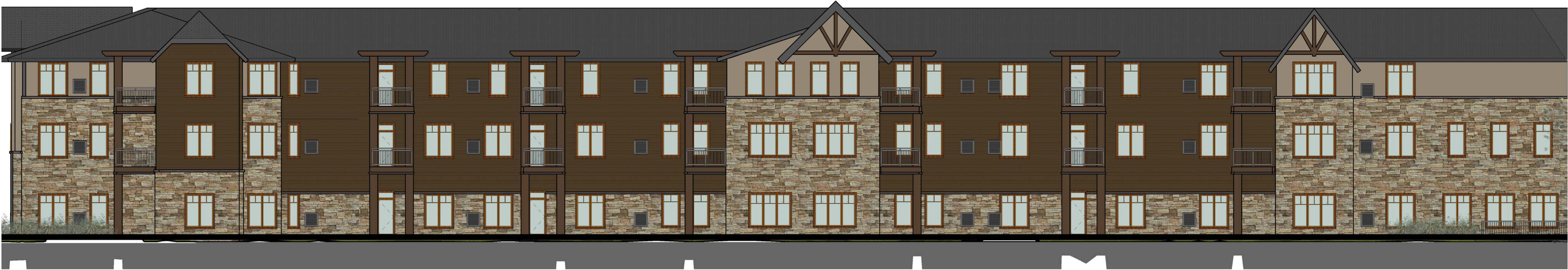


2 INDEPENDENT LIVING - SOUTH ELEVATION
2 3/32" = 1'-0"

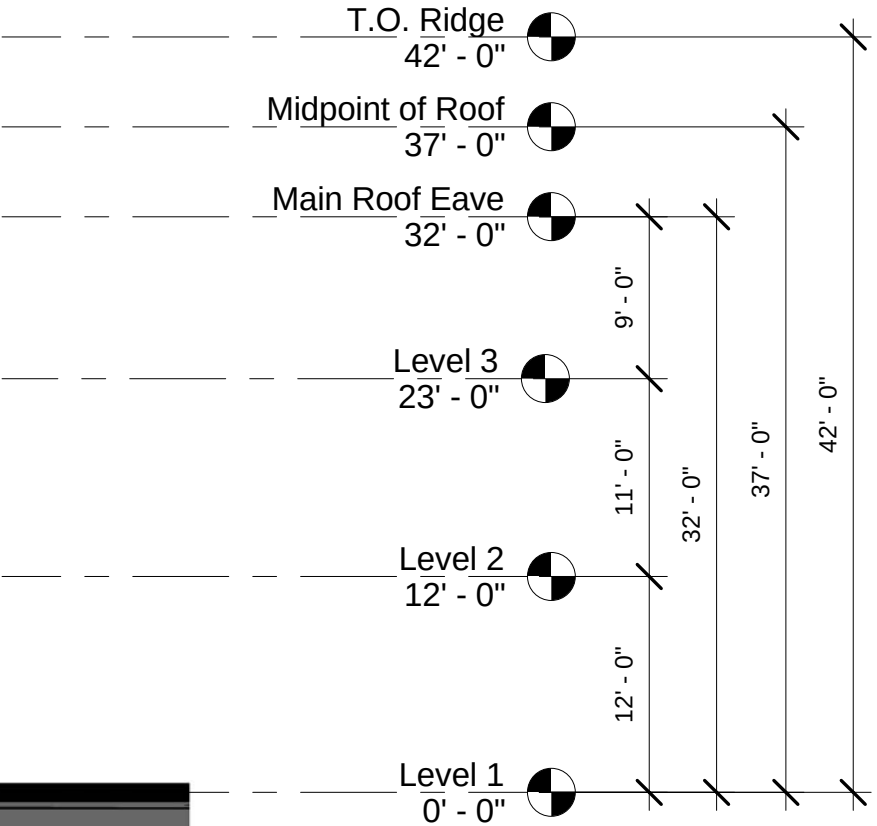


1 INDEPENDENT LIVING - EAST END ELEVATION
2 3/32" = 1'-0"

Presbyterian Homes Senior Housing



4 INDEPENDENT LIVING - NORTH ELEVATION
1 3/32" = 1'-0"



3 INDEPENDENT LIVING - NORTHWEST ELEVATION
1 3/32" = 1'-0"



2 INDEPENDENT LIVING - WEST END ELEVATION
1 3/32" = 1'-0"

1 INDEPENDENT LIVING - SOUTHEAST ELEVATION
1 3/32" = 1'-0"

Presbyterian Homes Senior Housing



This acorn styled luminaire consists of a decorative luminaire base with an integral globe holder/gear housing and an acorn shaped globe.

- Injection molded, refractive, clear acrylic or polycarbonate base with curved metal top
- Optional trim selection: Finials, Bands, Medallions
- Tool-less gear housing option
- Stainless steel hardware
- 9 Different styles of bases coordinate with this luminaire
- CSA listed and labeled as suitable for wet locations
- Powder coat finish
- 3" O.D. x 3" tall tenon required for mounting



Max EPA: 1.52 sq feet
Max Height: 44-1/2" (113.0cm)
Max Width: 19-1/8" (48.5cm)
Max Weight: 30 lbs (13.6 kg)
Listing: CSA listed for wet locations

Sample Catalog number as it might appear when ordering below:

RGCL	A	32LED 525 MA	4K	ARF	R5	MVOLT	ANBK	RF
Series	Decorative Base	Wattage/Lamp	Color Temperature	Lens Options	Distribution Options	Voltage	Finish	Finial Options
ARH	MD4	BS8	—					
Arm Options	Med Options	Band Options	Photocontrol Options					

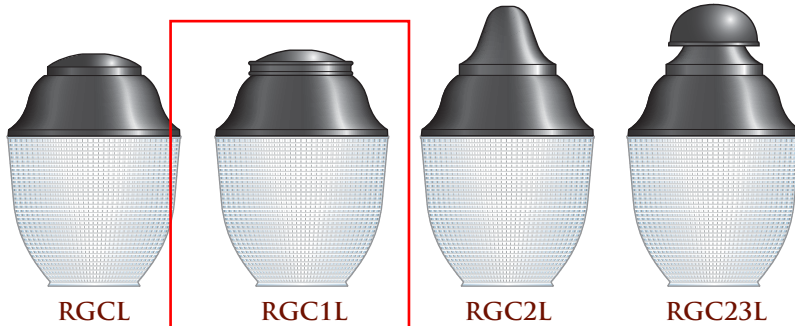
Ordering Guide:

Series	Decorative Base	LED/Driver	Color Temperature	Lens Options	Distribution Options	Voltage	Finial Options	Arm Options¹
RGCL	A AU²	32LED 525MA	3K	ARF	R5	MVOLT³	FPF	ARH
RGC1L	D E	32LED 700MA	4K	PRF	R3	347	SMF	ARY
RGC2L	K M		5K			480	SFF	ARU
RGC23L	N² W						PDF	ARV
	X						GF	
							RF	
							FSF	
							SAF	
							RPF	
							AMF	
							PGF	
Med Options¹	Band Options¹	Photocontrol Options	Fuse Options	Finish				
MD3	BS1 BS71 BL41	PEB1	SF	DBL				
MD4	BS2 BS81 BL51	PEB2	DF	DDB				
MD5	BS3 BL1 BL61	PE1⁴		DNA				
MD6	BS4 BL2 BL71	PE3⁴		DWH				
MD7	BS5 BL3 BL81	PE4⁴		CS				
MD8	BS6 BL4	PE7⁴		CM				
MD9	BS7 BL5	PER⁴		ANBK				
MD10	BS8 BL6			ANDB				
MD11	BS21 BL7			ANDG				
	BS41 BL8			ANVG				
	BS51 BL21							
	BS61 BL31							

Notes:

1. Arm, medallion and band must be selected together. None of these options can be selected alone.
2. Not available with photocontrol options PEB1 and PEB2.
3. Electronic multivolt driver capable of handling any line voltage from 120V to 277V, 50 or 60HZ.
4. Twist-lock photo control only available with AU and N bases.

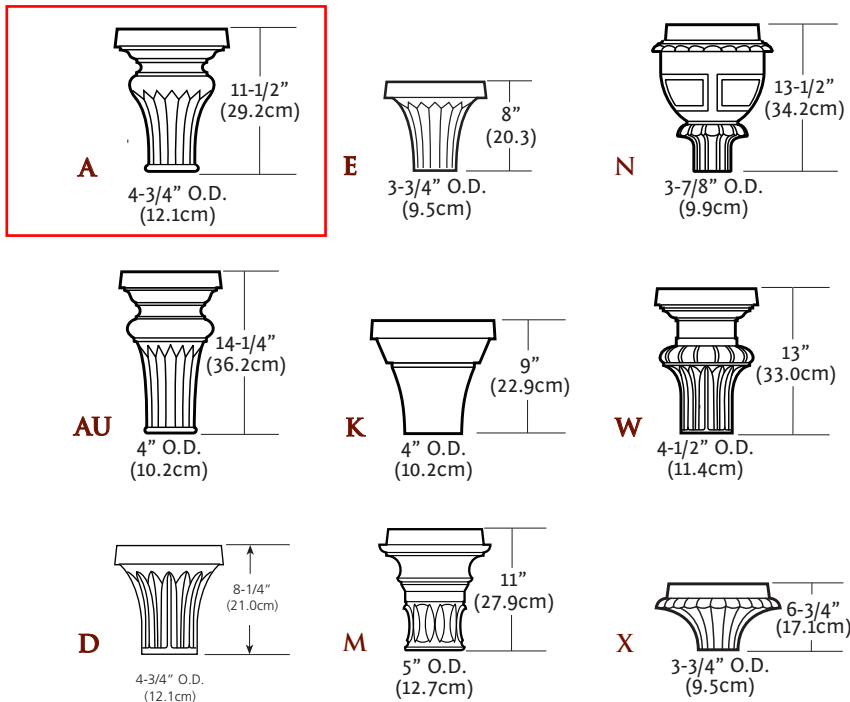
SERIES



SELECT YOUR OPTIONS FROM

- ☐ RGCL
☒ RGC1L
☐ RGC2L
☐ RGC23L

DECORATIVE BASES



SELECT YOUR OPTIONS FROM

Mount to 3" O.D. x 3" tall tenon: 3T3

- ☒ A ☐ K ☐ X
☐ AU ☐ M
☐ D ☐ N
☐ E ☐ W

LED/DRIVER

SELECT YOUR OPTIONS FROM

- ☐ 32LED 525MA (Type V only)
☐ 32LED 700MA (Type V only)

COLOR TEMPERATURE

SELECT YOUR OPTIONS FROM

- ☐ 3K
☒ 4K
☐ 5K

Historic / Progressive

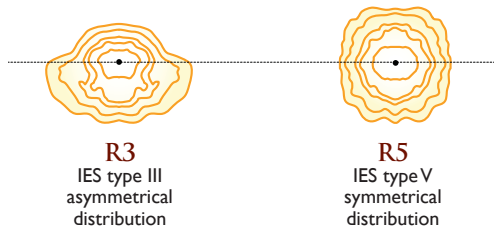
RG LED SERIES

LENS OPTIONS

SELECT YOUR OPTIONS FROM

- ☐ **ARF** (Acrylic Refractor)
☒ **PRF** (Polycarbonate Refractor)

DISTRIBUTION OPTIONS



SELECT YOUR OPTIONS FROM

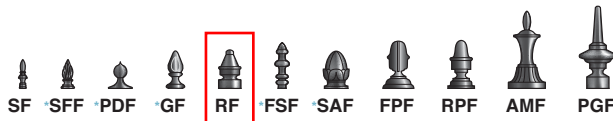
- ☐ **R3** Type III (32 LED's)
☐ **R5** Type V (32 LED's)

VOLTAGE

SELECT YOUR OPTIONS FROM

- ☐ **MVOLT**
☐ **347**
☐ **480**

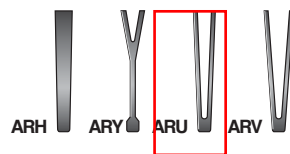
FINIAL OPTIONS



SELECT YOUR OPTIONS FROM

- | | |
|---|-------------------------------------|
| ☐ FPF | ☐ FSF |
| ☐ SMF | ☐ SAF |
| ☐ SFF | ☐ RPF |
| ☐ PDF | ☐ AMF |
| ☐ GF | ☐ PGF |
| ☒ RF | |

ARM OPTIONS



SELECT YOUR OPTIONS FROM

- ☐ **ARH**
☐ **ARY**
☒ **ARU**
☐ **ARV**

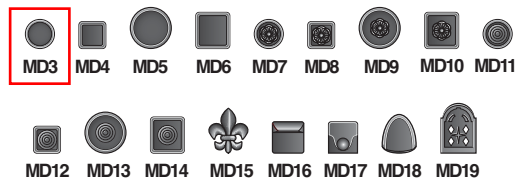
Notes:

- Arm, medallion and band must be selected together.
None of these options can be selected alone.

Historic / Progressive

RG LED SERIES

MED OPTIONS



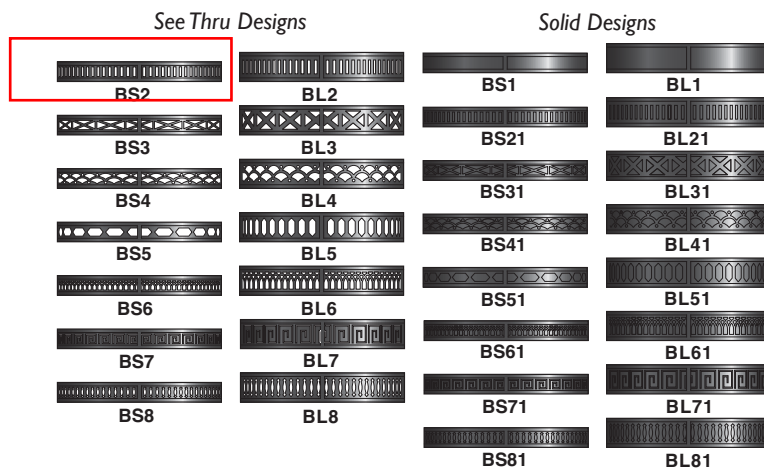
SELECT YOUR OPTIONS FROM

- | | | |
|---|-------------------------------|-------------------------------|
| ☒ MD3 | ☐ MD9 | ☐ MD15 |
| ☐ MD4 | ☐ MD10 | ☐ MD16 |
| ☐ MD5 | ☐ MD11 | ☐ MD17 |
| ☐ MD6 | ☐ MD12 | ☐ MD18 |
| ☐ MD7 | ☐ MD13 | ☐ MD19 |
| ☐ MD8 | ☐ MD14 | |

Notes:

- Arm, medallion and band must be selected together.
- None of these options can be selected alone.

BAND OPTIONS



SELECT YOUR OPTIONS FROM

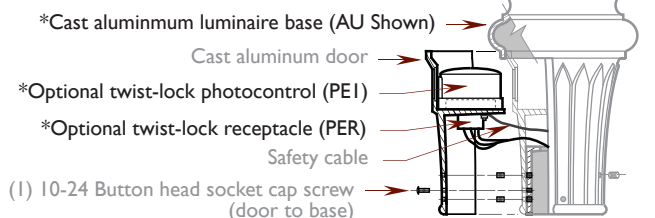
- | | | |
|---|-------------------------------|-------------------------------|
| ☐ BS1 | ☐ BS51 | ☐ BL6 |
| ☒ BS2 | ☐ BS61 | ☐ BL8 |
| ☐ BS3 | ☐ BS71 | ☐ BL21 |
| ☐ BS4 | ☐ BS81 | ☐ BL31 |
| ☐ BS5 | ☐ BL1 | ☐ BL41 |
| ☐ BS6 | ☐ BL2 | ☐ BL51 |
| ☐ BS7 | ☐ BL3 | ☐ BL61 |
| ☐ BS8 | ☐ BL4 | ☐ BL71 |
| ☐ BS21 | ☐ BL5 | ☐ BL81 |
| ☐ BS41 | ☐ BL6 | |

Notes:

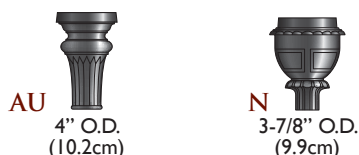
- Arm, medallion and band must be selected together.
- None of these options can be selected alone.

PHOTOCONTROL OPTIONS

ANTIQUE STREET LAMPS™



***TWIST & LOCK PHOTOELECTRIC CELL OPTIONS**
available with luminaire bases AU, N and S only.



SELECT YOUR OPTIONS FROM

Fuse Not Included

- | | |
|--------------------------------------|--|
| ☐ PEB1 | Photoelectric Cell Button 120 volt |
| ☐ PEB2 | Photoelectric Cell Button 208, 240, 277 volt |
| ☐ PE1 | NEMA Twist & Lock PE 120, 208, 240 volt |
| ☐ PE3 | NEMA Twist & Lock PE 347 volt |
| ☐ PE4 | NEMA Twist & Lock PE 480 volt |
| ☐ PE7 | NEMA Twist & Lock PE 277 volt |
| ☐ PER | Twist-Lock Photocontrol Receptacle |

Notes:

- Twist-lock photocontrol only available with AU and N bases.
- PER is required when PE1, PE3, PE4 or PE7 is used.

Historic / Progressive

RG LED SERIES

FUSE OPTIONS

SELECT YOUR OPTIONS FROM

- ☐ **SF** Single Fuse
- ☐ **DF** Double Fuse

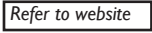
FINISH

The luminaire has a powder coat finish utilizing a premium TGIC polyester powder. The finish is a three-stage process which consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.

For a complete listing of colors, visit:

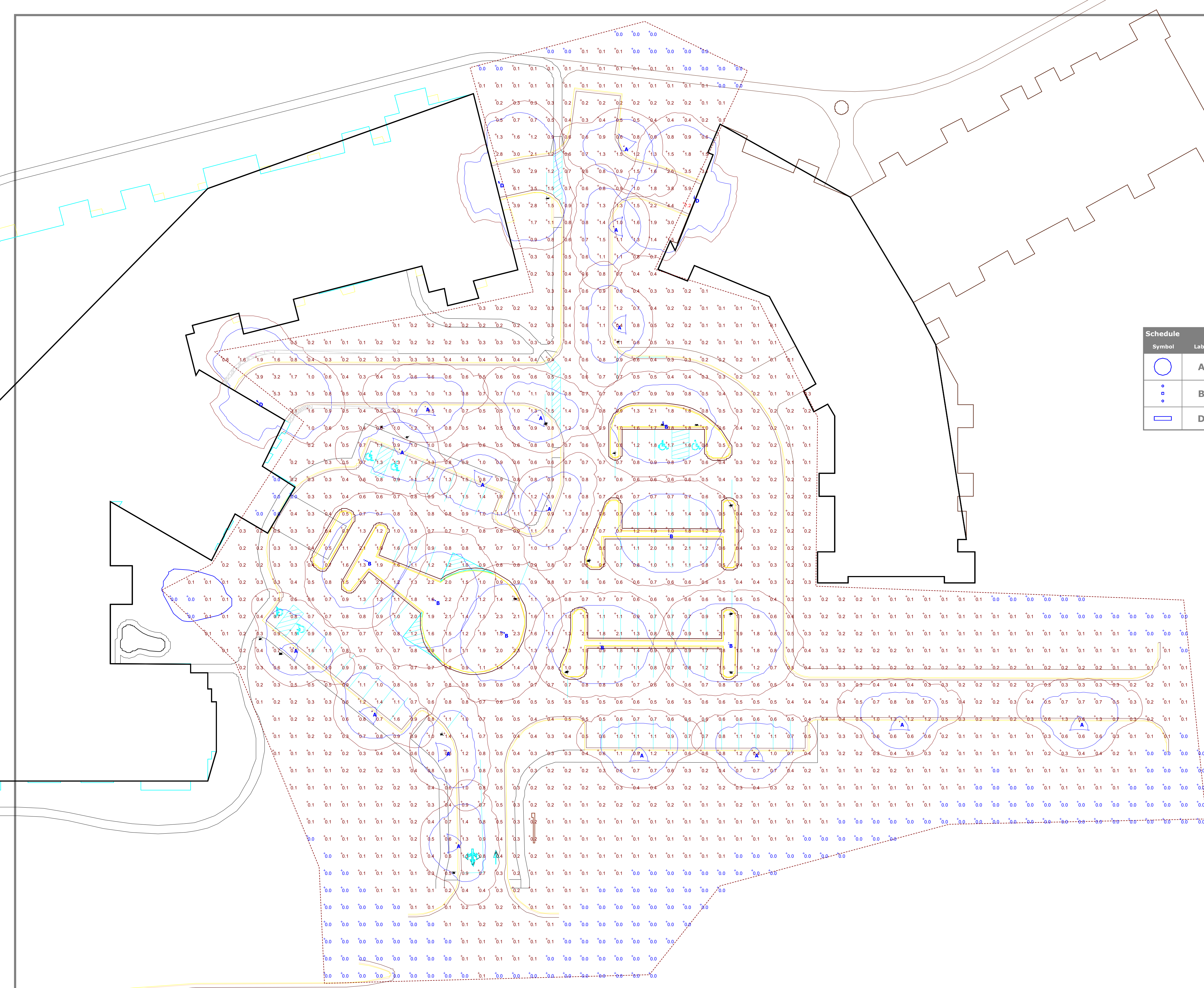
www.acuitybrandslighting.com/architecturalcolors

SELECT YOUR OPTIONS FROM

- ☐ **DBL** Black 
- ☒ **DDB** Dark Bronze 
- ☐ **DNA** Natural Aluminum 
- ☐ **DWH** White 
- ☐ **CS** Custom Select (RAL colors)
- ☐ **CM** Custom Match
- ☐ **ANBK** ASL Black 
- ☐ **ANDB** ASL Dark Bronze 
- ☐ **ANDG** ASL Dark Green 
- ☐ **ANVG** ASL Verde Green 

Notes:

- Consult factory for CM option.

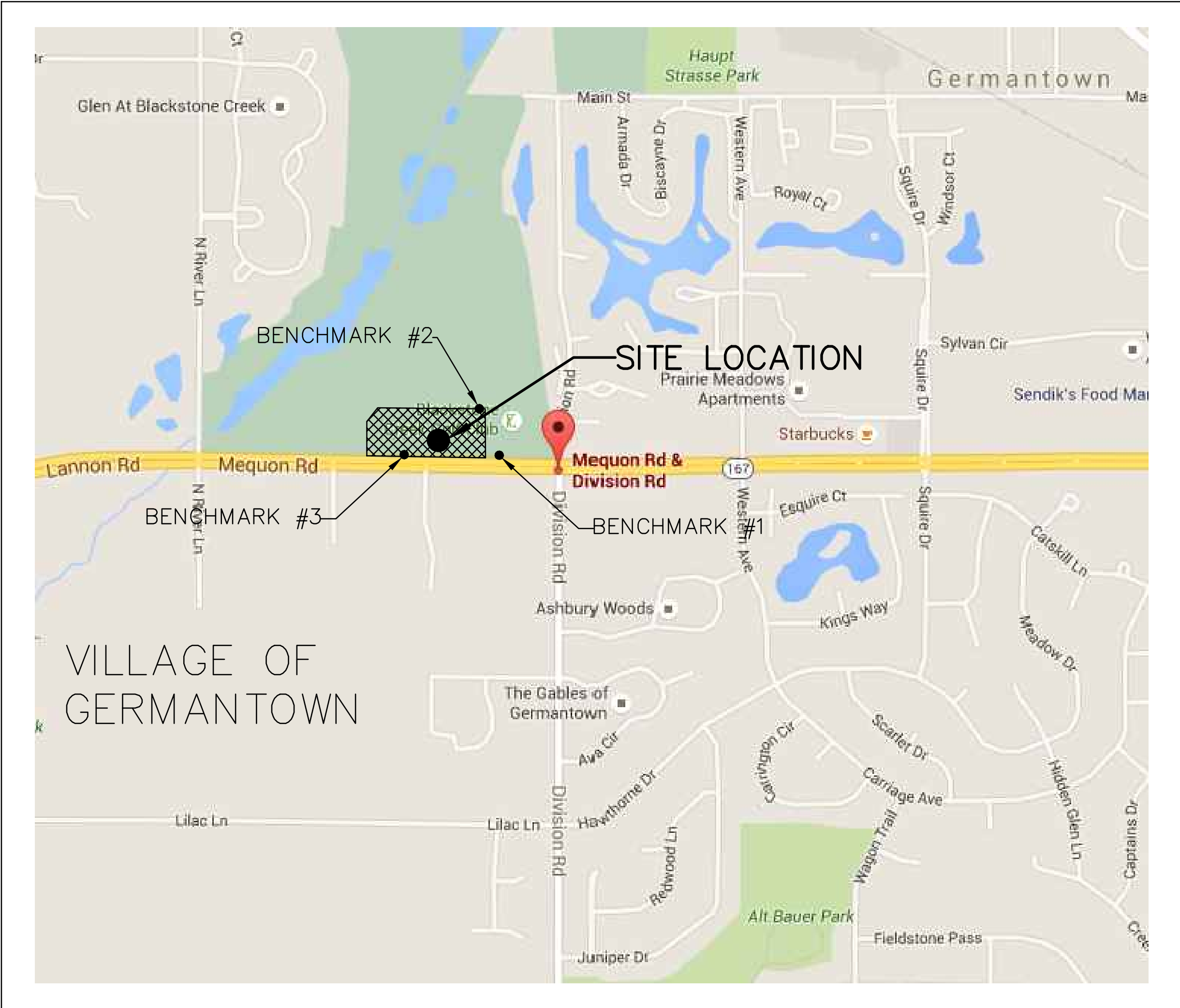
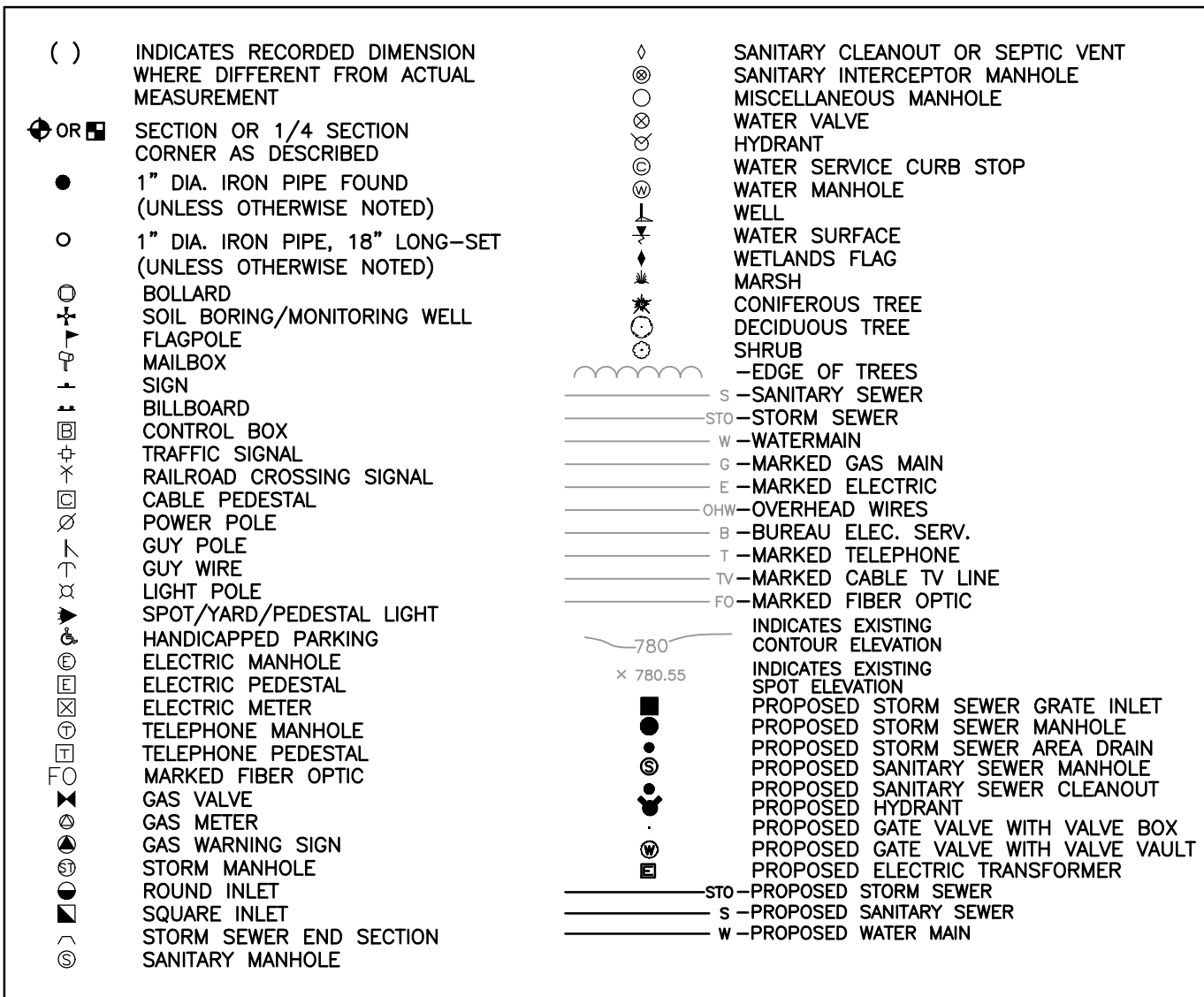


Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	16	Antique Street Lamps	RGXL X 32LED 700MA 3K ARF R3	RG LED ACORN POST TOP WITH ALUMINUM TOP. Includes RGS, RGR & RGC series.	32 LED ARRAY	1	RGXL_X_32LED_700MA_3K_AR_F_R3.ies	3970.926	0.95	76.5
	B	7	Antique Street Lamps	RGXL X 32LED 700MA 3K ARF R3	RG LED ACORN POST TOP WITH ALUMINUM TOP. Includes RGS, RGR & RGC series.	32 LED ARRAY	1	RGXL_X_32LED_700MA_3K_AR_F_R3.ies	3970.926	0.95	157
	D	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K T4M MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_20C_1000_40K_T4M_MVOLT.ies	7419.826	0.95	73.2

fixtures mounted on 12' poles with 3' base = 15' mounting height
Wall packs mounted at 10'

Plan View
Scale - 1" = 30'

SITE CONSTRUCTION PLANS FOR BYTERIAN HOMES SENIOR HO GERMANTOWN, WISCONSIN



ENGINEER:
R.A. SMITH NATIONAL, INC.
CONTACT: ROBERT J. HARLEY, P.E.
16745 W. BLUEMOUND RD.
BROOKFIELD, WI 53005
(262) 781-1000

BENCHMARKS:
BENCHMARK 1
1 SET BM, RAILROAD SPIKE IN
PP#99-12310, EL= 880.24

BENCHMARK 2
SET BM, CROSS NW CORNER
CONC SLAB, EL= 876.79

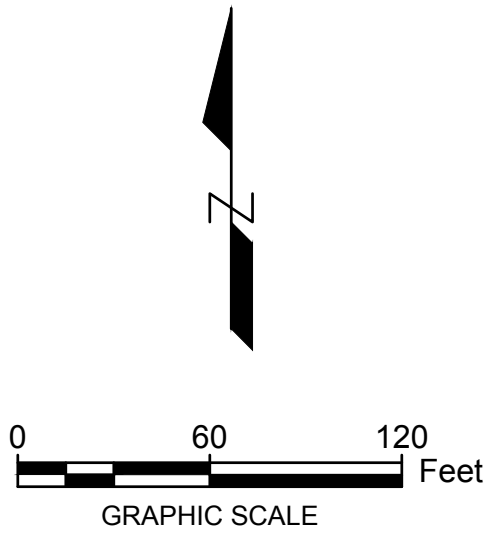
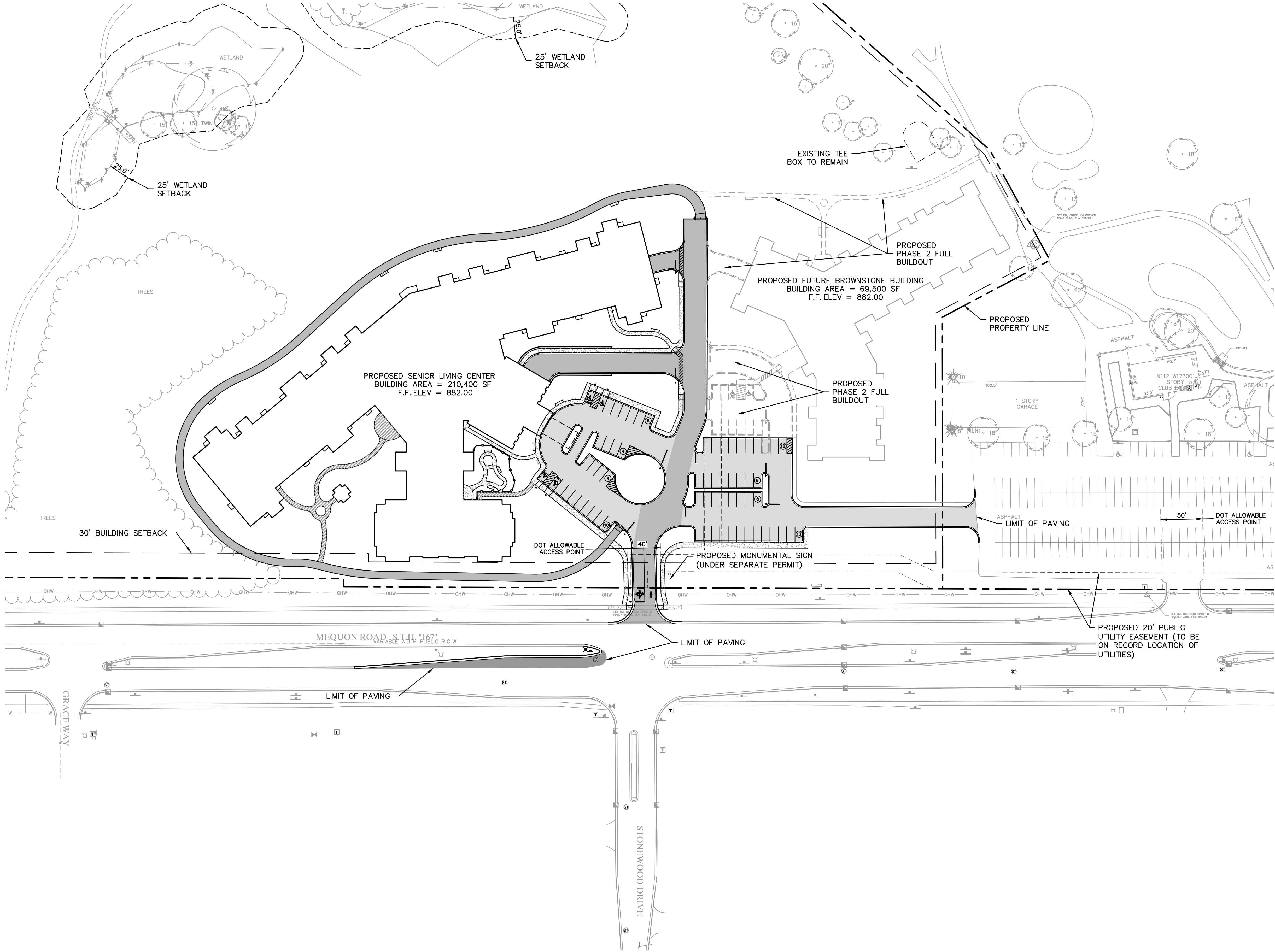
BENCHMARK 3
SET BM, RAILROAD SPIKE IN
PP#97-03682, EL= 883.13

OWNER:
PRESBYTERIAN HOMES OF WISCONSIN, INC.
C/O SENIOR HOUSING PARTNERS
CONTACT: STEPHAN NORNES
2845 NORTH HAMLINE AVENUE, SUITE 100
ROSEVILLE, MN 55113
PH.:(651) 631-6316
FAX:(651) 631-6302

PLAN INDEX

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C000	TITLE SHEET
C100	DEMOLITION PLAN
C200	SITE PLAN (OVERALL)
C201	SITE DETAIL (WEST)
C202	SITE DETAIL (EAST)
C300	GRADING PLAN (OVERALL)
C301	GRADING DETAIL (WEST)
C302	GRADING DETAIL (EAST)
C303	GRADING DETAILS
C304	INTERIM GRADING PLAN - (FUTURE BROWNSTONE)
C305	FULL BUILD OUT GRADING - (FUTURE BROWNSTONE)
C400	UTILITY PLAN (OVERALL)
C401	UTILITY DETAIL (WEST)
C402	UTILITY DETAIL (EAST)
C403	SANITARY SEWER P&P WEST
C404	SANITARY SEWER P&P EAST
C405	WATER MAIN P&P WEST
C406	WATER MAIN P&P EAST
C407	WATER MAIN P&P SOUTH
C407	WATER MAIN P&P PUBLIC HYDRANT LEAD & PRIVATE WATER SERVICE
C500	EROSION CONTROL PLAN
C600	CONSTRUCTION NOTES
C601	EROSION CONTROL DETAILS
C602	UTILITY DETAILS
C603	PAVING DETAILS
L100	LANDSCAPE PLAN OVERALL
L101	LANDSCAPE PLAN - WEST
L102	LANDSCAPE PLAN - EAST
L103	LANDSCAPE PLAN - STORMWATER POND
L200	LANDSCAPE DETAILS & NOTES

[illegible][illegible]



LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED ASPHALT PAVEMENT - LIGHT DUTY (SEE DETAILS)
- PROPOSED ASPHALT PAVEMENT - HEAVY DUTY (SEE DETAILS)
- PROPOSED ASPHALT PEDESTRIAN PATH (SEE DETAILS)
- PROPOSED SIDEWALK (SEE DETAILS)
- PROPOSED PARKING SPACES

SITE STATISTICS TABLE	
TOTAL PROJECT ACREAGE:	34.986 AC (1,524,010 SF)
PROPOSED UPLAND AREA:	17.03 AC (742,038 SF)
PROPOSED GREEN SPACE:	11.89 AC (69.8%)
PROPOSED IMPERVIOUS:	5.14 AC (30.2%)
LOT AREA CALCULATION	
UPLAND AREA	17.03 AC
FLOODPLAIN (25%)	3.77 AC
ZONING AREA	20.80 AC
AREA-CENTERLINE OF STREAM TO UPLAND LINE	
AREA OF WATER SURFACE	17.97 AC
FLOODPLAIN (NOT INCLUDING STREAM)	2.87 AC
	15.1 AC (25% = 3.77 AC)
MAXIMUM BUILDING HEIGHT:	
42' TO TOP OF RIDGE	
37' TO MIDPOINT OF ROOF	
GROSS SQUARE FOOTAGE:	
MAIN: 210,400 S.F., 56,000 S.F. GARAGE	
BROWNSTONE: 69,500 S.F., 34,750 S.F. GARAGE	
PARKING SPACES:	
MAIN: 100 IN LOWER GARAGE OF 92 IL UNITS	
BROWNSTONES: 40 IN LOWER GARAGE OF 38 IL UNITS	
72 SURFACE	
ZONING DISTRICT/LAND USE:	
B-1 / PDD	
BUILDING SETBACKS:	
STREET = 30'	
REAR = 8'	
SIDE = 8'	

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

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DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

DESCRIPTION

DATE

R.A. Smith National

Beyond Surveying and Engineering

www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING

VILLAGE OF GERMANTOWN, WI

OVERALL SITE PLAN

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R.A. Smith National, Inc.

DATE: 07/05/2016

SCALE: 1" = 60'

JOB NO. 3150549

PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

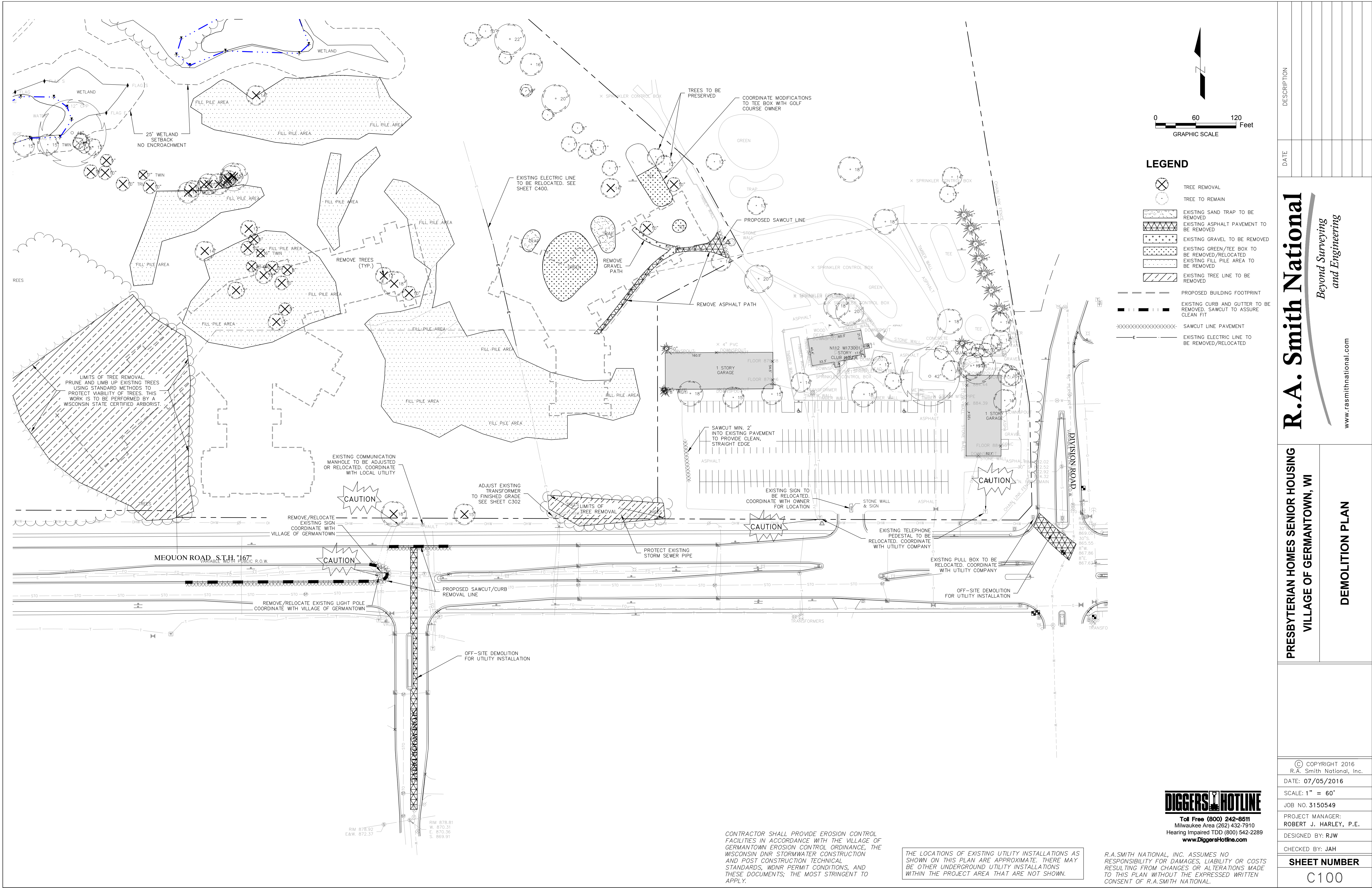
DESIGNED BY:

CHECKED BY:

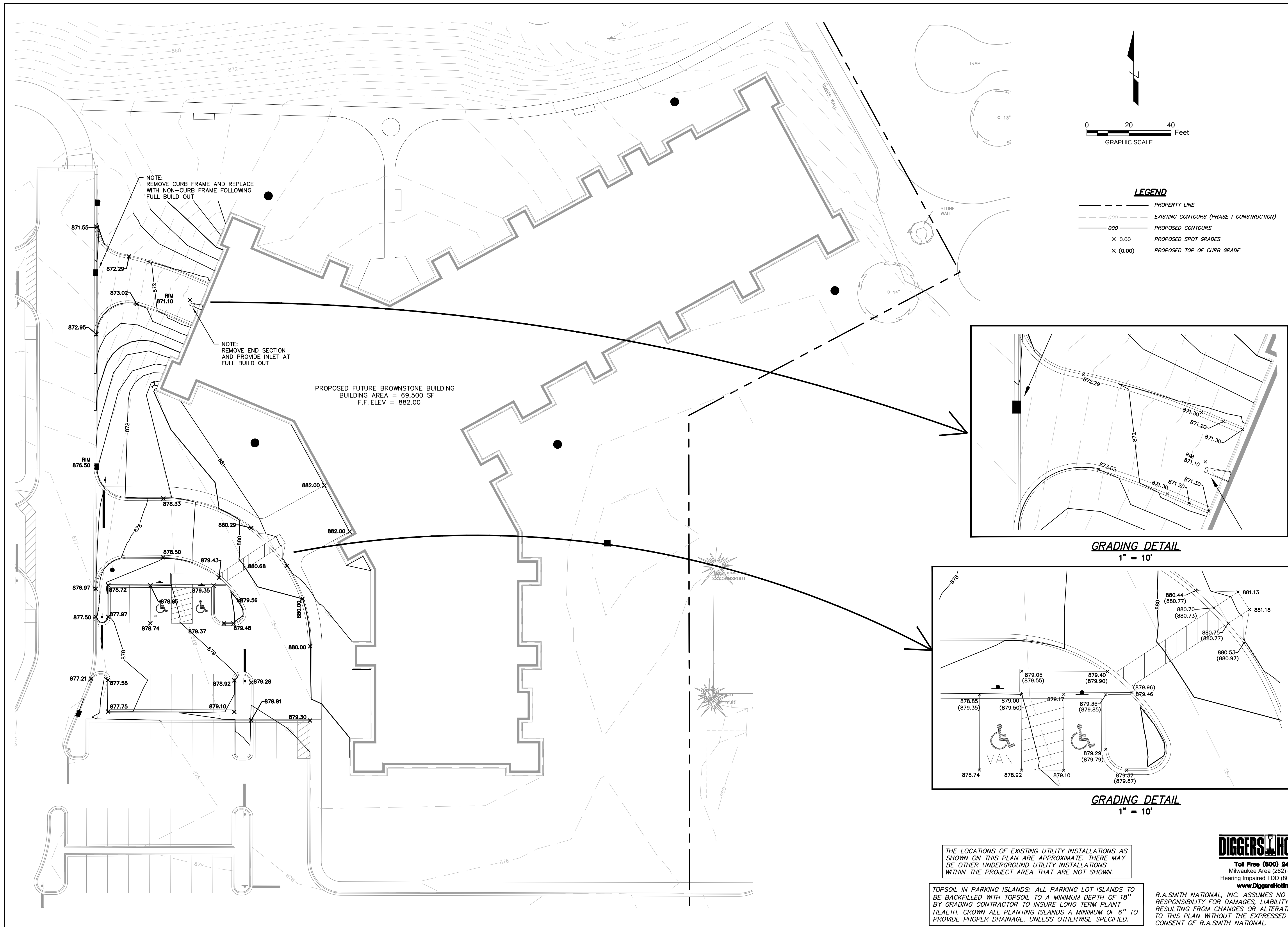
SHEET NUMBER

C200

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DESCRIPTION	
DATE	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
DEMOLITION PLAN	
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: 1" = 60' JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: RJW CHECKED BY: JAH	
SHEET NUMBER	
C100	



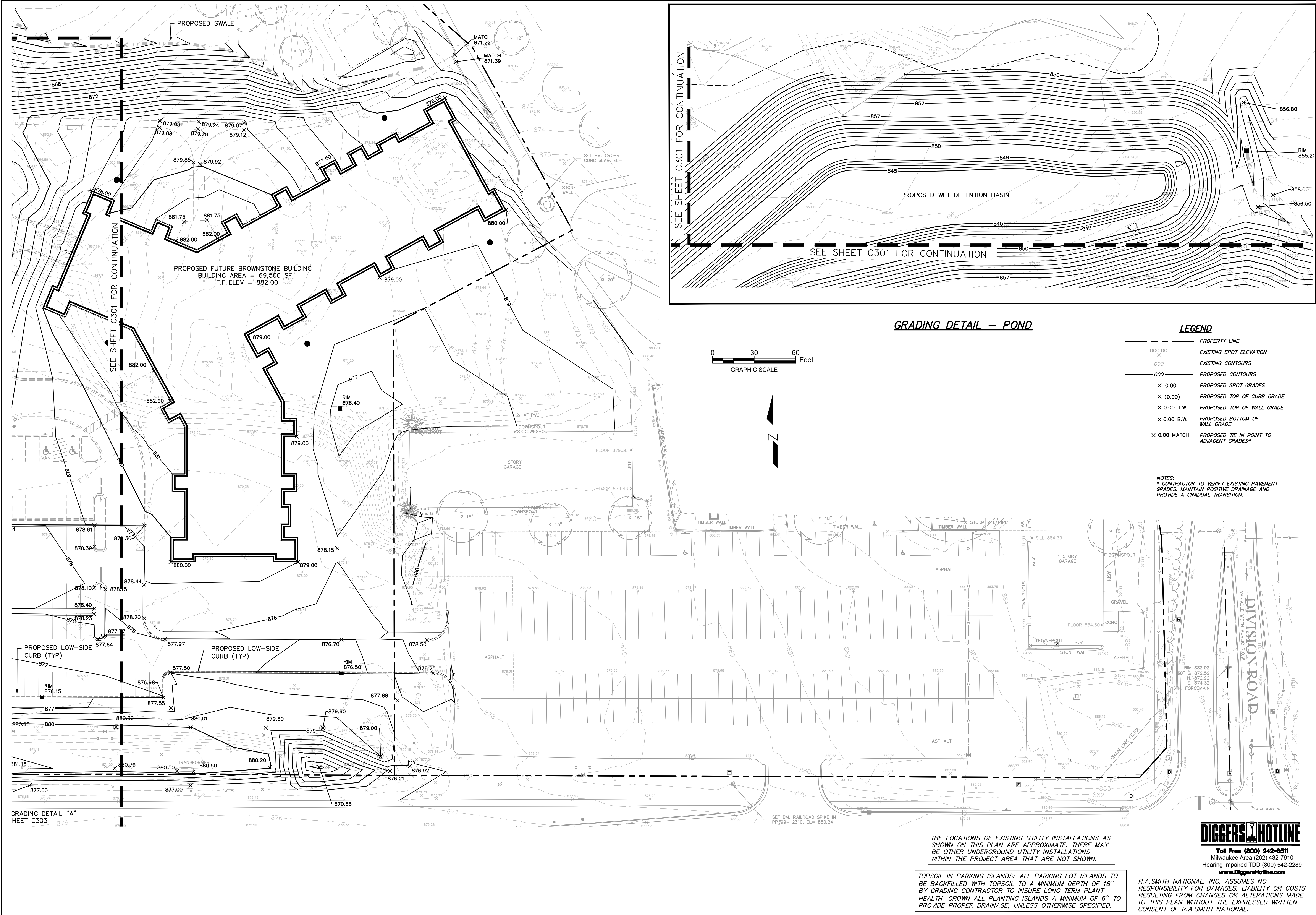
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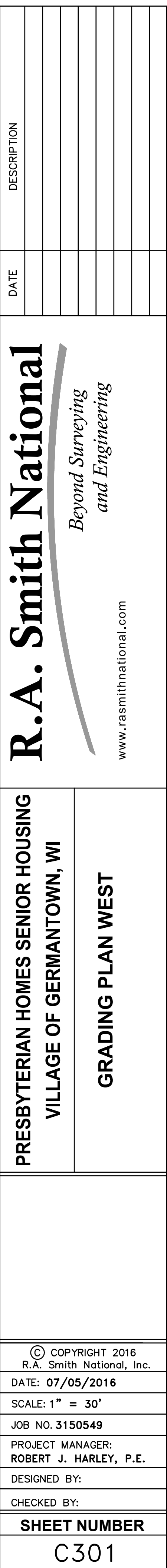
TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. CROWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

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DATE: 07/05/2016	
SCALE: 1" = 20'	
JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: JAH	
CHECKED BY: RJH	
SHEET NUMBER	
C305	

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R.A. Smith National		Beyond Surveying and Engineering	
www.rasmithnational.com			
PRESBYTERIAN HOMES SENIOR HOUSING		VILLAGE OF GERMANTOWN, WI	
GRADING PLAN EAST			
© COPYRIGHT 2016		R.A. Smith National, Inc.	
DATE: 07/05/2016			
SCALE: 1" = 30'			
JOB NO. 3150549			
PROJECT MANAGER:		ROBERT J. HARLEY, P.E.	
DESIGNED BY:			
CHECKED BY:			
SHEET NUMBER		C302	





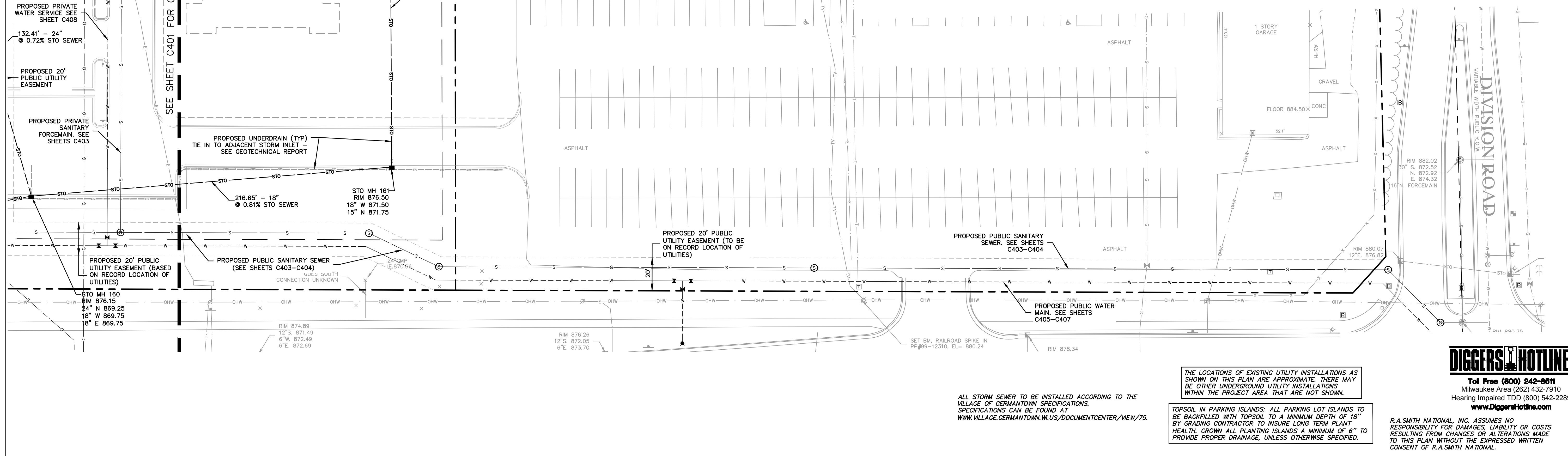
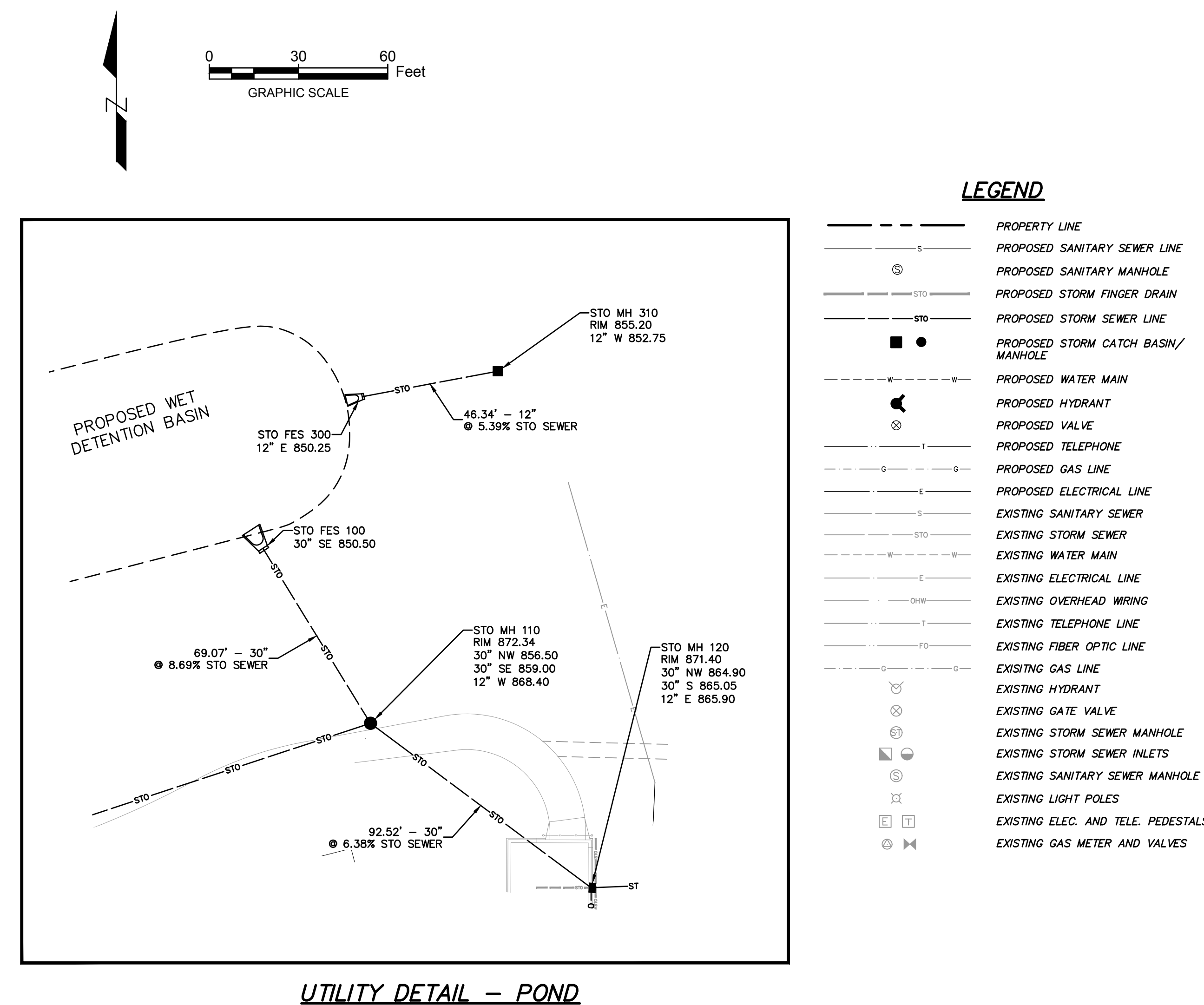
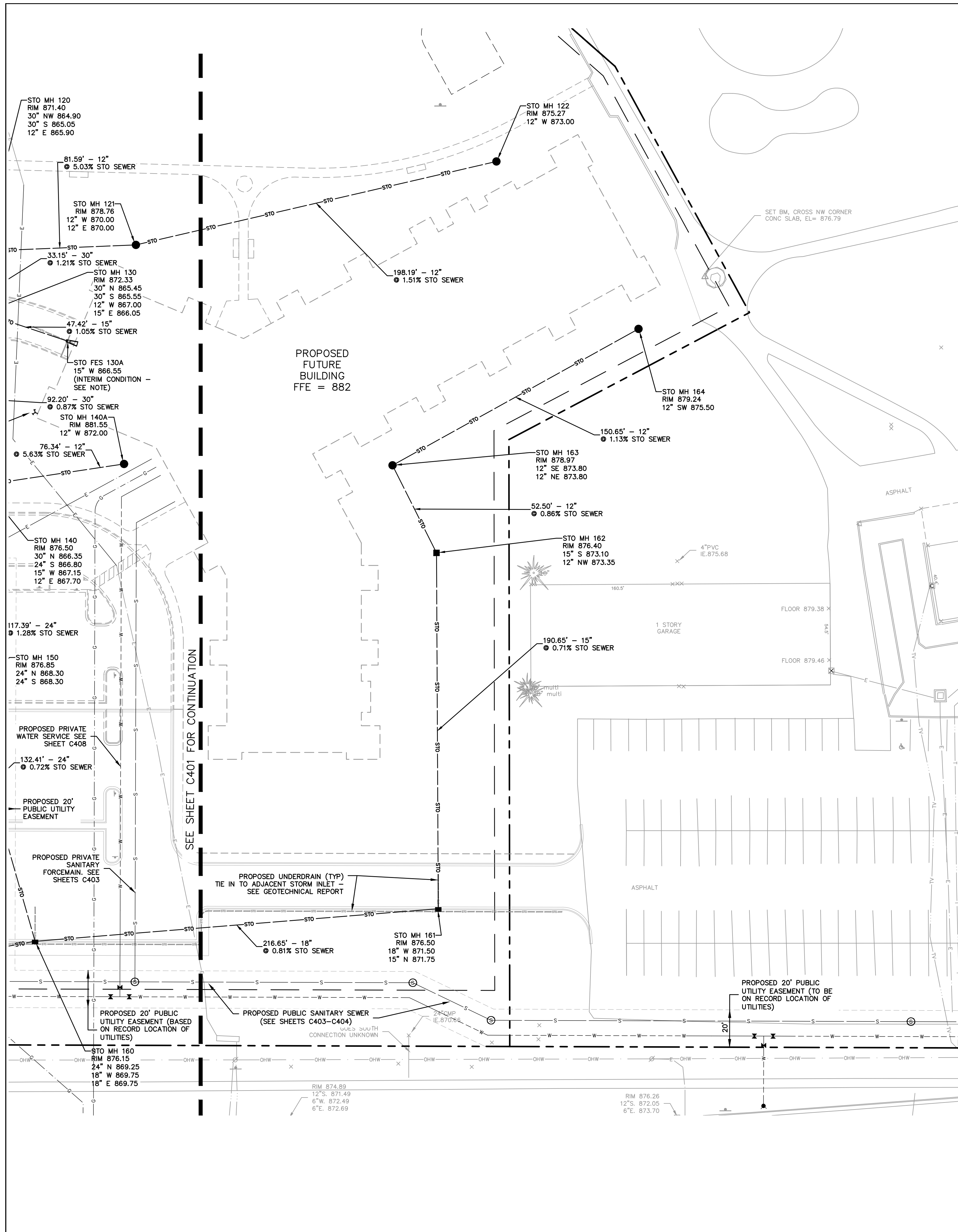
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Hearing Impaired TDD (800) 542-2289
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DESCRIPTION		DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com		PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI OVERALL GRADING PLAN	
© COPYRIGHT 2016 R.A. Smith National, Inc.		DATE: 07/05/2016	
SCALE: 1" = 60'		JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.		DESIGNED BY:	
CHECKED BY:		SHEET NUMBER C300	



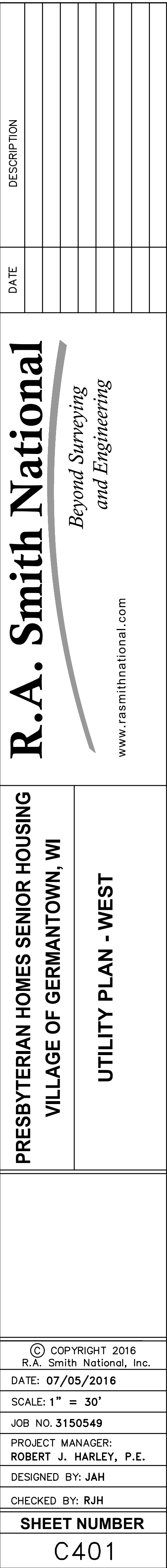
ALL STORM SEWER TO BE INSTALLED ACCORDING TO THE
VILLAGE OF GERMANTOWN SPECIFICATIONS.
SPECIFICATIONS CAN BE FOUND AT
WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/VIEW/75.

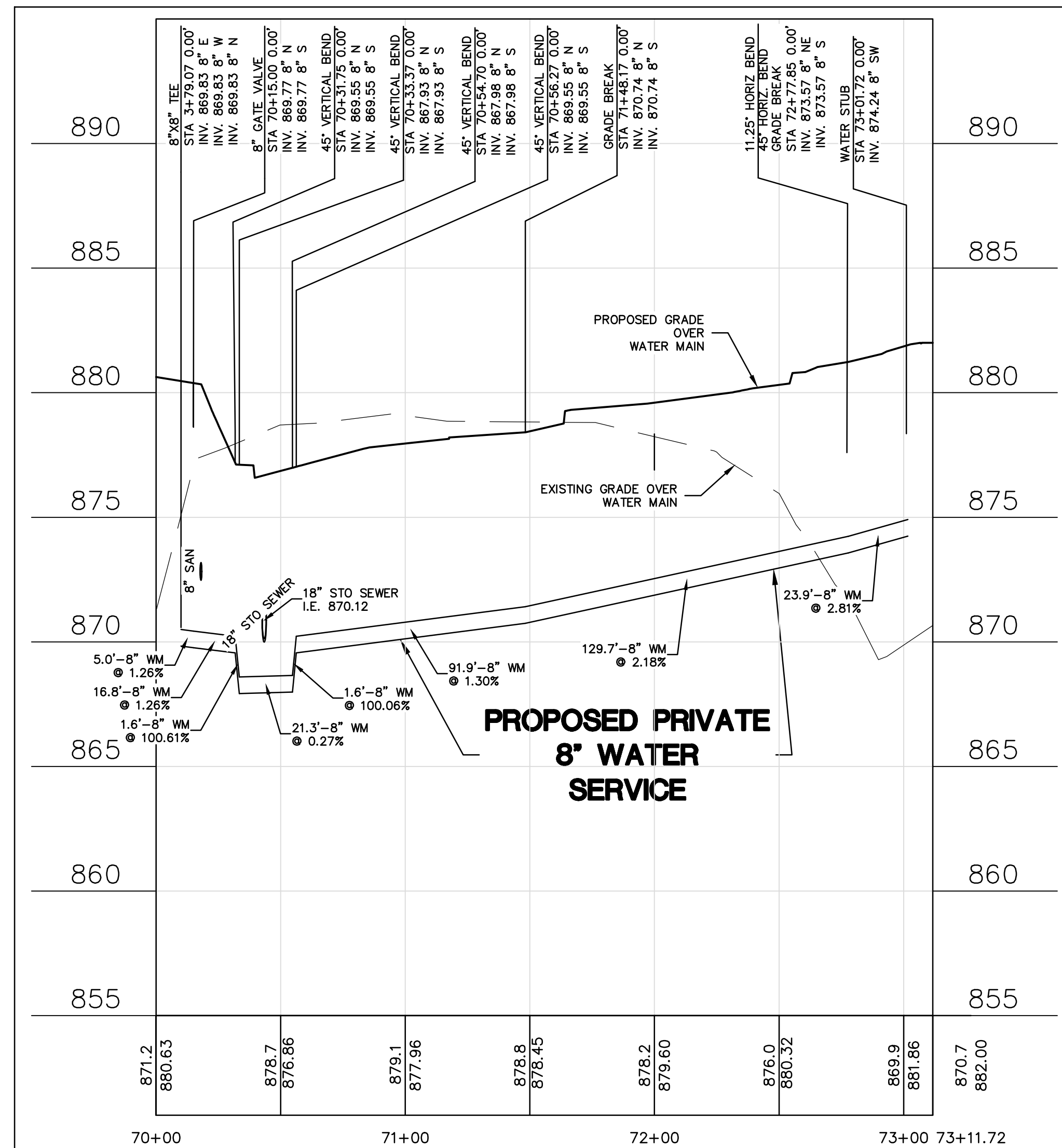
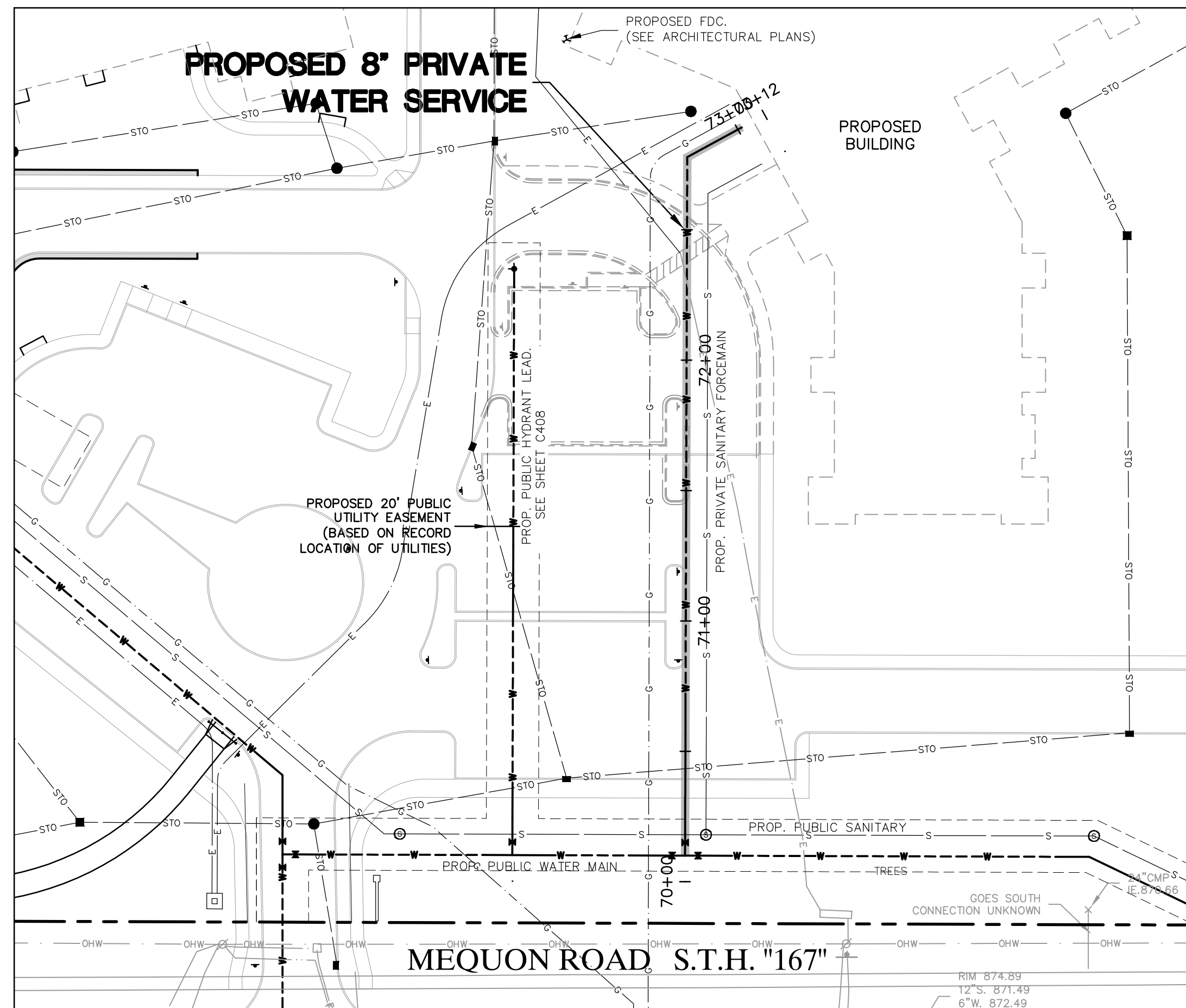
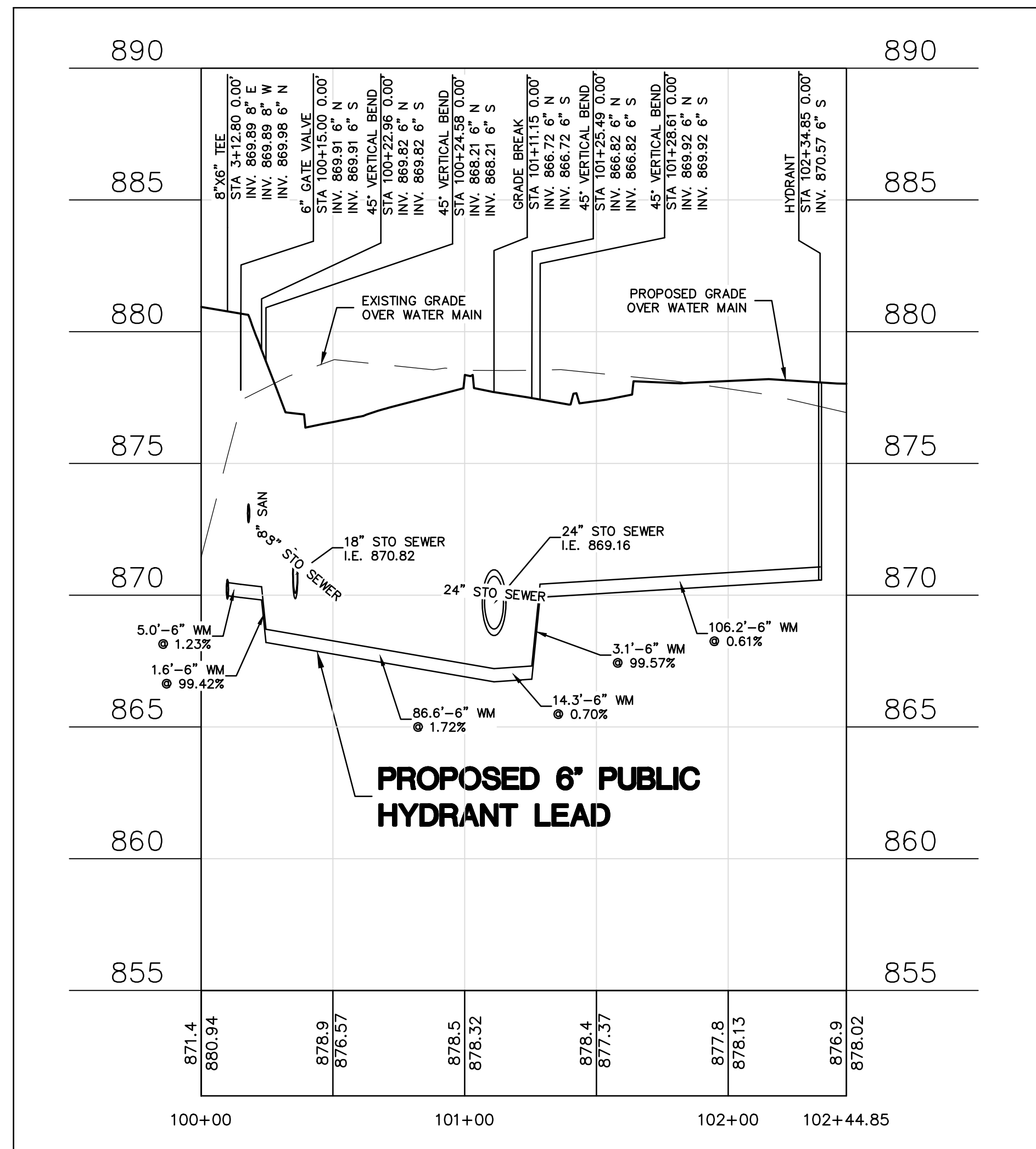
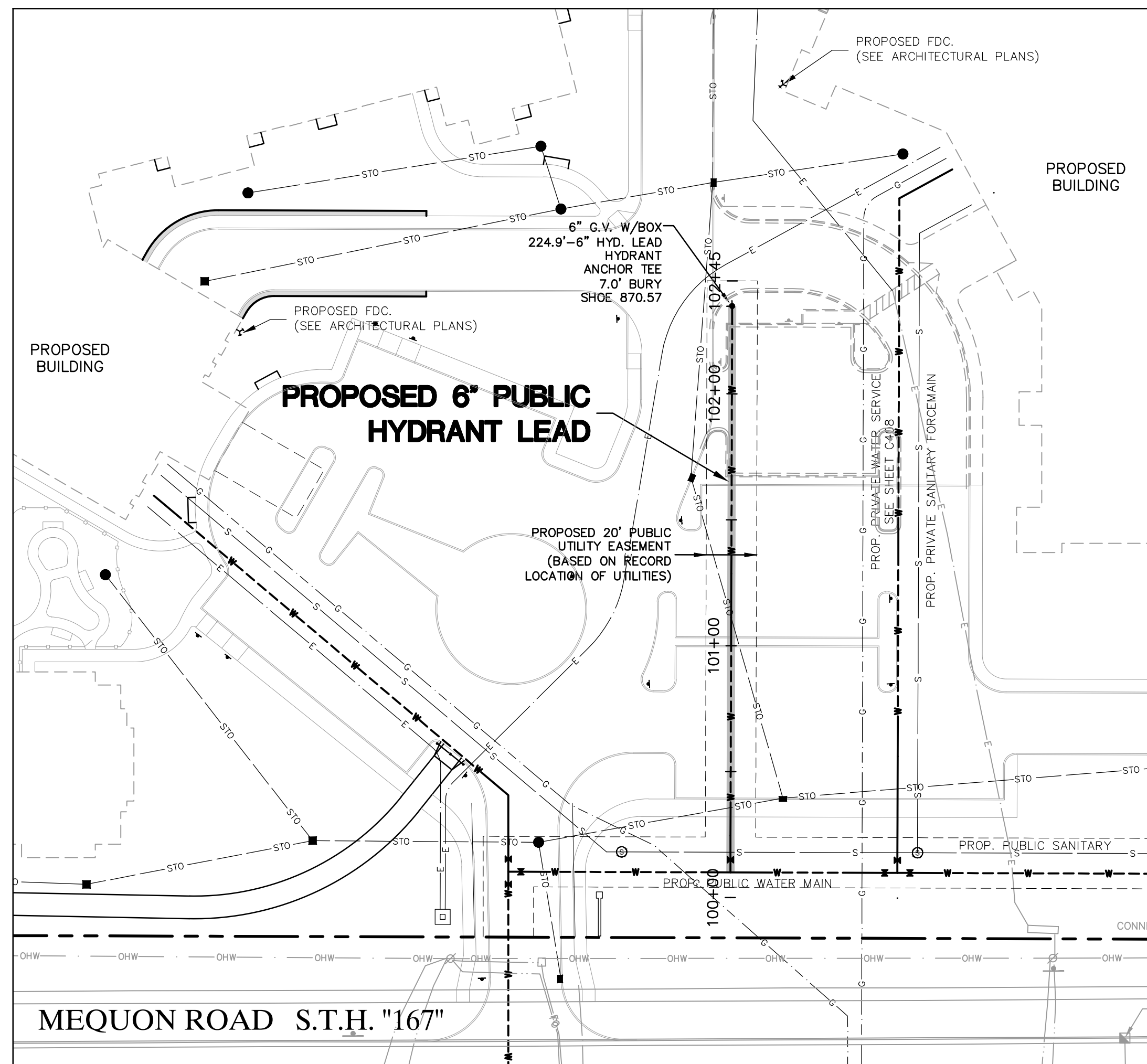
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[illegible]





	PROPERTY LINE
 -S-	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
 -STO-	PROPOSED STORM SEWER LINE
	PROPOSED STORM CATCH BASIN/ MANHOLE
 -W-	PROPOSED WATER MAIN
	PROPOSED HYDRANT
	PROPOSED VALVE
 -T-	PROPOSED TELEPHONE
 -G-	PROPOSED GAS LINE
 -E-	PROPOSED ELECTRICAL LINE
 -S-	EXISTING SANITARY SEWER
 -STO-	EXISTING STORM SEWER
 -W-	EXISTING WATER MAIN
 -E-	EXISTING ELECTRICAL LINE
 -OH-	EXISTING OVERHEAD WIRING
 -T-	EXISTING TELEPHONE LINE
 -FO-	EXISTING FIBER OPTIC LINE
 -G-	EXISTING GAS LINE
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING STORM SEWER MANHOLE
	EXISTING STORM SEWER INLETS
	EXISTING STORM SEWER MANHOLE
	EXISTING LIGHT POLES
 -E T-	EXISTING ELEC. AND TELE. PEDESTALS
	EXISTING GAS METER AND VALVES

GENERAL NOTES:

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CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RAILSTOPS, AND ELEVATIONS. CONTRACTOR SHALL VERIFY DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

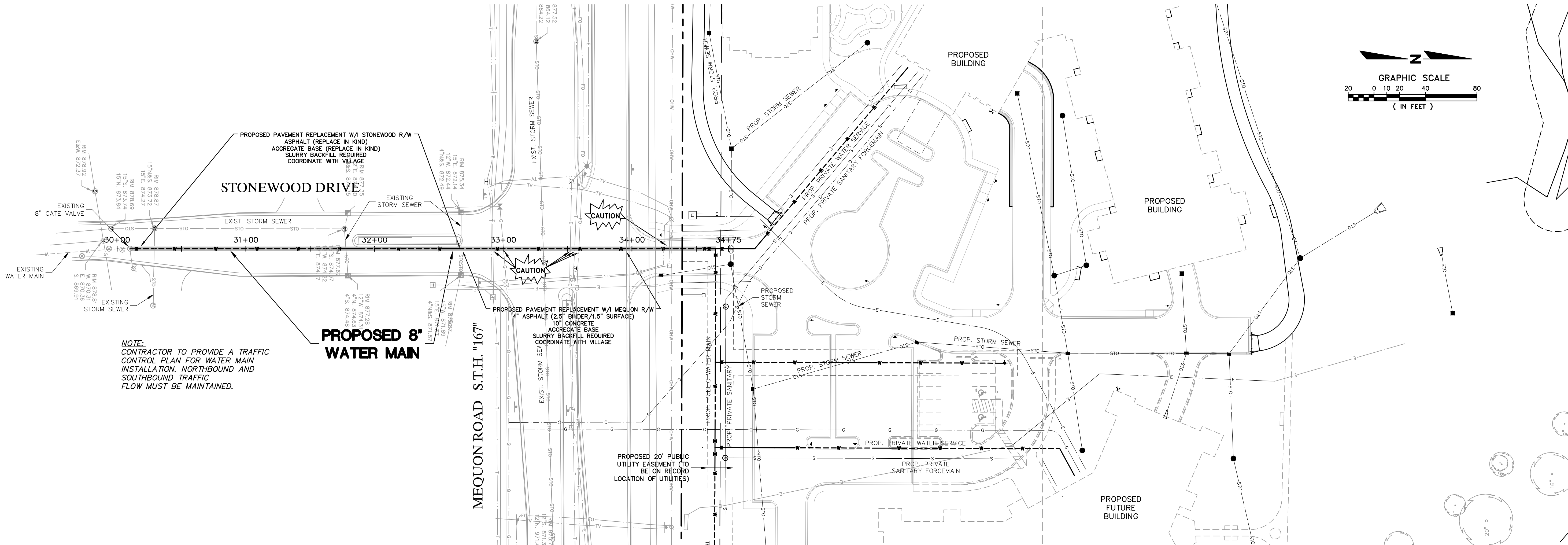
ALL PIPE LENGTHS ARE GIVEN TO CENTER OF STRUCTURE.

ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 8'.

ALL WATER MAIN TO BE INSTALLED ACCORDING TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS. SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/MEW/77.



P:\3150549\Draws\Sheets\URW01040.dwg, Water Main R&P South, 7/1/2016 1:01:35 PM, .jfh



NOTE:
CONTRACTOR TO PROVIDE A TRAFFIC
CONTROL PLAN FOR WATER MAIN
INSTALLATION. NORTHBOUND AND
SOUTHBOUND TRAFFIC
FLOW MUST BE MAINTAINED.

PROPOSED 8"
WATER MAIN

MEQUON ROAD S.T.H. "167"

PROPOSED 20' PUBLIC
UTILITY EASEMENT (TO
BE ON RECORD
LOCATION OF UTILITIES)

LEGEND

---	PROPERTY LINE
-S-	PROPOSED SANITARY SEWER LINE
⊙	PROPOSED SANITARY MANHOLE
-STO-	PROPOSED STORM SEWER LINE
■	PROPOSED STORM CATCH BASIN/ MANHOLE
-W-	PROPOSED WATER MAIN
⊙	PROPOSED HYDRANT
⊙	PROPOSED VALVE
---	PROPOSED TELEPHONE
---	PROPOSED GAS LINE
---	PROPOSED ELECTRICAL LINE
-S-	EXISTING SANITARY SEWER
-STO-	EXISTING STORM SEWER
-W-	EXISTING WATER MAIN
---	EXISTING ELECTRICAL LINE
---	EXISTING OVERHEAD WIRING
---	EXISTING TELEPHONE LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING GAS LINE
⊙	EXISTING HYDRANT
⊙	EXISTING GATE VALVE
⊙	EXISTING STORM SEWER MANHOLE
⊙	EXISTING STORM SEWER INLETS
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING LIGHT POLES
⊙	EXISTING ELEC. AND TELE. PEDESTALS
⊙	EXISTING GAS METER AND VALVES

PROPOSED 8" WATER MAIN
PVC AWWA C-900, CL 150-DR18

GENERAL NOTES:

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APRIL 22 2016.

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R.A. Smith National

Beyond Surveying
and Engineering

www.rasmithnational.com

PRESBYTERIAN HOMES SENIOR HOUSING
VILLAGE OF GERMANTOWN, WI

PUBLIC WATER MAIN
PLAN & PROFILE - SOUTH

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R.A. Smith National, Inc.

DATE: 07/05/2016

SCALE: 1" = 40'

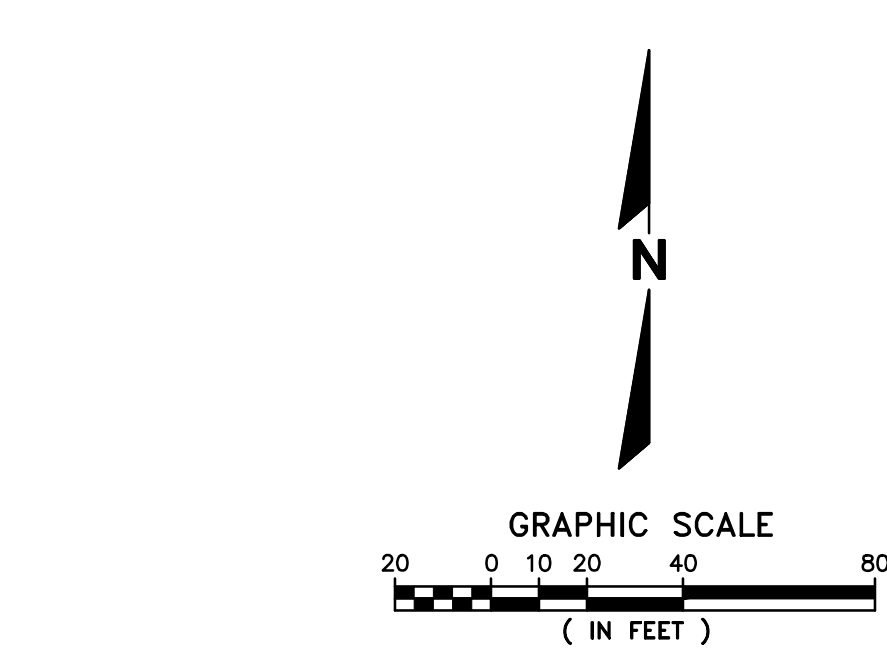
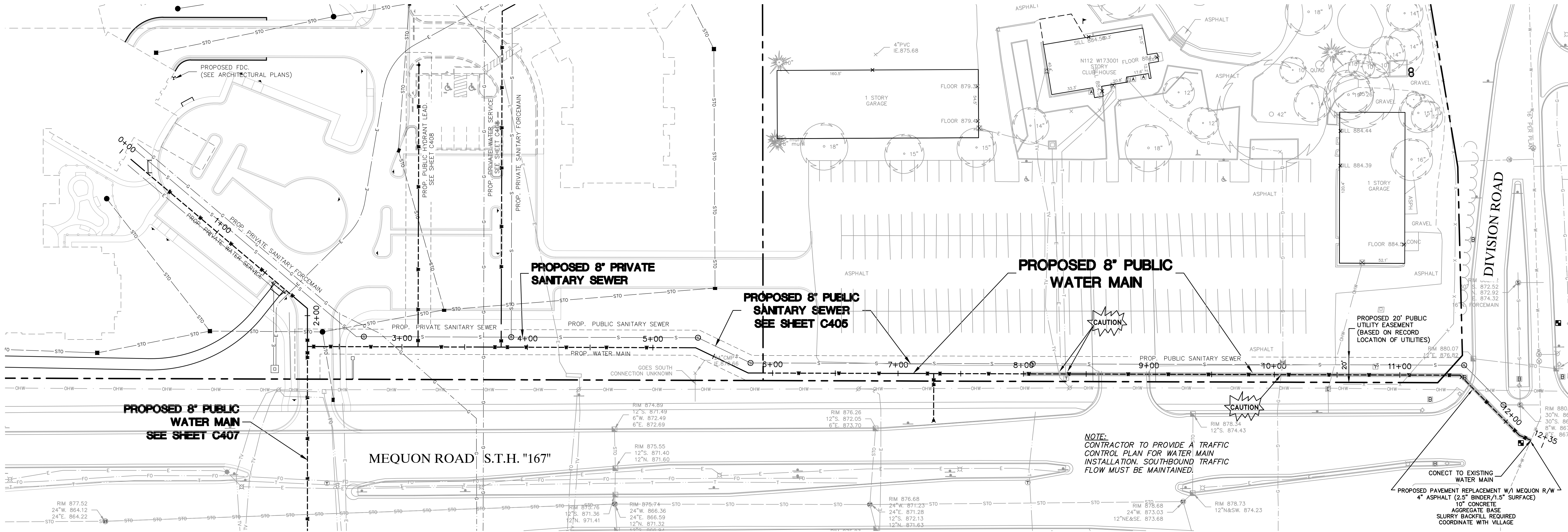
JOB NO. 3150549
PROJECT MANAGER:
ROBERT J. HARLEY, P.E.

DESIGNED BY: JAH

CHECKED BY: RJH

SHEET NUMBER

C407



LEGEND	
---	PROPERTY LINE
-S-	PROPOSED SANITARY SEWER LINE
○	PROPOSED SANITARY MANHOLE
-STO-	PROPOSED STORM SEWER LINE
■	PROPOSED STORM CATCH BASIN/ MANHOLE
-W-	PROPOSED WATER MAIN
⊕	PROPOSED HYDRANT
⊕	PROPOSED VALVE
-T-	PROPOSED TELEPHONE
-G-	PROPOSED GAS LINE
-E-	PROPOSED ELECTRICAL LINE
-S-	EXISTING SANITARY SEWER
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⊕	EXISTING ELEC. AND TELE. PEDESTALS
⊕	EXISTING GAS METER AND VALVES

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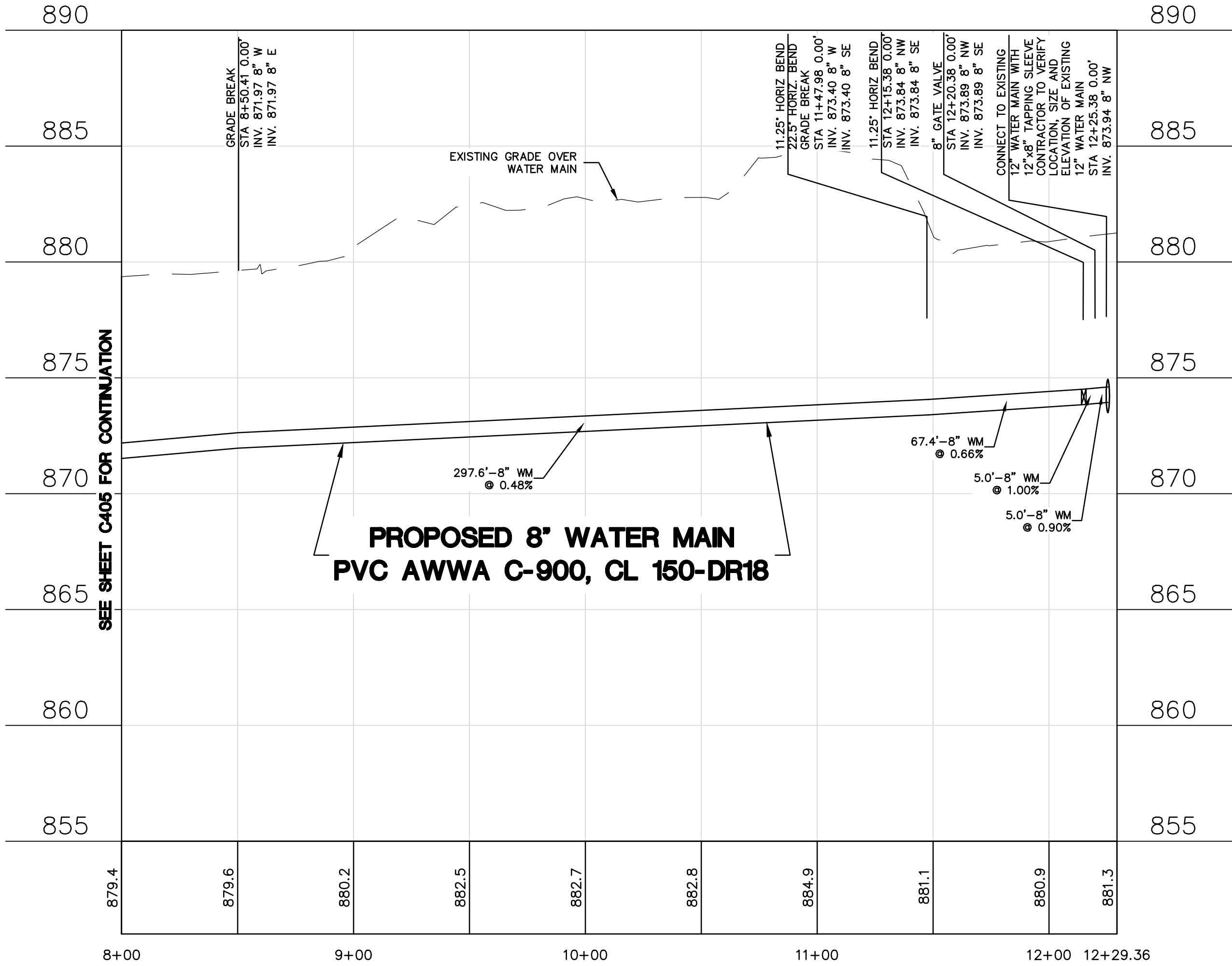
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ALL SANITARY SEWER AND WATER MAIN SHALL HAVE A MINIMUM SEPARATION OF 8\"/>

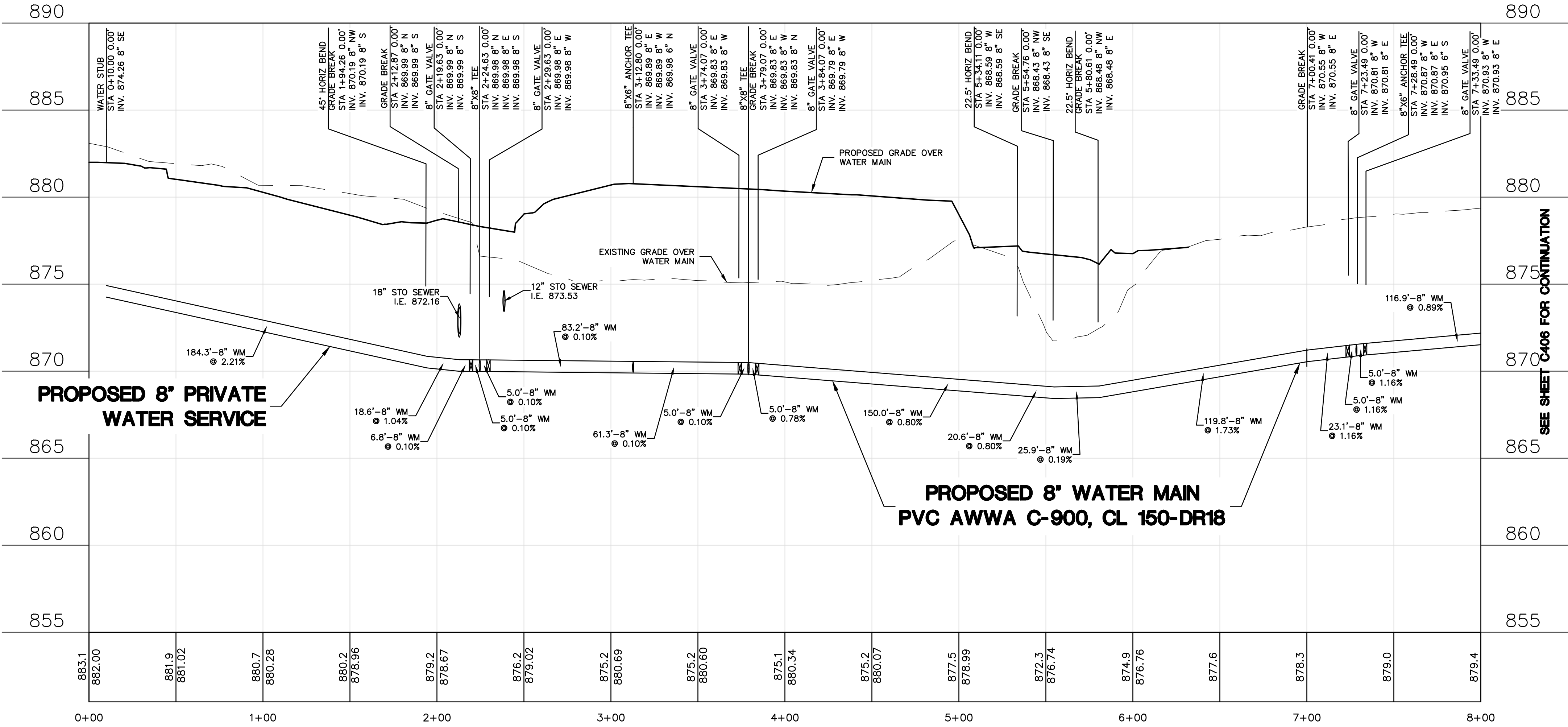
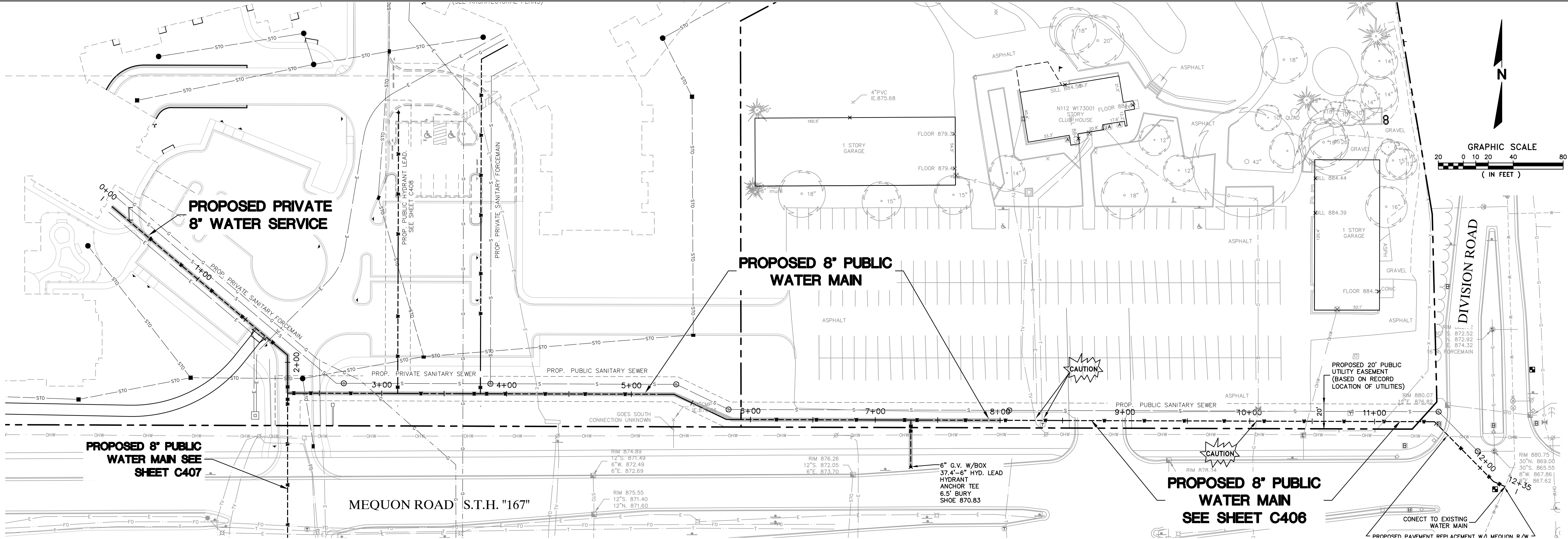
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DESCRIPTION	
DATE	
R.A. Smith National	
Beyond Surveying and Engineering	
www.rasmithnational.com	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	
PUBLIC WATER MAIN PLAN & PROFILE EAST	
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DATE: 07/05/2016	
SCALE: 1" = 40'	
JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: JAH	
CHECKED BY: RJH	
SHEET NUMBER	
C406	



LEGEND

- PROPERTY LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM SEWER LINE
- PROPOSED STORM CATCH BASIN/MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED VALVE
- PROPOSED TELEPHONE
- PROPOSED GAS LINE
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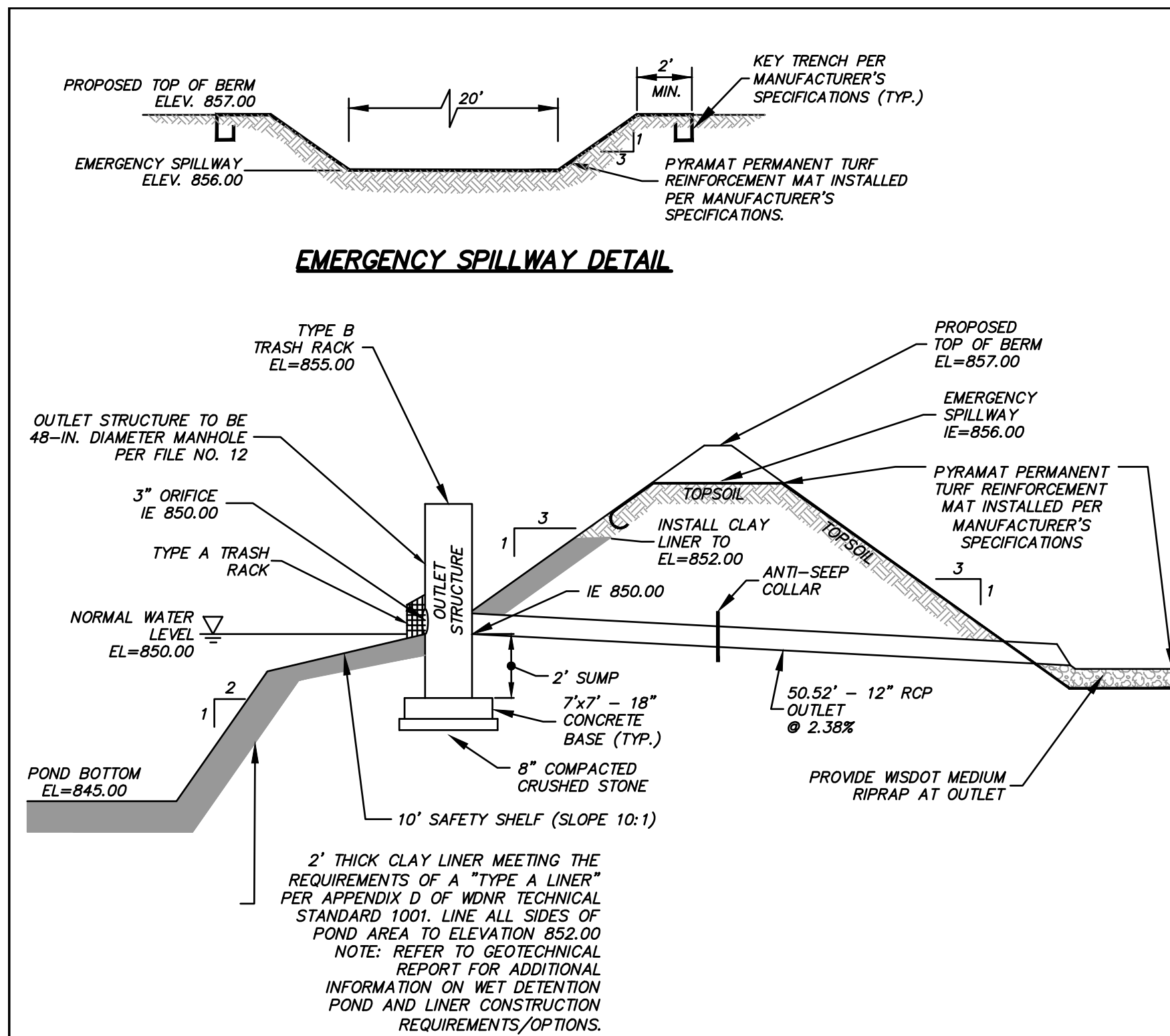
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SPECIFICATIONS CAN BE FOUND AT WWW.VILLAGE.GERMANTOWN.WI.US/DOCUMENTCENTER/VIEW/77.

DESCRIPTION	
DATE	
R.A. Smith National <i>Beyond Surveying and Engineering</i> www.rasmithnational.com	
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI	PUBLIC WATER MAIN PLAN & PROFILE WEST
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SCALE: 1" = 40'	
JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: JAH	
CHECKED BY: RJH	
SHEET NUMBER	
C405	

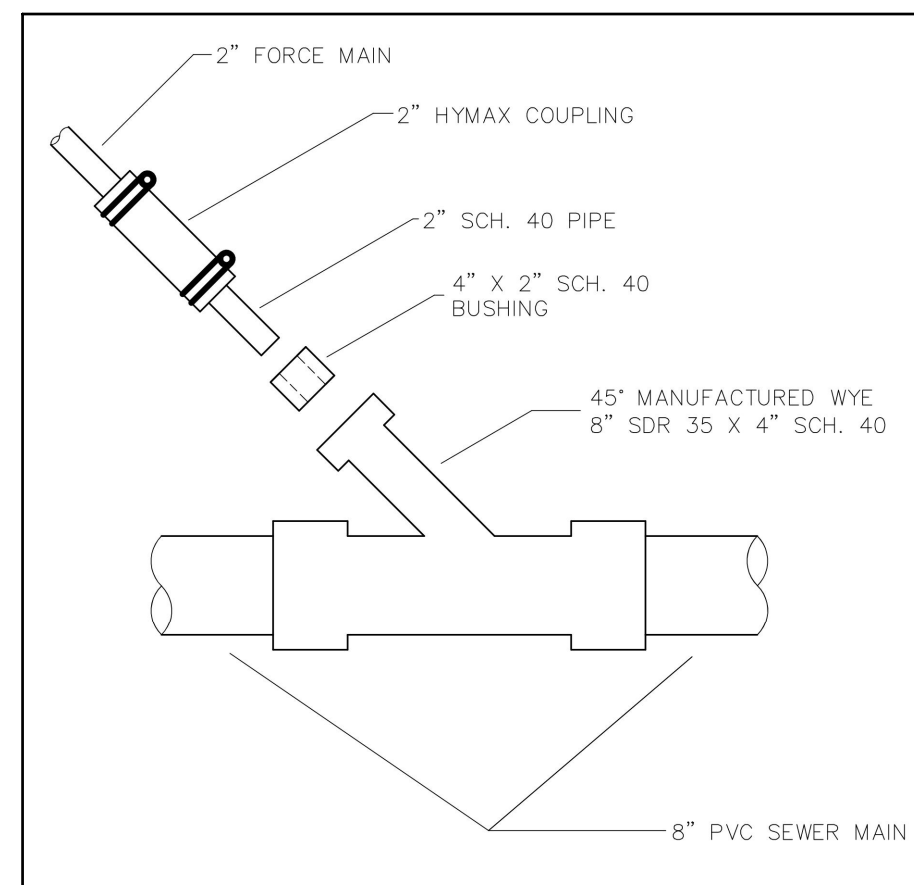


DETENTION POND NOTES:

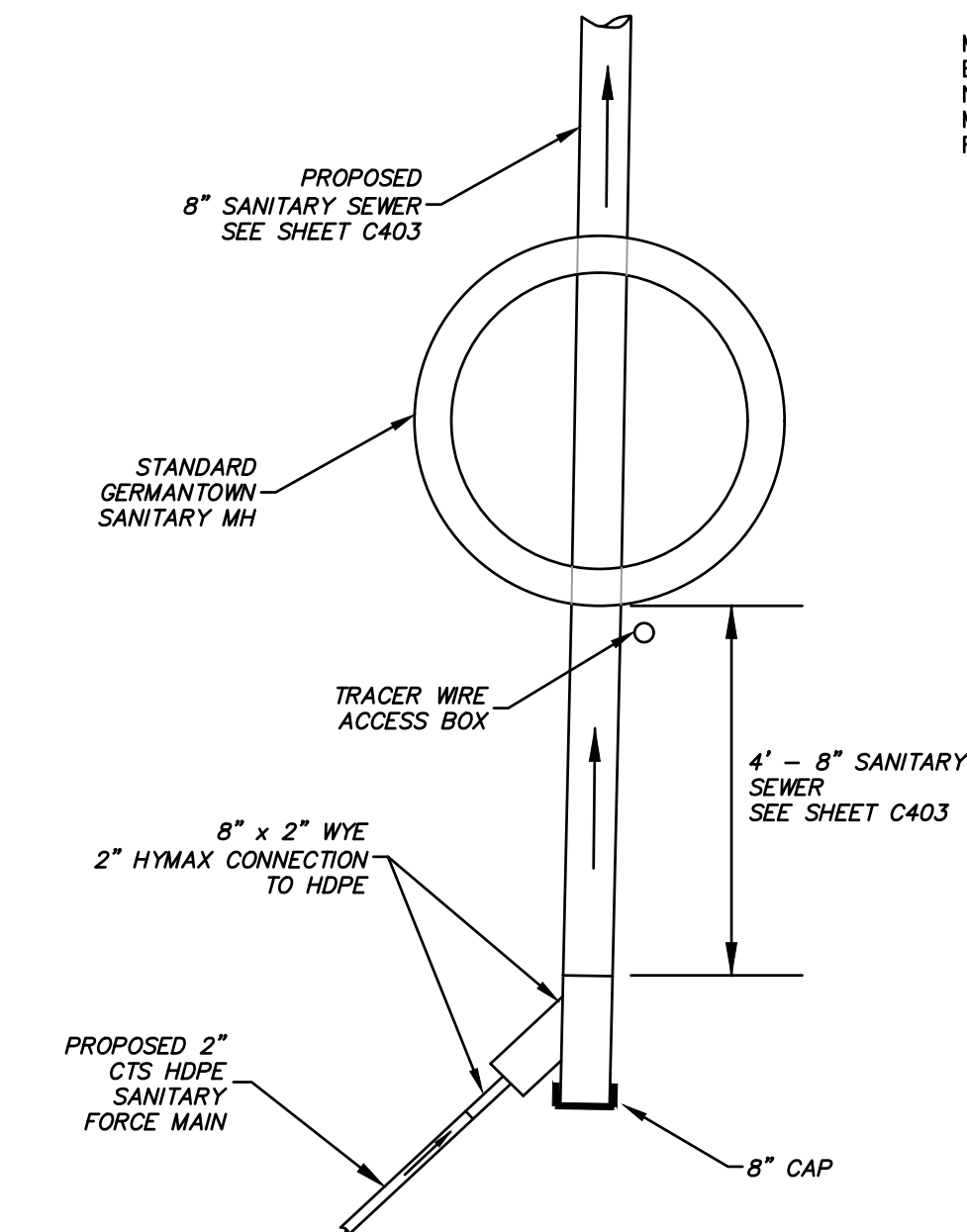
1. THE BASEX SHALL BE UNDERCUT "2" AND THE LINER SHALL BE PLACED IN 8" LIFTS, COMPACTED TO 95% MAXIMUM DENSITY AND SHALL HAVE A MOISTURE CONTENT THAT IS AT LEAST THE OPTIMUM MOISTURE CONTENT OF THE FILL MATERIAL. THE STRUCTURAL EMBANKMENT SHALL BE PLACED AND COMPACTED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL TESTING ENGINEER. THE "TYPE A LINER" SHALL HAVE A MINIMUM COEFFICIENT OF PERMEABILITY OF 10^{-12} CM/SEC. THE COEFFICIENT OF COMPRESSION SHALL BE 20 OR GREATER WITH PI-12 OR GREATER WITH NO VALUES LESS THAN 10. CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 300, CLAY LINERS.
2. CONTRACTOR TO USE EXCAVATED ONSITE CLAY MATERIAL AS POND LINING MEETING THE REQUIREMENTS NOTED ABOVE. IT IS UNDESIRABLE FOR CONTRACTOR TO IMPORT SUITABLE SOILS FROM ANOTHER SITE AT THE APPROVAL OF THE OWNER.
3. FOR SYNTHETIC LINERS, FOLLOW THE MANUFACTURERS' RECOMMENDATIONS FOR INSTALLATION, NO PORTION OF THE SYNTHETIC LINER SHALL BE VISIBLE ABOVE THE NORMAL WATER LEVEL OF 850.00.

SEDIMENT BASIN NOTES:

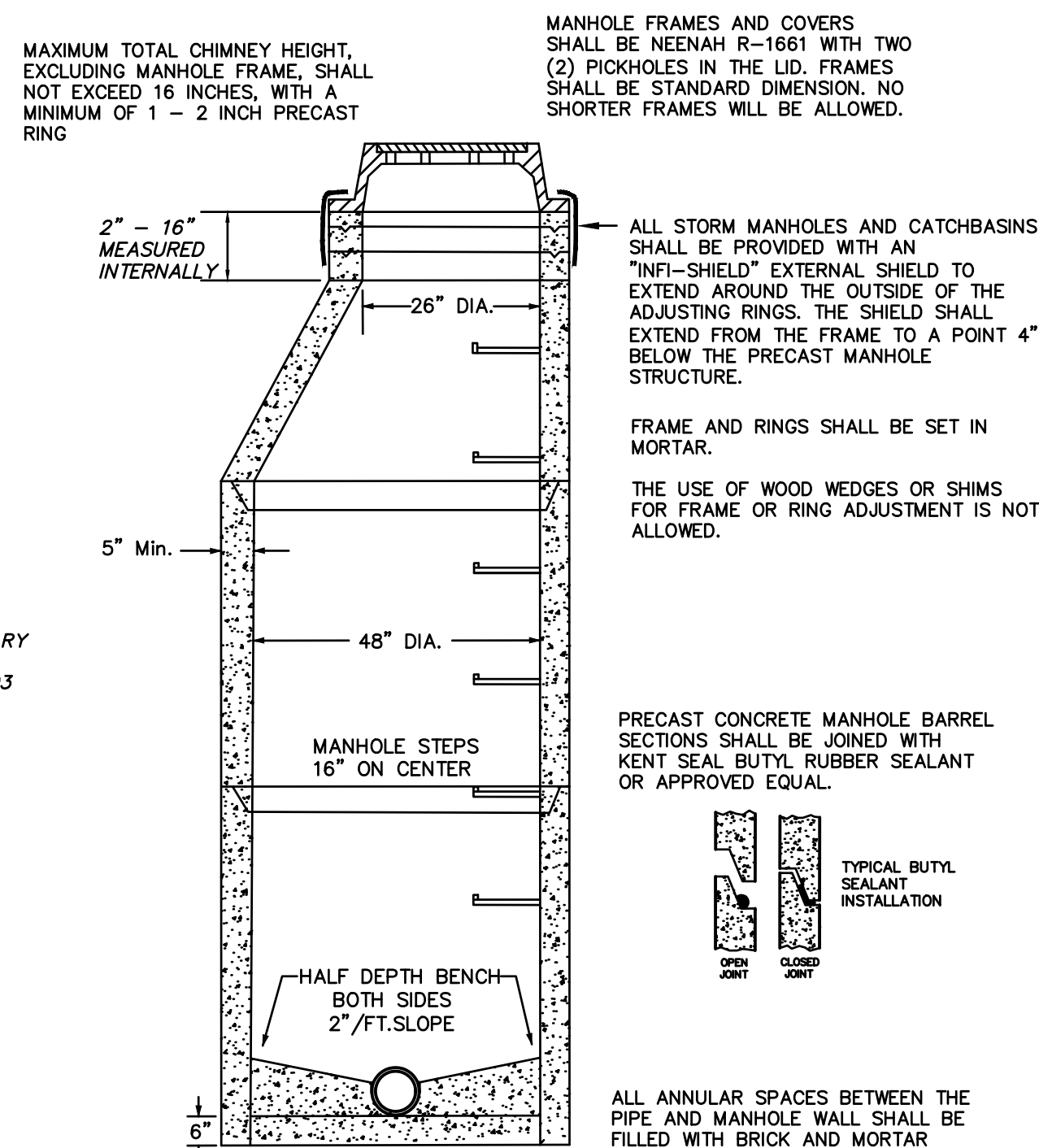
1. THE SEDIMENT BASIN SHALL, AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD.
2. IF THE OUTLET BECOMES CLOGGED IT SHALL BE CLEANED TO RESTORE FLOW CAPACITY.
3. PROVISIONS FOR PROPER DISPOSAL OF THE SEDIMENT REMOVED SHALL BE MADE.



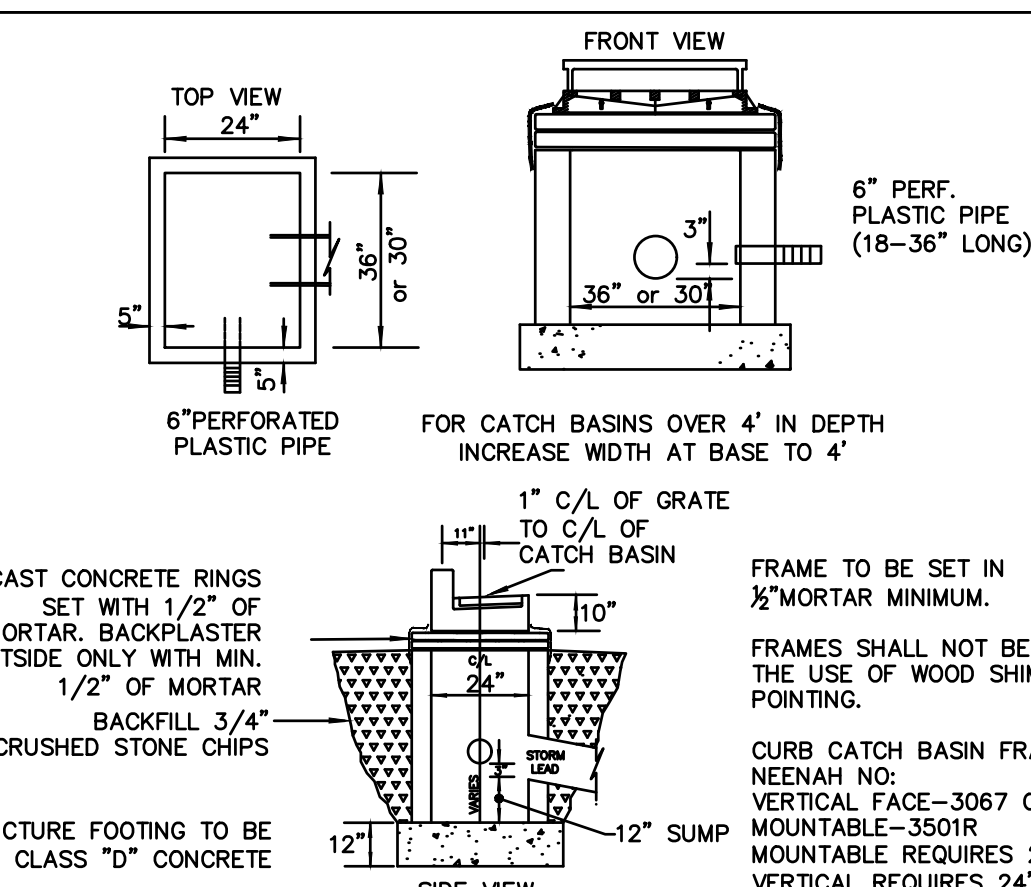
HYMAX FORCE MAIN
LATERAL CONNECTION DETAIL NEAR MH 6



SANITARY MANHOLE
CONNECTION DETAIL—MH 7

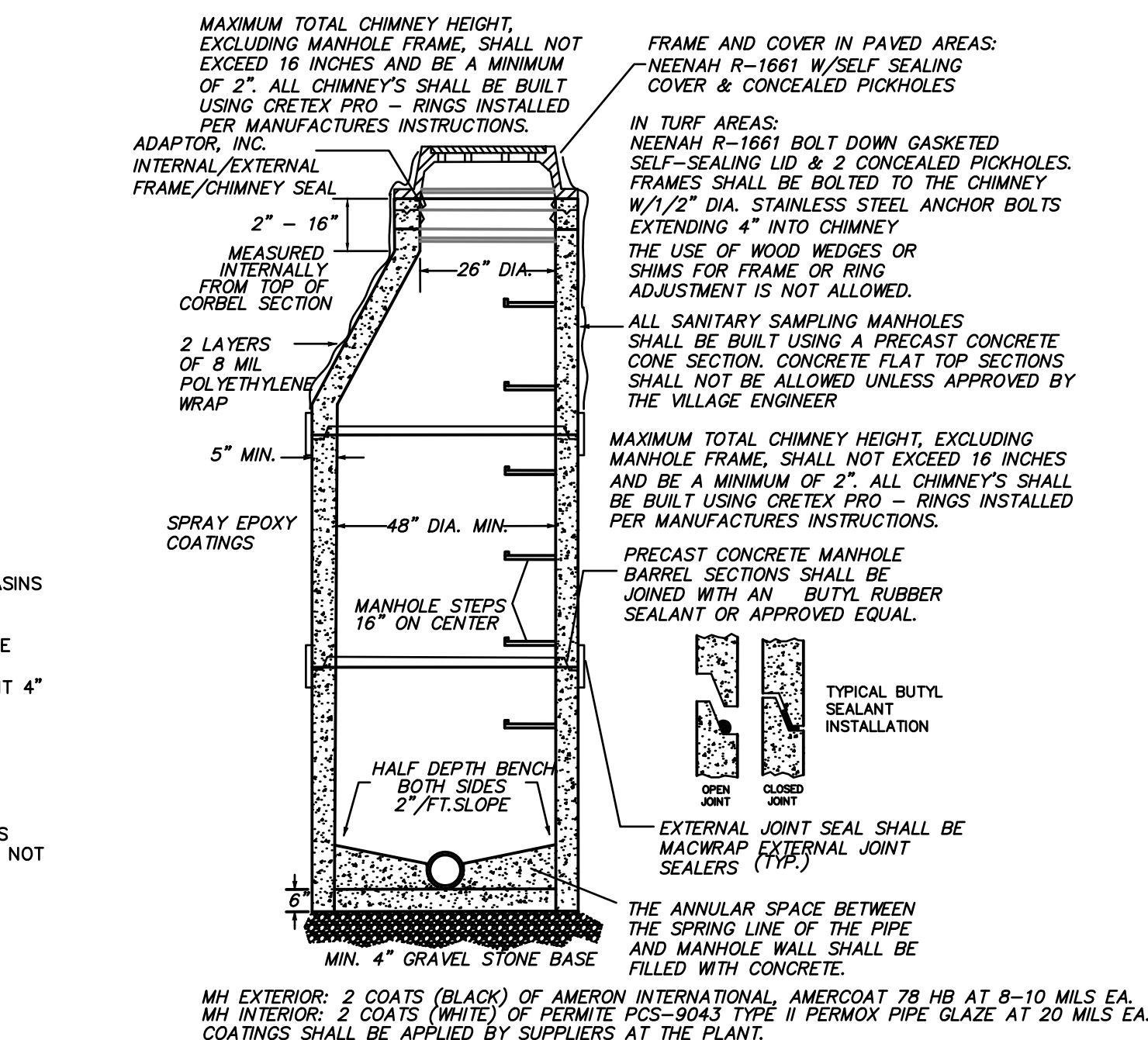


STANDARD STROM MANHOLE DETAIL



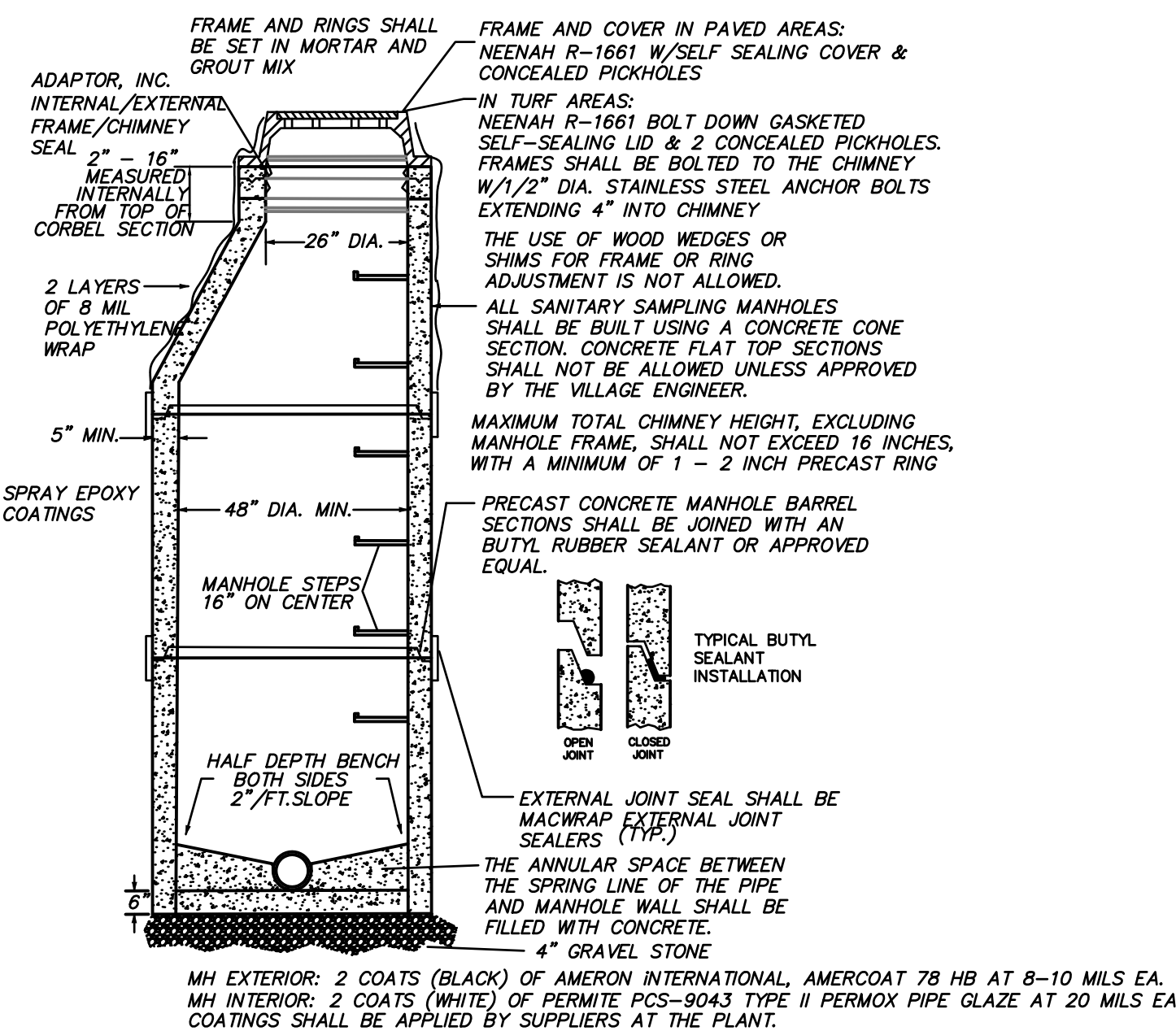
STANDARD CATCH BASIN DETAIL

NOT TO SCALE
PER VILLAGE OF GERMANTOWN STANDARD DETAIL



STANDARD SANITARY MANHOLE DETAIL

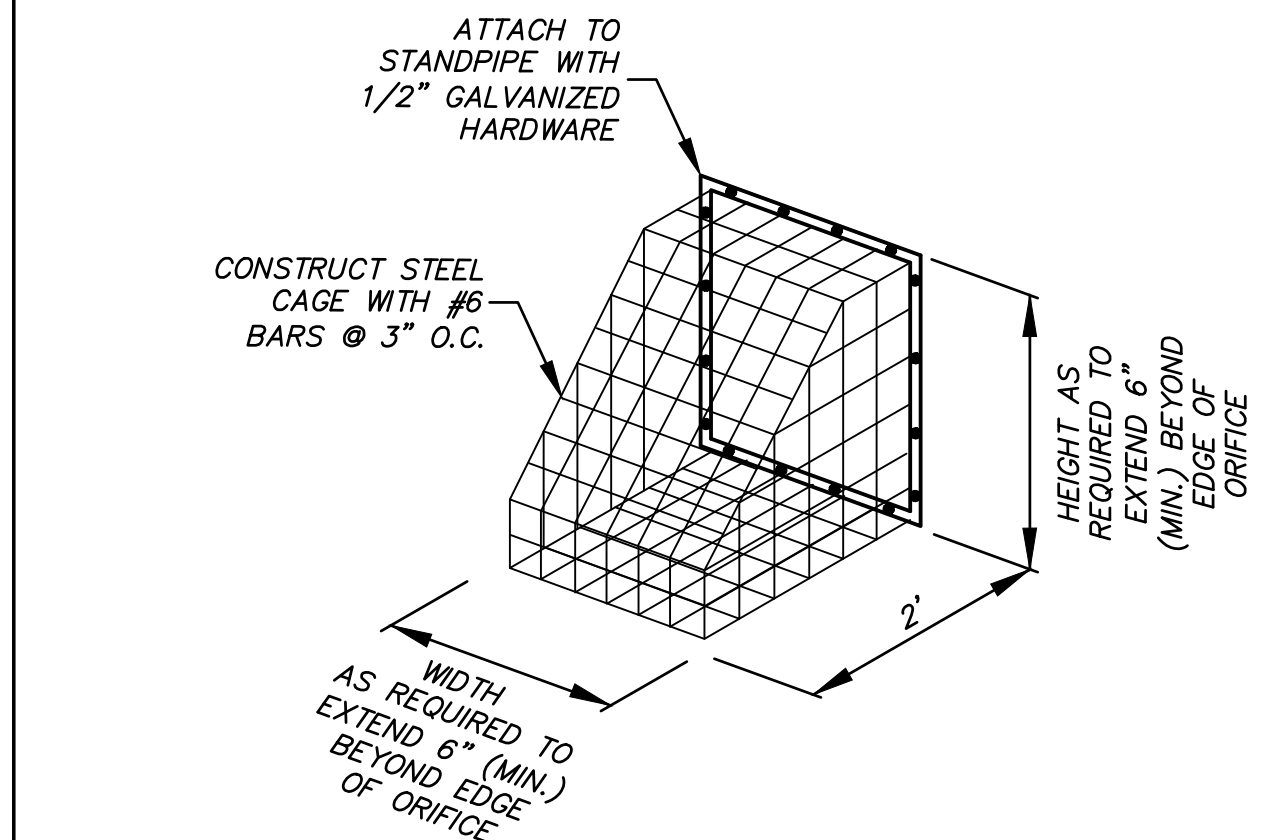
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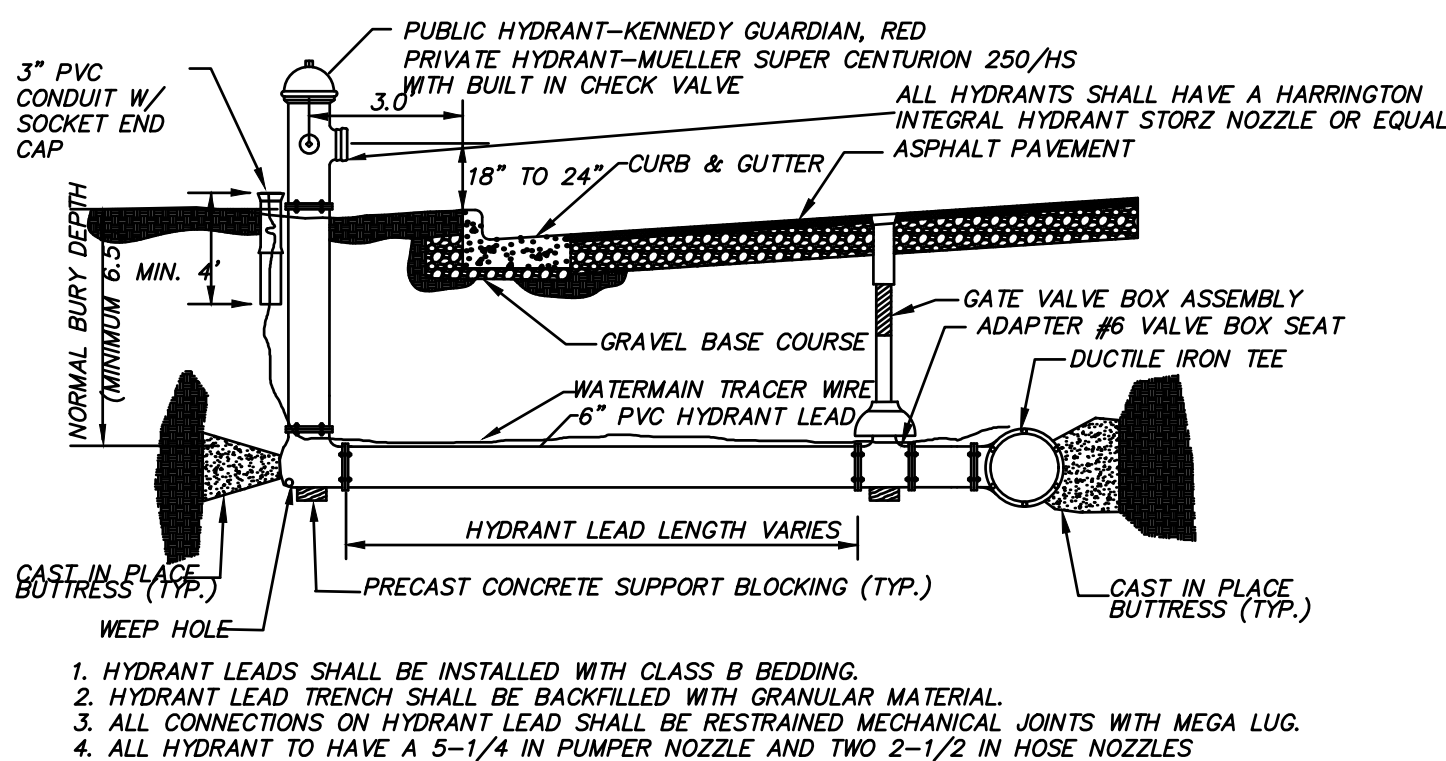
STANDARD SAMPLING MANHOLE DETAIL

NOT TO SCALE

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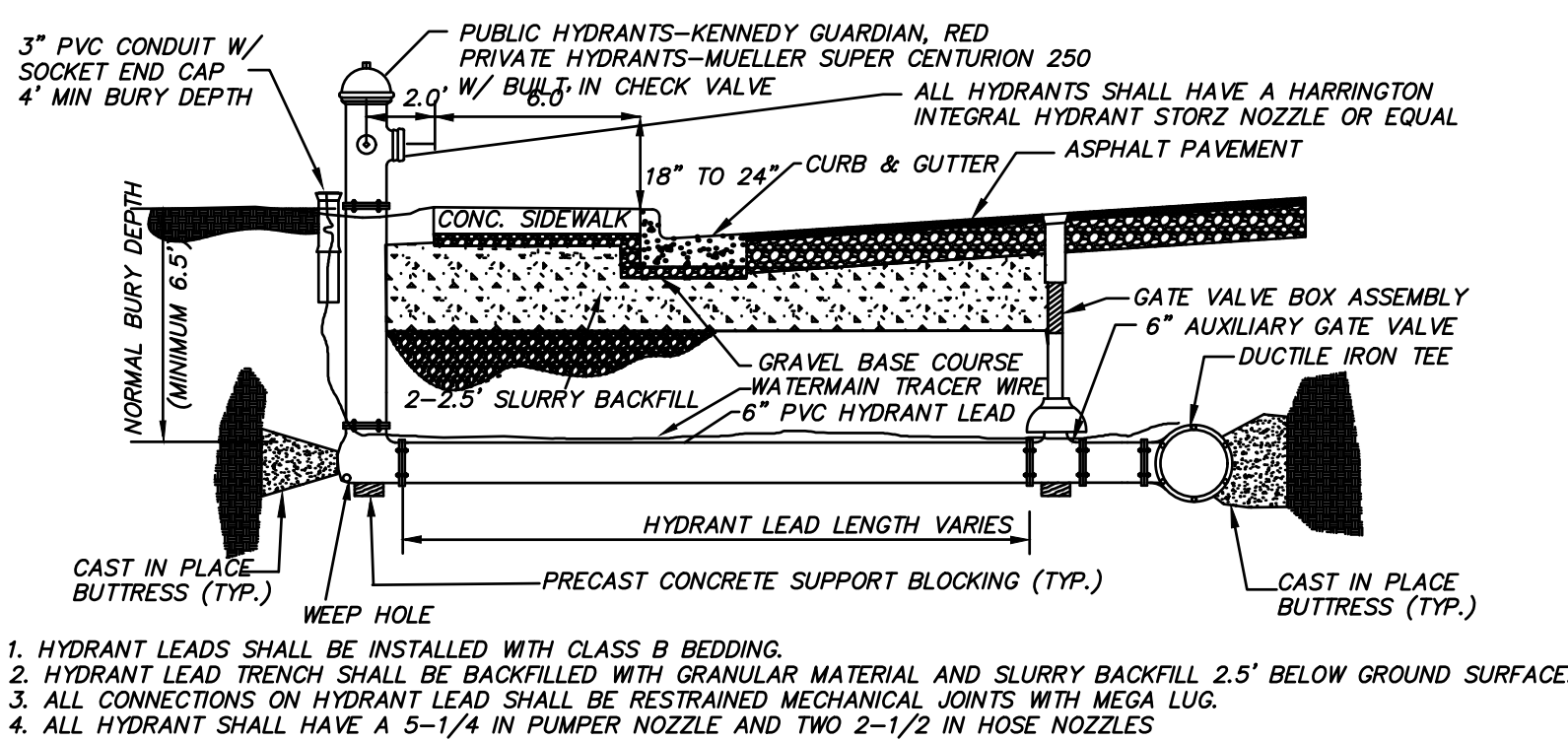


TYPE A TRASH RACK DETAIL



PVC HYDRANT BRANCH DETAIL

NOT TO SCALE

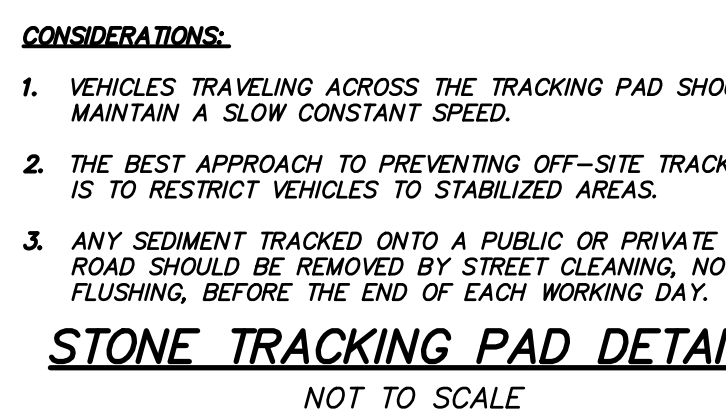
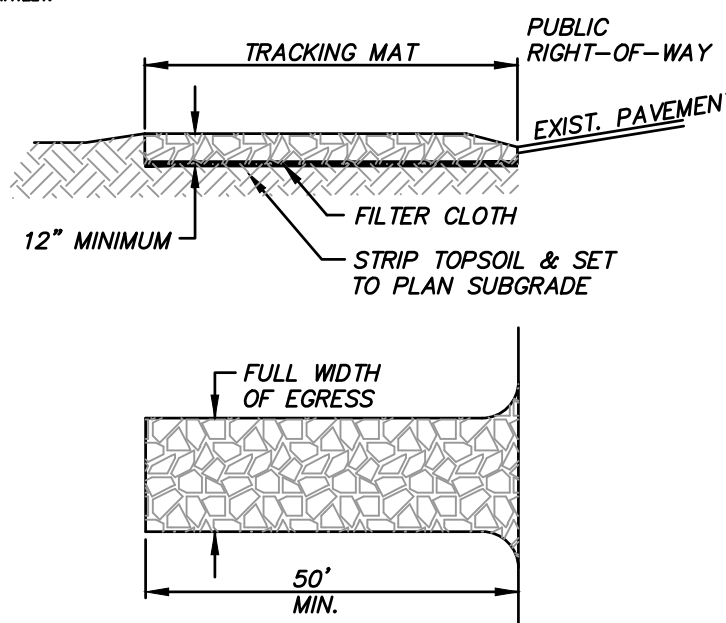
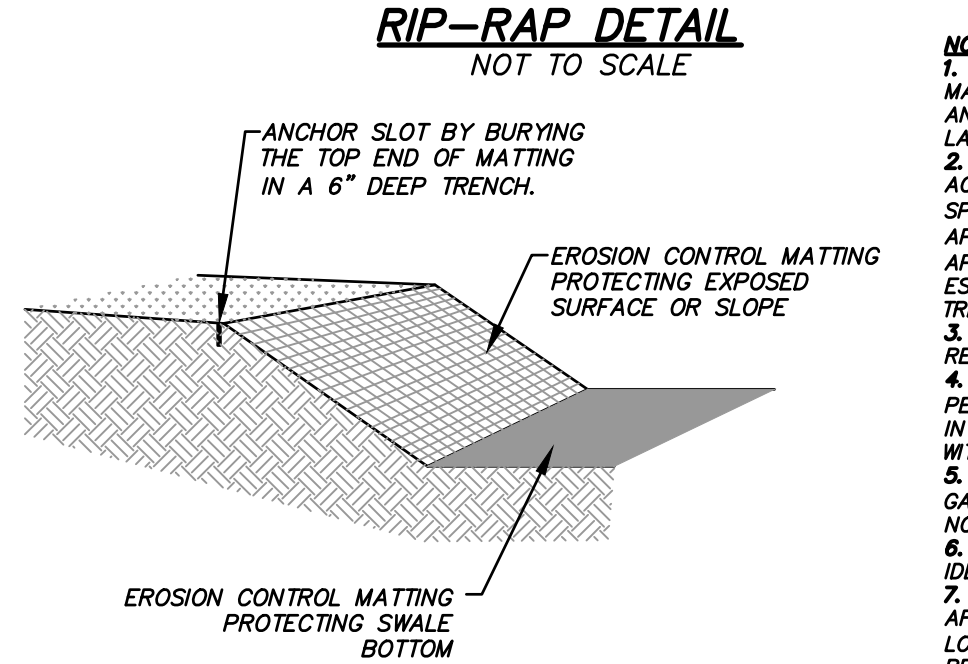
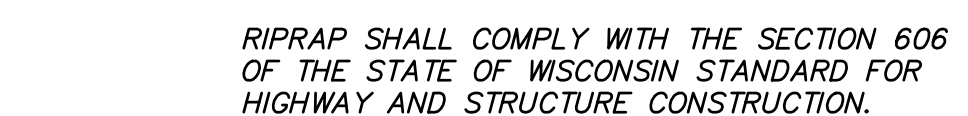
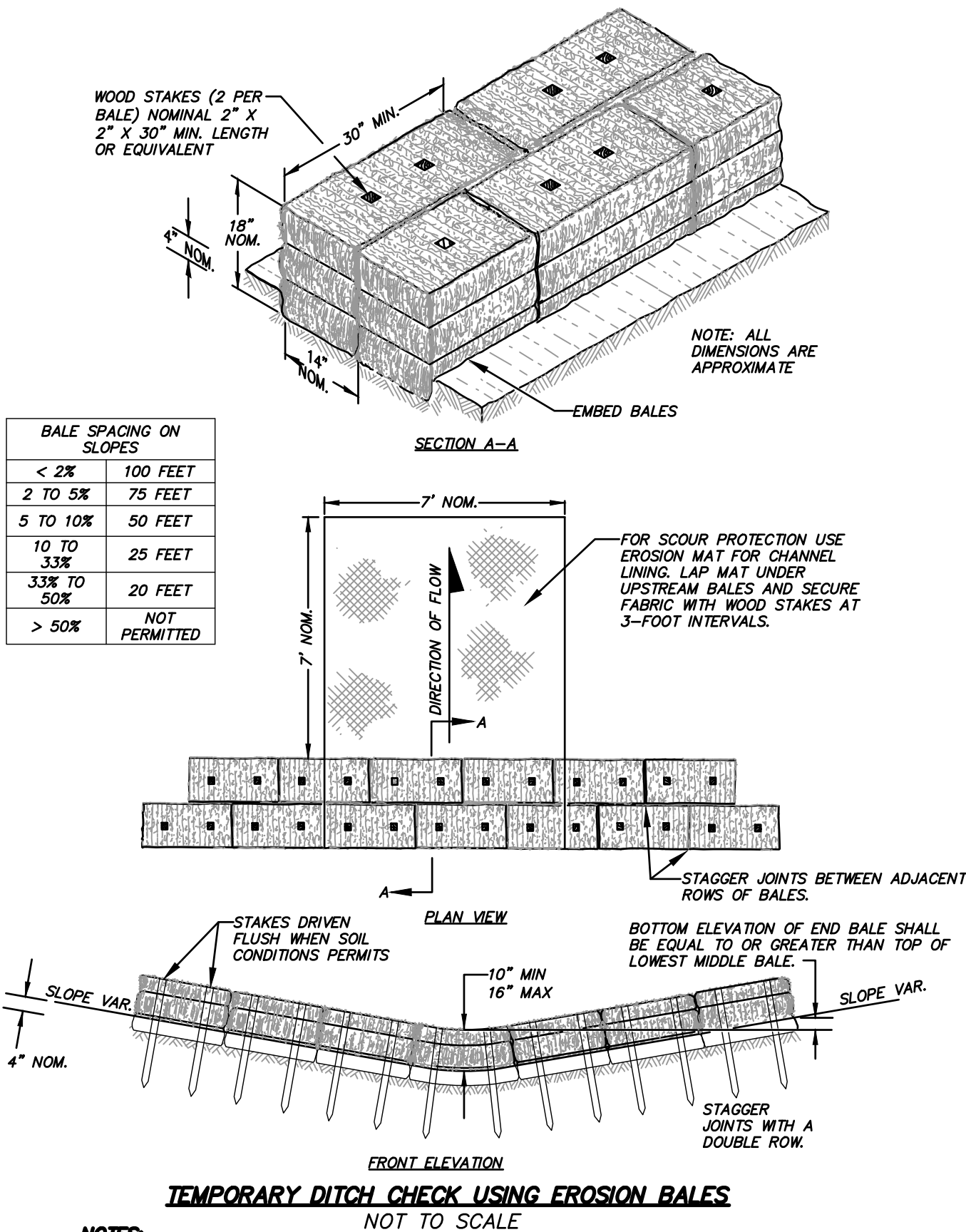
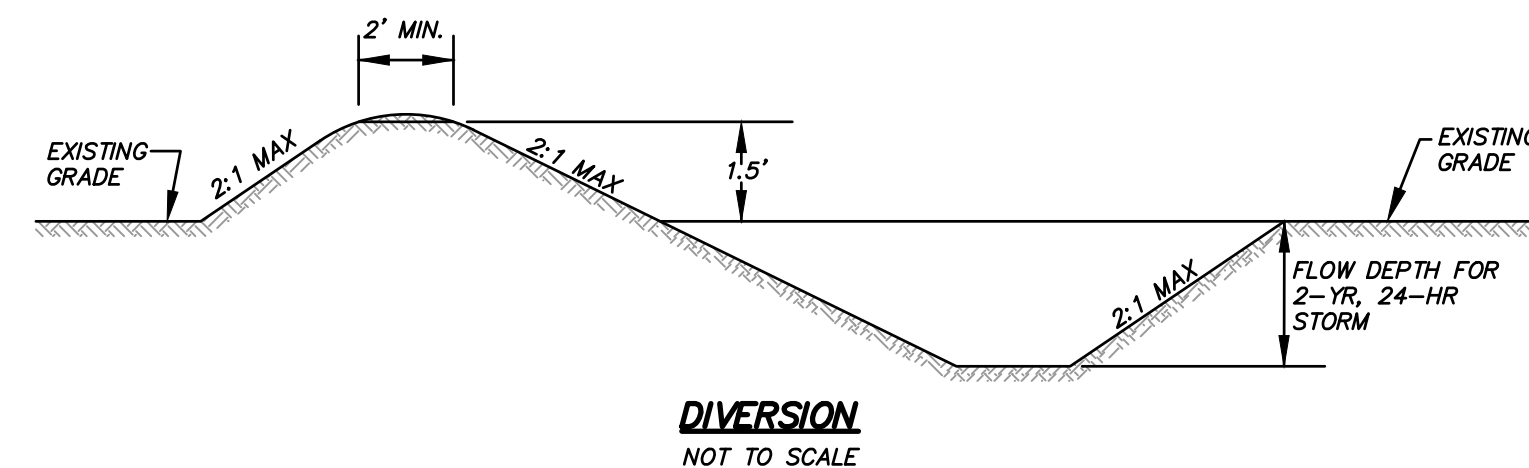
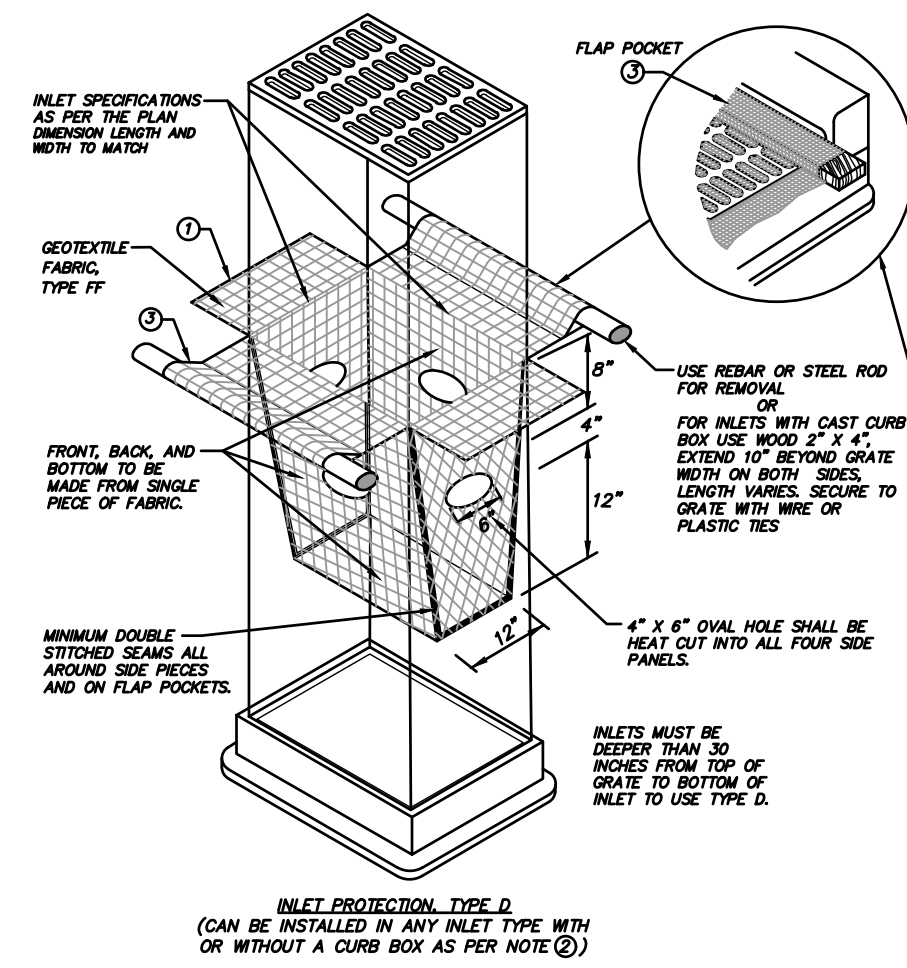
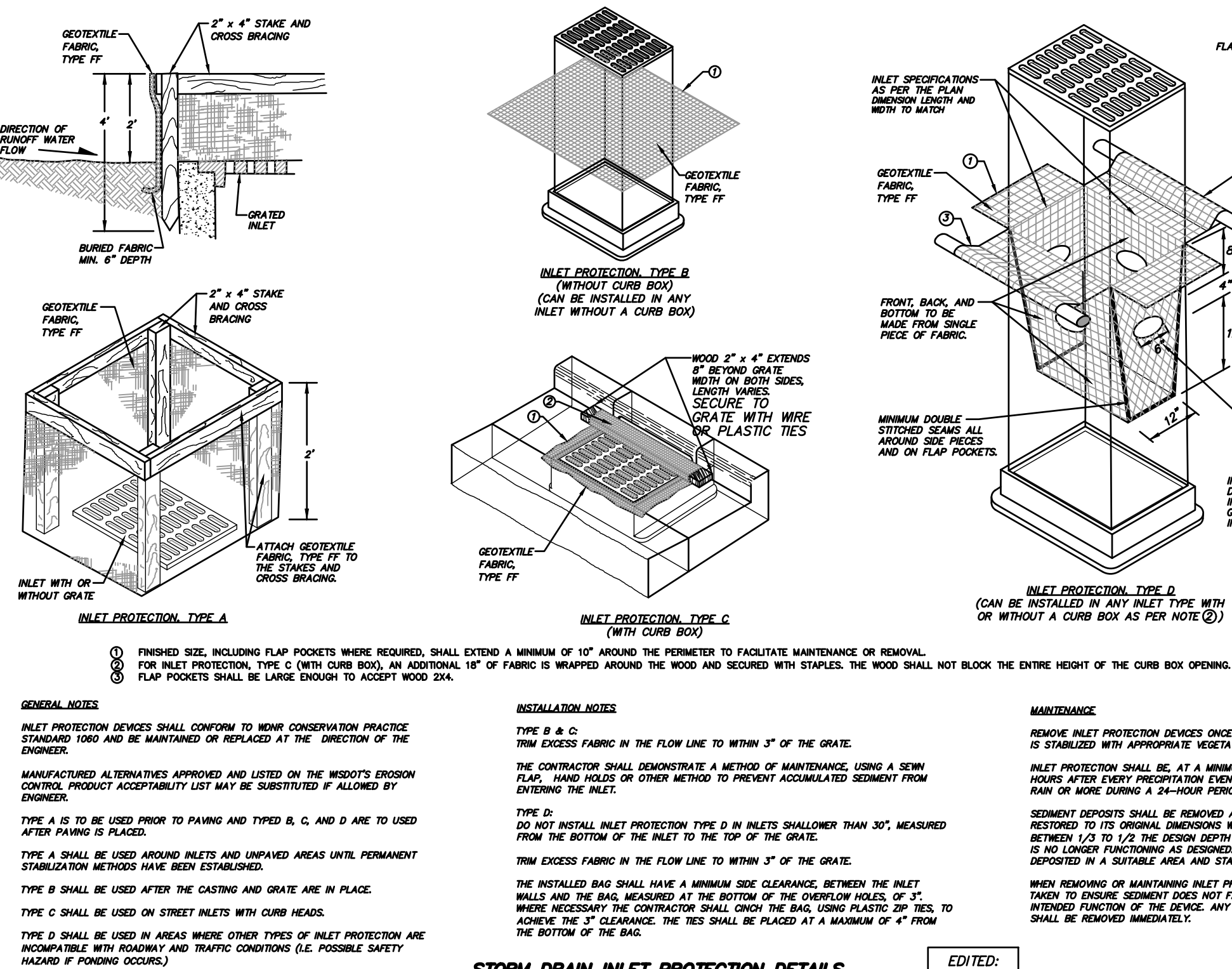
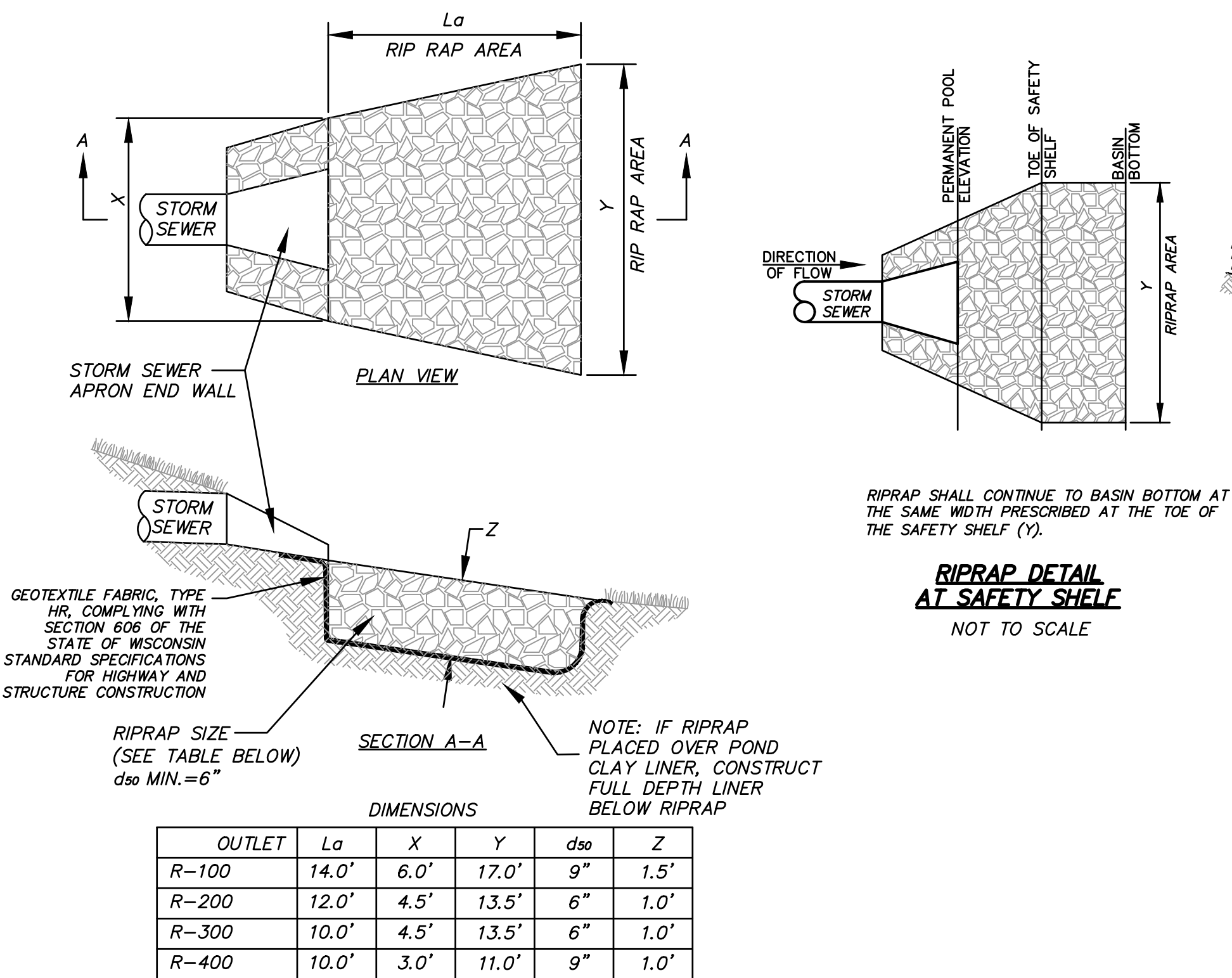
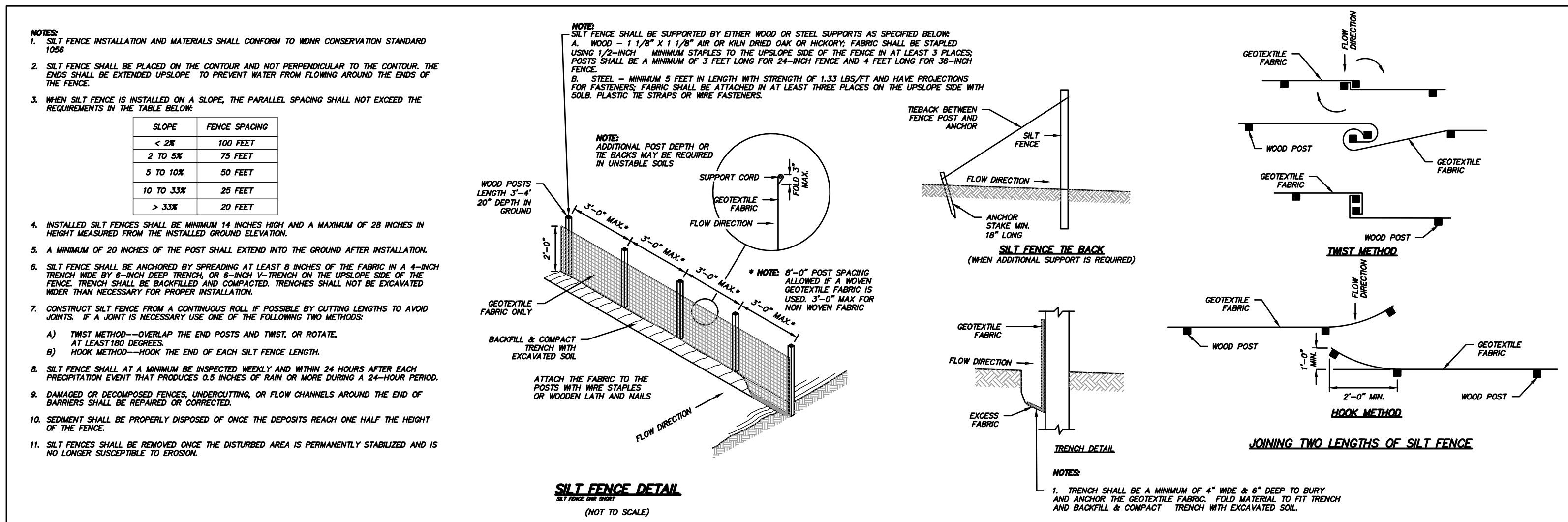


PVC HYDRANT BRANCH DETAIL (BEHIND SIDEWALK)

NOT TO SCALE

[illegible]

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BALE SPACING ON SLOPES	
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
33% TO 50%	20 FEET
> 50%	NOT PERMITTED

NOTES:

1. DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE HECOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION AND NEW YORK TECHNICAL MODEL 1062.
2. TEMPORARY DITCH CHECKS OF A SINGLE ROW OF EROSION BALES ARE NOT PERMITTED.
3. SEDIMENT BALE BARRIERS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE OVER ANY 24 HOUR PERIOD.
4. DAMAGED OR DECOMPOSED SEDIMENT BALE BARRIERS, AND UNDERCUTS, OR FLOW CHANNELS AROUND THE END OF THE SEDIMENT BALE BARRIERS SHALL BE REPAIRED.
5. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE-HALF THE HEIGHT OF THE SEDIMENT BALE BARRIER.
6. SEDIMENT BALE BARRIERS AND ANCHORING DEVICES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
7. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SLOPED.
8. EFFECTIVENESS OF BALES IS LESS THAN 3 MONTHS.

1. DIVERSION TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH VEGETATION OR EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM. PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.

NOTES:

- A. **TRACKING PAD:**
1. TRACKING PAD TO CONFORM TO WDMR CONSERVATION PRACTICE STANDARD 1057.
2. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3" - 6" CLEAR OR WASHED STONE. ALL MATERIAL SHALL BE RETAINED ON A 3-INCH SIEVE.
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK, ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONING TRACKING PADS SHALL BE UNDERLAIN WITH A WOOD 1/2" R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
6. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

[illegible]

P:\3150549\Draw Sheets\GD0001001.dwg, CONSTRUCTION NOTES, 7/1/2016 10:07:49 AM, gjt

GENERAL

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS PROPOSAL. HE SHALL BASE HIS BID ON HIS OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY DISCREPANCIES FOR POSSIBLE REDESIGN.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES.
11. UNLESS REQUIRED BY LOCAL MUNICIPALITY, OR ITEM IS DIFFERENT THAN DESIGN, SUBMITTALS OR SHOP DRAWINGS ARE NOT REQUIRED.

DEMOLITION PLAN NOTES

1. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED (SEE SHEET C500).
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADS, WALLS, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, UTILITIES, ETC., SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER AND IN LOCATION APPROVED BY ALL GOVERNING AUTHORITIES. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES (IF ALLOWED) BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING OR AS APPROVED BY THE GEOTECHNICAL ENGINEER.
7. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SURROUNDING PROPERTIES.
8. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
9. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR. IT MAY BE NECESSARY THAT ADDITIONAL PAVEMENT REMOVAL IS REQUIRED TO FACILITATE INSTALLATION OF PROPOSED IMPROVEMENTS, TO PROMOTE PROPER DRAINAGE, AND/OR TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED CONDITIONS. THE COST OF THIS ADDITIONAL PAVEMENT REMOVAL IS CONSIDERED INCIDENTAL, AND SHOULD BE INCLUDED IN THE BID PRICES. SEE GENERAL NOTE #6.

GRADING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. SHOULDER BACKFILL HAS BEEN IDENTIFIED ON THIS SITE. CONTRACTOR SHALL TAKE THIS INTO CONSIDERATION IN THE LAND BALANCE. REMOVAL, IF REQUIRED, SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS (SEE DEMOLITION NOTE #3).
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT, FOUNDATIONS, OR UNSUITABLE FILL (AS DETERMINED BY GEOTECHNICAL ENGINEER), IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL. REFER TO GRADING AND LANDSCAPE PLANS FOR TOPSOIL REQUIREMENTS.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL (AS DETERMINED BY GEOTECHNICAL ENGINEER) AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, AND THE VILLAGE OF GERMANTOWN SPECIFICATIONS AS APPLICABLE.
2. PAVING SHALL CONSIST OF FINE GRADING PAVEMENT AREAS, INSTALLATION OF CRUSHED STONE BASE, CONCRETE AND/OR BITUMINOUS PAVEMENT, PAVEMENT MARKING, AND CLEANUP. ALL MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.
3. AGGREGATES USED IN THE CRUSHED AGGREGATE BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
4. HOT MIX ASPHALT PAVEMENT (HMA) SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
5. AGGREGATES USED IN THE HMA SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
6. TACK COAT SHALL BE IN ACCORDANCE WITH SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE PER SUBSECTION 455.3.2 OF THE STANDARD SPECIFICATIONS.
7. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, AND AS NOTED ON PLANS FOR WORK WITHIN VILLAGE OF GERMANTOWN R/W.
8. ALL FINISHED CONCRETE SHALL BE COVERED WITH A LIQUID CURING COMPOUND CONFORMING TO AASHTO M 148, TYPE 2, IN ACCORDANCE WITH SECTION 415 OF THE STANDARD SPECIFICATIONS.
9. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH SECTION 646 OF THE STANDARD SPECIFICATIONS. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: BLUE OR PER LOCAL CODE
FIRE LANES: PER LOCAL CODE
LIGHTPOLE BASES AND GUARD POSTS: YELLOW

COORDINATE FINAL COLORS FOR PRIVATE MARKINGS WITH OWNER.

PRIVATE UTILITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO WISCONSIN ADMINISTRATIVE CODE, SECTION SPS 382 AND SPS 384, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION, AND THE VILLAGE OF GERMANTOWN SPECIFICATIONS.THE MORE STRINGENT SHALL APPLY.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER MAIN, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THESE PLANS SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. STORM SEWER CONNECTS TO INTERIOR SYSTEM PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL CONNECTIONS SHALL BE PER THE ARCHITECTURAL AND BUILDING PLUMBING PLANS.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:

STORM SEWER PIPE 30" OR LARGER SHALL BE REINFORCED CONCRETE, ASTM C-76, CLASS III OR GREATER, WITH ELASTOMERIC SEALS CONFORMING TO ASTM C-443.

STORM SEWER PIPE 24" OR LESS SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

INLETS AND MANHOLES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS.
A) CONTRACTOR IS RESPONSIBLE FOR VERIFYING IF REQUIRED CASTING IS COMPATIBLE WITH THE STRUCTURE. IF NOT COMPATIBLE, CONTACT THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

VILLAGE OF GERMANTOWN STORM SEWER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/75>
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:

SANITARY SEWER PIPE SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. SEE VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS FOR ADDITIONAL INFORMATION.

FORCE MAIN SHALL BE HDPE PRESSURE PIPE WITH FITTINGS CONFORMING TO AWWA C-900 AND ASTM F-714 FOR DIPs WITH SDR-11. SEE VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

MANHOLES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS.

SAMPLING MANHOLE TO BE CONSTRUCTED TO CONFORM TO VILLAGE OF GERMANTOWN SPECIFICATIONS AND DETAILS. INTERNAL CHIMNEY SEAL TO BE PROVIDED. VACUUM TEST OF MANHOLE TO BE WITNESSED BY VILLAGE SEWER UTILITY.

VILLAGE OF GERMANTOWN SANITARY SEWER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/76>
7. MATERIALS FOR WATER SERVICE SHALL BE AS FOLLOWS:

WATER SERVICE SHALL BE HDPE, AWWA C901, SDR-9. PE 3408 CONFORMING TO ASTM 3350 CELL CLASSIFICATION 3454646C. INSTALLATION AND CONNECTIONS SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS.

ALL FITTINGS AND VALVES SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

TRENCH SECTION SHALL BE IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS.

VILLAGE OF GERMANTOWN WATER SPECIFICATIONS CAN BE FOUND AT:
<http://www.village.germantown.wi.us/DocumentCenter/View/77>
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.
9. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

PRIVATE UTILITIES – CONT'D

10. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH A SET OF MARKED-UP PRINTS SHOWING ALL CHANGE MADE DURING THE CONSTRUCTION PROCESS. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE OWNER.
11. TRACER WIRE SHALL BE INSTALLED ON ALL BURIED NON-METALLIC SANITARY SEWERS, PRIVATE SANITARY INTERCEPTOR MAIN SEWERS, STORM BUILDING SEWERS, AND PRIVATE STORM INTERCEPTOR MAIN SEWERS THAT DISCHARGE TO MUNICIPAL MAINS. TRACER WIRE SHALL ALSO BE INSTALLED ON ALL BURIED NON-METALLIC WATER SERVICES AND PRIVATE WATER MAINS CONNECTED TO MUNICIPAL SUPPLY SYSTEMS. TRACER WIRE SHALL BE IN ACCORDANCE WITH SPS 382.30(11)(h) AND SPS 382.36(7)(d)10.b. AND VILLAGE OF GERMANTOWN SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY.
12. PIPE LENGTH DISTANCES & ELEVATIONS ARE GIVEN TO THE CENTER OF MANHOLES & INLETS AND THE PIPE END OF END SECTIONS. END SECTIONS SHALL BE PLACED TO BLEND WITH EXISTING OR PROPOSED TOPOGRAPHY. CONTRACTOR SHALL TAKE ACTUAL END SECTION LENGTH INTO CONSIDERATION WHEN DETERMINING ACTUAL PIPE LENGTH NEEDED.
13. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER MAIN CROSSES UNDER SANITARY SEWER, AND 6" MINIMUM UNDER STORM SEWER. PROVIDE 2" INSULATION BETWEEN WATER MAIN AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.
14. INSULATION OVER SANITARY SEWER IS REQUIRED IN AREAS WHERE THE TOP OF THE SANITARY SEWER PIPE IS LESS THAN 7- FEET BELOW FINISHED GRADE. INSULATION SHALL BE EXTRUDED POLYSTYRENE FOAM INSTALLED IN ACCORDANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS. INSULATION OF SANITARY SEWER SHALL CONFORM WITH STANDARD SPECIFICATIONS 4.17.0 AND 8.50.2.
15. ALL VALVES INSTALLED AT GREATER THAN 8 FEET OF DEPTH SHALL BE PROVIDED WITH VALVE STEM EXTENSIONS TO BRING THE OPERATING NUT UP TO A NORMAL DEPTH (EQUIVALENT TO A VALVE AT 8 FEET OF DEPTH). THE EXTENSION SHALL BE SECURED TO THE OPERATING NUT WITH AT LEAST 2 SET SCREWS DRILLED INTO THE NUT. PROVIDE A CENTERING RING AT THE TOP OF THE EXTENSION.

PUBLIC UTILITIES

1. ALL PUBLIC UTILITIES (WATER MAIN, SANITARY SEWER, AND STORM SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE VILLAGE OF GERMANTOWN SPECIFICATIONS, WHICH CAN BE FOUND AT:

WATER: <http://www.village.germantown.wi.us/DocumentCenter/View/77>

SANITARY SEWER: <http://www.village.germantown.wi.us/DocumentCenter/View/76>

STORM SEWER: <http://www.village.germantown.wi.us/DocumentCenter/View/75>

EROSION CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS, INCLUDING WPDES DISCHARGE PERMITS, AND THE VILLAGE OF GERMANTOWN EROSION CONTROL PERMIT. CONTRACTOR IS RESPONSIBLE FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
2. ALL INSTALLATION AND MAINTENANCE OF EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARD.
3. ALL EROSION CONTROL FACILITIES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH THE DNR WPDES GENERAL PERMIT.
4. ALL EROSION AND SEDIMENTATION CONTROL PRACTICES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.
5. ALL DISTURBED GROUND LEFT INACTIVE FOR 14 DAYS OR MORE SHALL BE STABILIZED WITH TOPSOIL, SEED, AND MULCH IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS 1059 AND 1058.
6. TEMPORARY SEED MIXTURE SHALL CONFORM TO 630.2.1.5.1.4 OF THE WISDOT STANDARD SPECIFICATIONS. USE WINTER WHEAT OR RYE FOR FALL PLANTINGS STARTED AFTER SEPTEMBER 1.
7. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
8. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 PRIOR TO DISCHARGE TO WATERS OF THE STATE, WETLANDS, OR OFFSITE. CONTRACTOR SHALL PREPARE AND SUBMIT DEWATERING PLAN TO MUNICIPALITY AND WDNR AS REQUIRED.
9. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING ON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL TEMPORARY SEDIMENT TRAPS IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT. TEMPORARY SEDIMENT TRAPS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1063.
10. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
11. DUST CONTROL SHALL BE PROVIDED AS NECESSARY IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
12. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
14. ALL SEEDED AREAS WILL BE FERTILIZED, RESEEDD AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE APPROVED LANDSCAPE PLAN TO MAINTAIN A WIGOROUS DENSE VEGETATIVE COVER.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. CONTRACTORS OR ITS SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE STORM SEWER DRAINAGE SYSTEMS DEPOSITED PRIOR TO STABILIZATION OF THE SITE.
17. SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES.
18. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
19. BMP'S SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCE'S (WDNR's) TECHNICAL STANDARDS. REFER TO THE WDNR'S WEBSITE FOR ADDITIONAL DEFINITIONS, CRITERIA AND APPLICATION OF STORMWATER AND EROSION CONTROL DEVICES AT:
http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
20. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT BASIN TO MAINTAIN A MINIMUM OF THREE FOOT DEPTH OF TREATMENT (OR AS SHOWN ON THE PLANS), MEASURED BELOW THE NORMAL WATER ELEVATION. SEDIMENT WILL BE REMOVED FROM THE DIVERSION DITCHES, IF USED, WHEN IT REACHES HALF THE HEIGHT OF THE DITCH. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT REACHES HALF THE HEIGHT OF THE FENCE/BALE. THE SILT FENCE AND DITCH CHECKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. CARE SHALL BE TAKEN SO AS TO NOT COMPROMISE THE INTEGRITY OF THE POND LINER.

MAINTENANCE, INSPECTIONS AND REPORTING

1. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE CONSTRUCTION ACTIVITIES BEGIN IN EACH RESPECTIVE PROJECT PHASE. PRACTICES SHALL BE CHECKED FOR EFFECTIVENESS WEEKLY AND FOLLOWING RAINFALL EVENTS ONE HALF INCH OR GREATER. ANY DEVICES NEEDING REPAIR SHALL BE ADDRESSED IMMEDIATELY.
2. STORM DRAIN INLET PROTECTION SHALL BE REPLACED WHEN SEDIMENT COLLECTED IN THE DEVICE HAS REDUCED THE CAPACITY BY HALF. ACCUMULATED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
3. SILT FENCES SHALL BE REPAIRED WHEN SEDIMENT HAS REACHED HALF THE HEIGHT OF THE FENCE. SILT FENCES HAVE A LIFE SPAN OF ONE YEAR, AND SHALL BE REPLACED WHEN WORN OUT. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
4. SEEDED AREAS SHALL BE FERTILIZED, RESEEDD AND MULCHED AS NECESSARY. INSPECT SEEDED AREAS WEEKLY AFTER PLANTING TO ENSURE THAT VEGETATION IS ADEQUATELY ESTABLISHED. LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED.
5. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
6. EROSION MATTING, SILT FENCE, STRAW WATTLES, TEMPORARY DITCH CHECKS, STONE OUTLET PROTECTION, ETC. SHALL BE REPLACED AS NECESSARY.
7. STONE TRACKING PAD SHALL BE SCRAPED OR TOP DRESSED WHEN EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

THE FOLLOWING CONSTRUCTION SITE INSPECTIONS SHALL BE PERFORMED BY THE CONTRACTOR, AND ARE REQUIRED PER THE NR 216 GENERAL PERMIT:

1. CONDUCT WEEKLY INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES, AND REPORTING.
2. INSPECTIONS OF EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5 INCHES OR GREATER, AND REPORTING.
3. REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR DEPARTMENT NOTIFICATION THAT A REPAIR OR REPLACEMENT IS NEEDED.
4. MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED AT THE CONSTRUCTION SITE. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
A. DATE, TIME AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
B. NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
C. ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
D. DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
E. DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING ACTIVITY AT THE CONSTRUCTION SITE.

CONSTRUCTION SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE. THIS IS THE ONLY ENTRANCE AND EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
2. INSTALL SILT FENCE AS SHOWN ON THE PLAN.
3. INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. CONSTRUCT WET DETENTION BASIN AND OUTLET STRUCTURE AS SHOWN ON THE PLANS. THE WET DETENTION BASIN WILL PROVIDE SEDIMENTATION CONTROL DURING CONSTRUCTION.
5. STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
6. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs AS NOTED WHEN SITE WORK AND GRADING ALLOWS.
7. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
8. PREPARE ROADWAY AND PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
9. APPLY SEED, FERTILIZER, AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
10. FLUSH STORM SEWER.
11. ONCE THE PROJECT SITE IS 80% STABILIZED, ALL REMAINING TEMPORARY EROSION CONTROL BMPs SHALL BE REMOVED AND RESTORED AS NECESSARY.

DESCRIPTION							
DATE							
R.A. Smith National Beyond Surveying and Engineering							
PRESBYTERIAN HOMES SENIOR HOUSING VILLAGE OF GERMANTOWN, WI				CONSTRUCTION NOTES			
© COPYRIGHT 2016 R.A. Smith National, Inc. DATE: 07/05/2016 SCALE: N.T.S. JOB NO. 3150549 PROJECT MANAGER: ROBERT J. HARLEY, P.E. DESIGNED BY: JAH CHECKED BY: RJH SHEET NUMBER C600							

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Prune tree as needed—methods vary depending on species and time of season

Wrap tree in fall if required

Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.

Remove burlap, twine and wire cage from top 1/3 of root ball - score remaining 2/3 of burlap once tree is in place and remove twine. Carefully bend down remaining wire to bottom of hole.

Install 1 slow release fertilizer packet per 1" caliper of tree, adjacent to root ball

Mulch over soil ring—do not build up mulch onto trunk of tree

Dig hole 2x wider than dia. of root ball

Back fill with specified soil—avoid air pockets (see specifications)

Existing subgrade

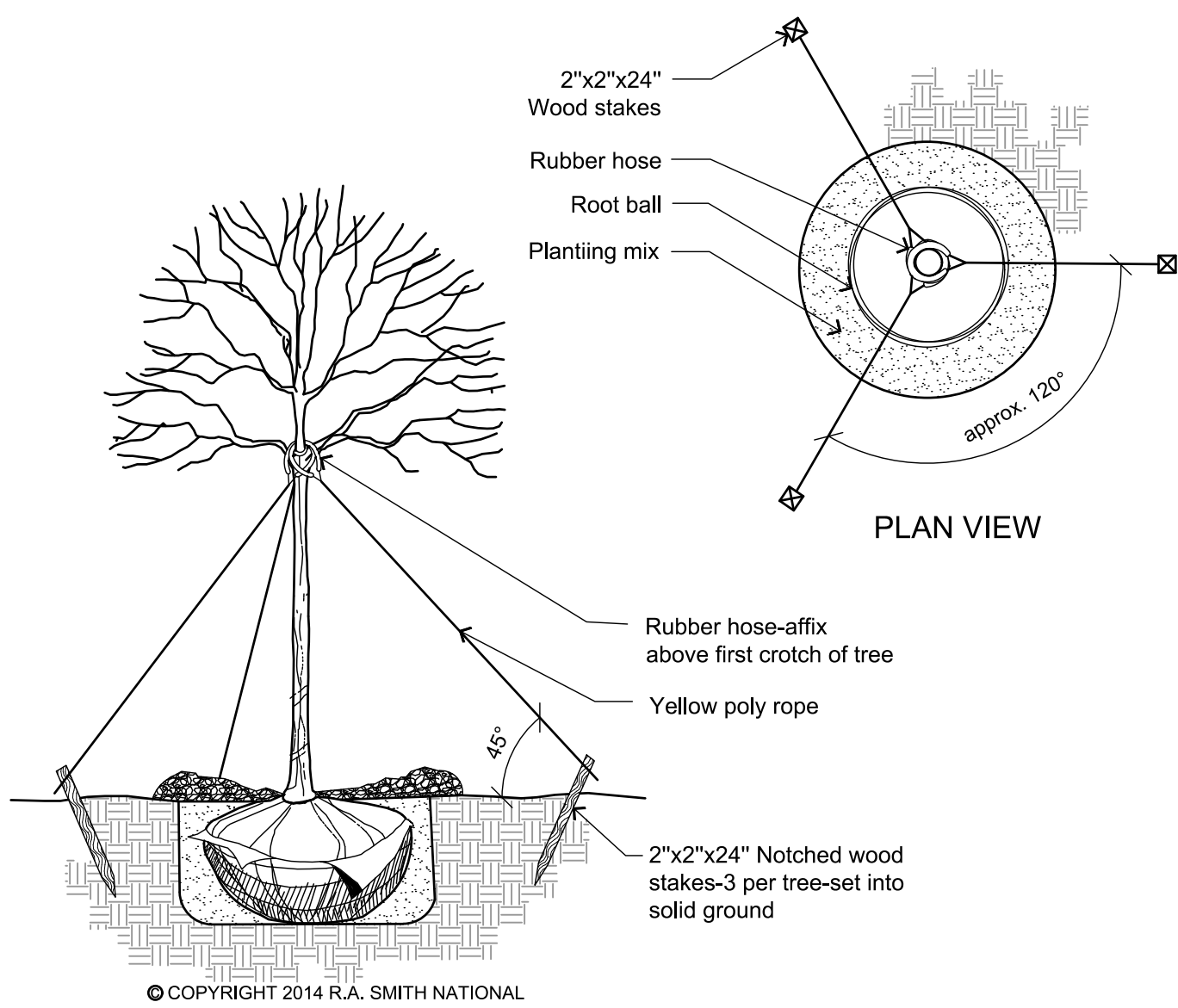
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The diagram shows a tree being planted in a hole. The root ball is the large, rounded base of the tree. The trunk flare is the point where the trunk meets the root ball. The diagram shows the root ball being placed in the hole, with the trunk flare visible at the top. The hole is dug 2x wider than the diameter of the root ball. The hole is filled with soil, and the top of the root ball is covered with mulch. The diagram also shows the removal of burlap, twine, and wire cage from the root ball. The diagram includes the following text:

- Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.
- Remove burlap, twine and wire cage from top 1/3 of root ball - score remaining 2/3 of burlap once tree is in place and remove twine - carefully bend down remaining wire to bottom of hole
- Mulch over soil ring-do not build up mulch onto trunk of tree
- Install 3 slow release fertilizer packets per 6" tree and above, adjacent to root ball
- Dig hole 2x wider than dia. of root ball
- Back fill with specified soil - avoid air pockets (see specifications)
- Existing subgrade

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The diagram shows a tree being installed in a tree set. The tree set is a large, circular, textured container. A rubber hose is affixed directly above the crotch of the tree. The hose is secured by 2"x2"x24" notched wood stakes, 3 per tree-set into solid ground. The stakes are positioned at an angle of approximately 120 degrees. The tree set is filled with planting mix. The tree is positioned within the tree set, and the rubber hose is used to support the tree. The diagram also shows a plan view of the tree set, indicating the 120-degree angle between the stakes.

Labels in the diagram include:

- 2"x2"x24" Wood stakes
- Rubber hose
- Root ball
- Planting mix
- PLAN VIEW
- approx. 120°
- Rubber hose-affix directly above crotch
- Yellow poly rope - avoid disturbing tree branches during installation
- 2"x2"x24" Notched wood stakes-3 per tree-set into solid ground
- 45°

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Bedlines are to be cut crisp as per plan, a clean definition between turf and plant bed is required.

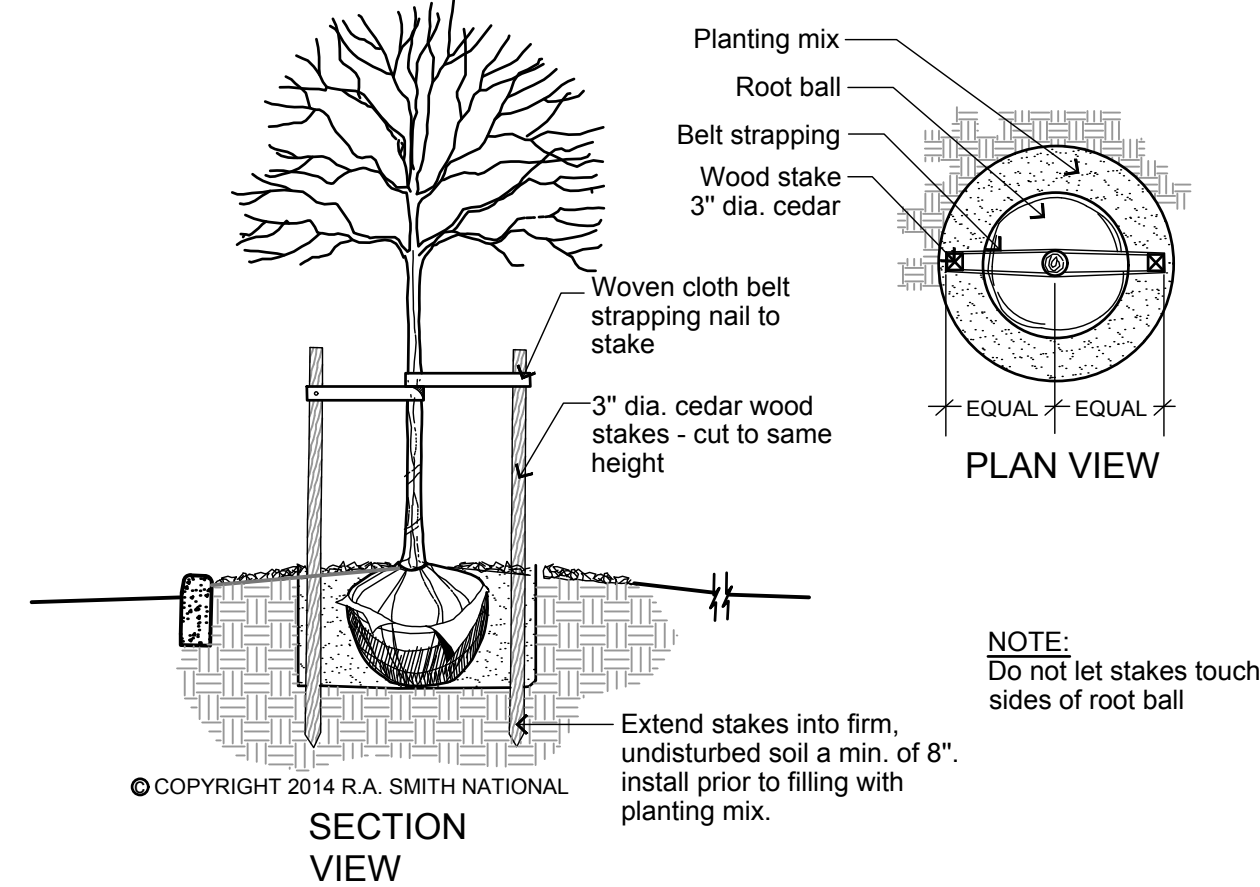
Top of mulch to be flush with turf

Mulch

3"

Turf

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Dig hole 2x wider than dia. of root ball
 Prune out any brown branches
 Do not bury any bottom branches
 Plant at same depth as previous level
 Install 2 slow release fertilizer packets per B&B shrub and 1 per potted shrub, adjacent to root ball.
 Planting mix (see specifications)
 Finished grade-mulch level

BALLED & BURLAPPED

Remove burlap and twine from top 1/3 of root ball and score remaining 2/3

CAREFULLY REMOVED

Carefully remove from plastic pot and score roots 1" deep with a sharp knife

© COPYRIGHT 2014 R.A. SMITH NATIONAL CONTAINER GROWN

8" Min. Low Permeable Soil

Unit Drainage Fill (3/4" Crushed Rock or Stone)

Retained Soil

Approximate Limits of Excavation

4" Perforated PVC Drainage Tile Wrapped in Filter Fabric (If Required)

Foundation Soil

7"-7"

Modular Cap Unit Secured with Kapseal Adhesive or equal

Modular Block Unit

1" - 1 1/4"

24"

6"

Finished Grade

26" Height

Unreinforced Concrete or Crushed Stone Leveling Pad

Modular Unit - 1" Setback

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. Topsoil should be placed to within 3" of finish grade by general / grading contractor during rough grading operations. All parking lot islands and planting beds to be backfilled with topsoil to a minimum depth of 18" and crown all planting islands and beds a minimum of 6" to provide proper drainage (unless otherwise specified) by grading contractor to insure long term plant health.
6. The landscape contractor to be responsible for the fine grading of all landscaped areas. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all seeded areas. Finished landscaped areas to be smooth, uniform and provide positive drainage away from all structures and pavement.
7. Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable bark wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove twine. Backfill pit with 80% existing soil removed from excavation and 20% plant starter mix blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not pile up any mulch onto trunk of any tree.
Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees according to the staking detail.
8. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of plant starter and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and replace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
9. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environment). All perennial planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
11. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -
Per every 100 square feet of bed area add:
2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
12. Lawn installation for all seeded turfgrass areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.

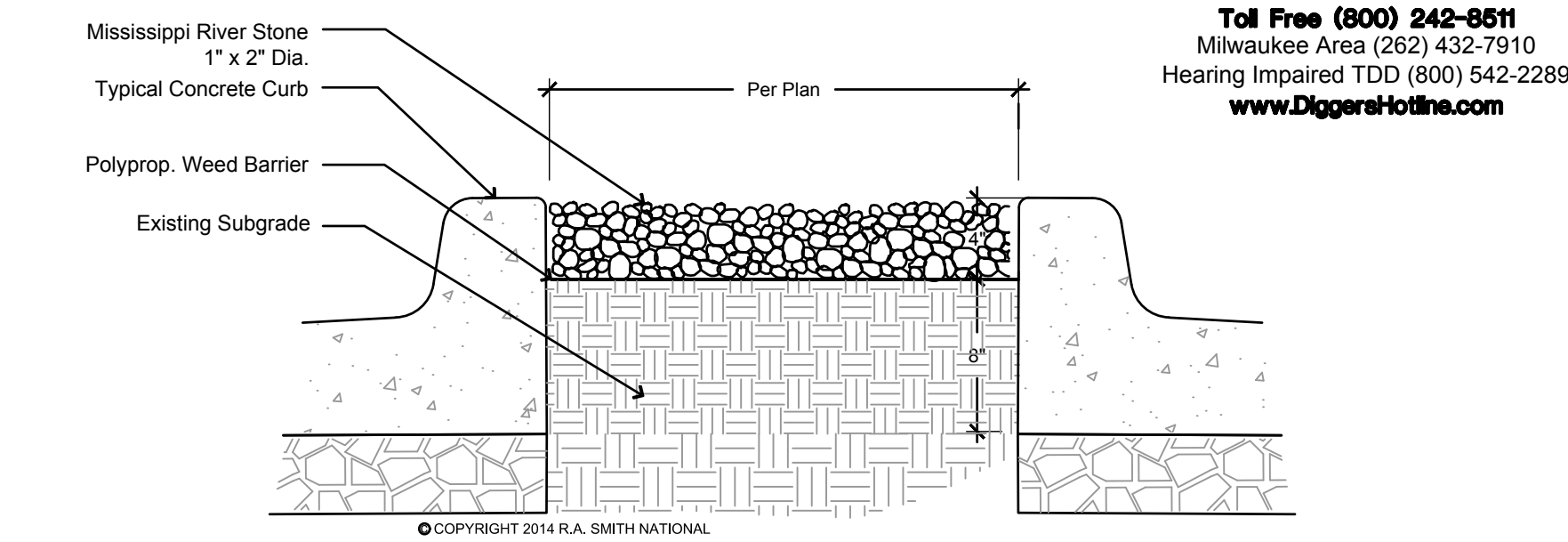
An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas
13. Seed mix for lawn areas - use only a premium quality seed mix installed at recommended rates. Premium blend seed mix example (or equivalent) 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 SF. Provide seed specifications to general contractor prior to installation.
14. Lawn installation for all sodded turfgrass areas: remove / kill off any existing unwanted vegetation prior to sodding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a 10-10-10 starter fertilizer uniformly throughout areas prior to laying the sod. Use only premium sod blend according to TPI (revised 1995) and ASPA standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on steep slopes or in swales, etc. Landscape contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for the required watering during this period.
15. Seed mix for "no-mow" lawn areas: "no-mow" fine fescue seed mix w/ annual ryegrass nurse crop (available at Prairie Nursery - 609-296-3679) or equivalent mix from a reputable supplier. Apply at 220 lbs per acre (5 lbs. per 1000 SF) or at recommended rates from supplier. Preparation of soil to be the same as for all other seeded turfgrass areas.
16. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
17. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting, throughout construction and for a period of 60 days after the substantial completion of the installation. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, meadow grass and wildflower areas. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
18. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review, with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.

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BROOKFIELD, WI 53005



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ABES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AB3	6	Autumn Brilliance Serviceberry	<i>Amenlicheria x grandiflora</i> 'Autumn Brilliance'	7 HT	B&B	Clump, min. 3 stems
HCB	1	Common Hackberry	<i>Celtis occidentalis</i>	21/2' CAL	B&B	Full, matching heads
SL	3	Skyline Honey Locust	<i>Gleditsia triacanthos</i> 'Skyline'	3' CAL	B&B	Full, matching heads
BHS	3	Black Hills Spruce	<i>Picea glauca</i> 'Densata'	B&B	B&B	Semi-shedder, fully branched to ground
WP	6	White Pine	<i>Pinus strobus</i>	7 HT	B&B	Semi-shedder, fully branched to ground
SWO	1	Swamp White Oak	<i>Quercus bicolor</i>	3' CAL	B&B	Full, matching heads
NWW	2	Noble Weeping Willow	<i>Salix alba</i> 'Tristis'	3' CAL	B&B	Full, matching heads
BC	6	Bald Cypress	<i>Taxodium distichum</i>	7-8 HT	B&B	Semi-shedder, fully branched to ground

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS.
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

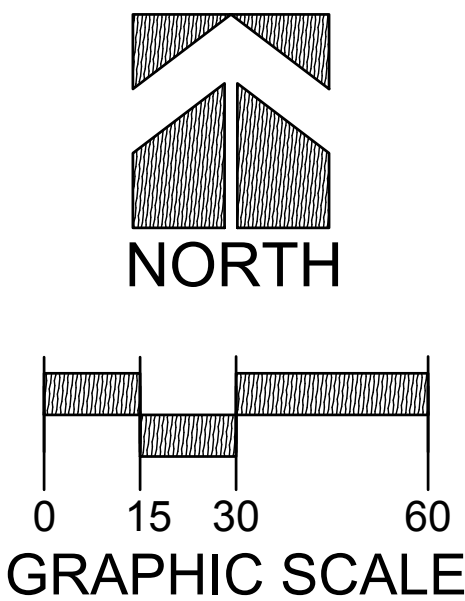
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16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005



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DATE: 07/05/2016	
SCALE: 1" = 30'	
JOB NO. 3150549	
PROJECT MANAGER: ROBERT J. HARLEY, P.E.	
DESIGNED BY: LJH	
CHECKED BY: TM	
SHEET NUMBER	
L103	

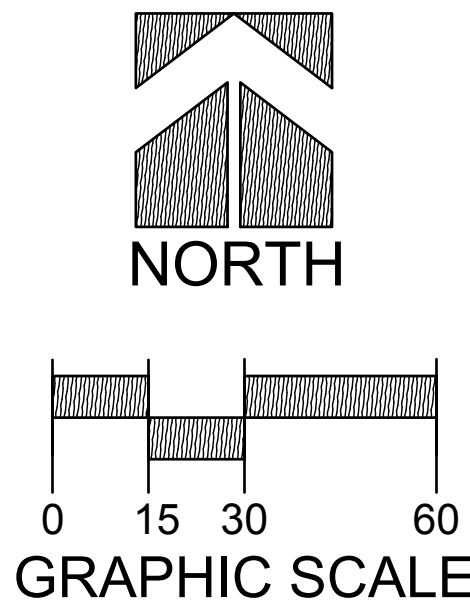
AREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	3	Freeman Maple	Acer freemanii 'Autumn Fantasy'	2 1/2' CAL	B&B	Full, matching heads
AB3	3	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 HT	B&B	Clump, min. 3 stems
HCB	5	Common Hackberry	Celtis occidentalis	2 1/2' CAL	B&B	Full, matching heads
SL	2	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3' CAL	B&B	Full, matching heads
VS	6	White Spruce	Picea glauca	7 HT	B&B	Semi-sheared, fully branched to ground
BWS	1	Black Hills Spruce	Picea glauca 'Densata'	7 HT	B&B	Semi-sheared, fully branched to ground
SJO	1	Swamp White Oak	Quercus bicolor	3' CAL	B&B	Full, matching heads
JTL	1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2' CAL	B&B	Full, matching heads
ACE	1	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3' CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
DBC	47	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15' HT	CONT.	
PJC	21	Kalley Compact Puffer Juniper	Juniperus chinensis 'Kalley's Compact'	16"SPD	CONT.	
GLJ	13	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	18"SPD	CONT.	
GLS	16	Go-Low Fragrant Sumner	Rosa aromatica 'Go-Low'	15' HT	CONT.	
KS	11	Knock Out Shrub Rose	Rosa shrub 'Knock Out'	18' HT	CONT.	
TBS	29	Tor Birchleaf Spiraea	Spiraea betulifolia 'Tor'	15' HT	CONT.	
MKL	12	Miss Kim Lilac	Syringa patula 'Miss Kim'	18' HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	21	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing
SH1	68	Prairie Dropseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PL1	24	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
SE2	43	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing

REES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
MSW	2	Muscadew	<i>Carpinus caroliniana</i>	2 1/2' CAL	B&B	Full, matching heads
HCL	2	Common Hackberry	<i>Celtis occidentalis</i>	2 1/2' CAL	B&B	Full, matching heads
SC	5	Skyline Honey Locust	<i>Gleditsia triacanthos 'Skyline'</i>	3' CAL	B&B	Full, matching heads
BJS	7	'Mountbatten' Juniper	<i>Juniperus chinensis 'Mountbatten'</i>	6' HT	B&B	Semi-sheared, fully branched to ground
MBJ	1	Red Jewel Crab Apple	<i>Malus x 'Red Jewel'</i>	2 1/2' CAL	B&B	Full, matching heads
BP	7	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	7' HT	B&B	Semi-sheared, fully branched to ground
WP	4	White Pine	<i>Pinus strobus</i>	7' HT	B&B	Semi-sheared, fully branched to ground
CFP	3	Cleveland Select Pear	<i>Pyrus calleryana 'Cleveland Select'</i>	2 1/2' CAL	B&B	Full, matching heads
SUO	1	Swamp White Oak	<i>Quercus bicolor</i>	3' CAL	B&B	Full, matching heads
JTL	1	Ivory Silk Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	2 1/2' CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	6	Black Chokeberry	<i>Aronia melanocarpa</i>	35" HT	CONT.	
PHJ	3	Snow Hill Hydrangea	<i>Hydrangea arborescens 'Grandiflora'</i>	24" HT	CONT.	
SJC	13	Kalloy Compact Pfitzer Juniper	<i>Juniperus chinensis 'Kallays Compact'</i>	18"SPD	CONT.	
BJ	6	Broadmoor Juniper	<i>Juniperus sabina 'Broadmoor'</i>	18"SPD	CONT.	
GL	36	Go-LoW Fragrant Sumac	<i>Rhus aromatica 'Go-LoW'</i>	15" HT	CONT.	
AC	14	Alpine Currant	<i>Ribes alpinum</i>	3' HT	CONT.	
SC	31	Knock Out Shrub Rose	<i>Rosa shrub 'Knock Out'</i>	18" HT	CONT.	
TBS	7	Tor Brichtleaf Spirea	<i>Spiraea betulifolia 'Tor'</i>	15" HT	CONT.	
AW5	3	Anthony Waterer Spirea	<i>Spiraea x bumalda 'Anthony Waterer'</i>	15" HT	CONT.	
MKL	7	Miss Kim Lilac	<i>Syringa patula 'Miss Kim'</i>	18" HT	CONT.	
TSY	15	Tauton Yew	<i>Taxus x media 'Tautoni'</i>	18"SPD	CONT.	
BMV	9	Blue Muffin Arrowwood	<i>Viburnum dentatum 'Blue Muffin'</i>	3' HT	B&B	
MNW	52	Minuet Weigela	<i>Weigela florida 'Minuet'</i>	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	52	Karl Foerster Feather Reed Grass	<i>Calamagrostis x acutiflora 'Karl Foerster'</i>	1 GAL.	POT	24" Spacing
SH1	26	Prairie Droopsed	<i>Sporobolus heterolepis</i>	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
EC6	17	Magnus Purple Coneflower	<i>Echinacea purpurea 'Magnus'</i>	4 1/2"	POT	18" Spacing
GE4	17	Rozanne Cranestill	<i>Geranium x 'Rozanne' TM</i>	4 1/2"	POT	24" Spacing
HA	25	Happy Returns Daylily	<i>Heimerocallis x 'Happy Returns'</i>	4 1/2"	POT	18" Spacing
H2	49	Palace Purple Coral Bells	<i>Heuchera micrantha 'Palace Purple'</i>	4 1/2"	POT	18" Spacing
H4	49	Blue Castel Hosta	<i>Hosta x 'Blue Castel'</i>	4 1/2"	POT	24" Spacing
H021	49	Blue Umbrellas Hosta	<i>Hosta x 'Blue Umbrellas'</i>	4 1/2"	POT	24" Spacing
M020	64	Petite Delight Bee Balm	<i>Monarda 'Petite Delight'</i>	4 1/2"	POT	18" Spacing
SA2	67	May Night Salvia	<i>Salvia nemorosa 'May Night'</i>	4 1/2"	POT	18" Spacing
SE2	14	Autumn Fire Sedum	<i>Sedum spectabile 'Autumn Fire'</i>	4 1/2"	POT	24" Spacing

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- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS.
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.
- ALL DISTURBED AREAS OR AREAS WITHOUT VEGETATIVE COVER WITHIN PHASE I SHALL BE SEEDDED WITH A DURABLE, PREMIUM COMMERCIAL BLEND SEED MIX AS PART OF PHASE I CONSTRUCTION.

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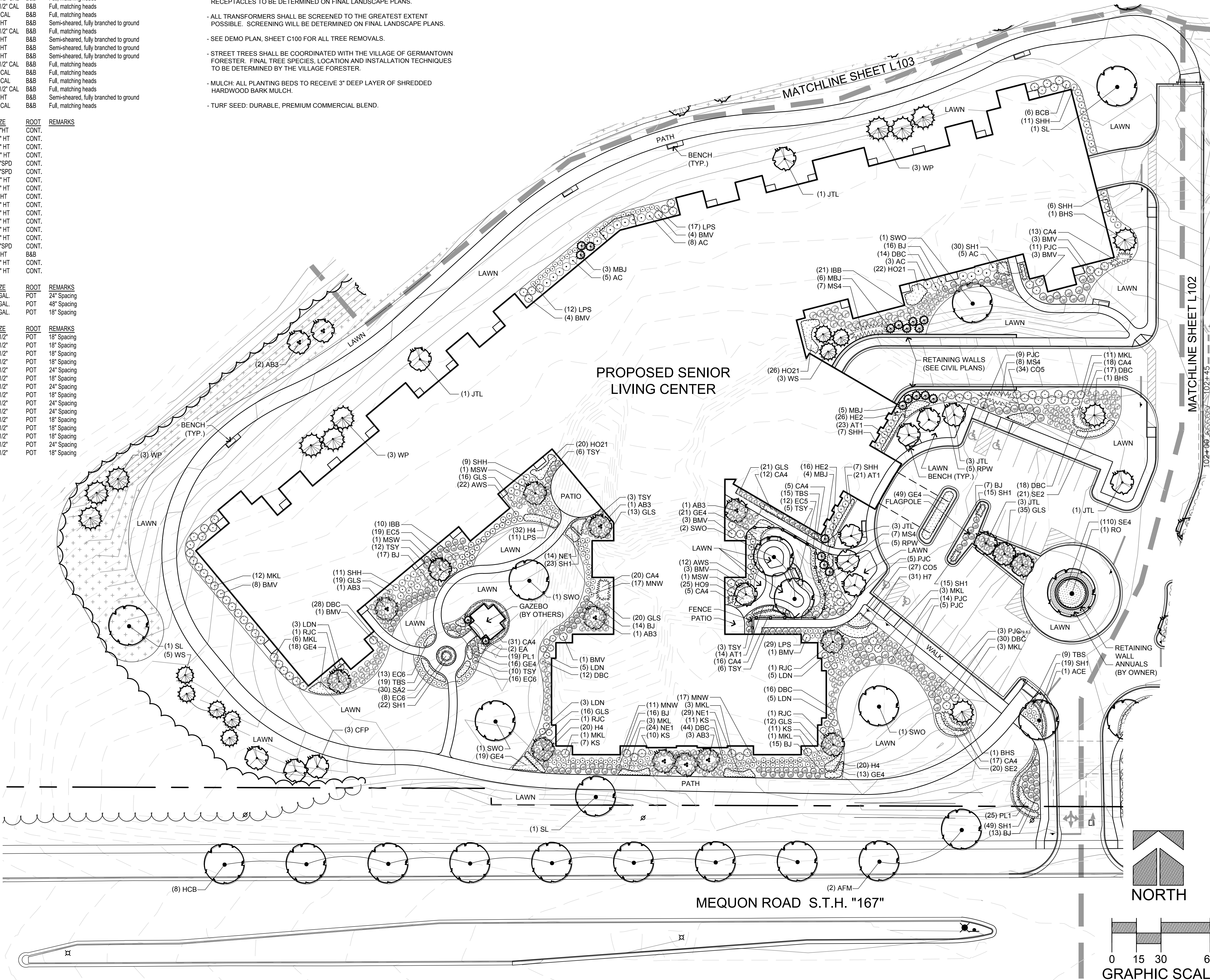
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PLANT SCHEDULE WEST

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AFM	2	Freeman Maple	Acer freemanii 'Autumn Fantasy'	2 1/2" CAL	B&B	Full, matching heads
AB3	9	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	7 HT	B&B	Clump, min. 3 stems
MSW	3	Musclewood	Carpinus caroliniana	2 1/2" CAL	B&B	Full, matching heads
HCB	8	Common Hackberry	Celtis occidentalis	2 1/2" CAL	B&B	Full, matching heads
SL	3	Skyline Honey Locust	Gleditsia triacanthos 'Skyline'	3" CAL	B&B	Full, matching heads
MBJ	18	'Mountbatten' Juniper	Juniperus chinensis 'Mountbatten'	6 HT	B&B	Semi-sheared, fully branched to ground
RJC	4	Red Jewel Crab Apple	Malus x 'Red Jewel'	2 1/2" CAL	B&B	Full, matching heads
WS	8	White Spruce	Picea glauca	7 HT	B&B	Semi-sheared, fully branched to ground
BHS	3	Black Hills Spruce	Picea glauca 'Densata'	7 HT	B&B	Semi-sheared, fully branched to ground
WP	9	White Pine	Pinus strobus	7 HT	B&B	Semi-sheared, fully branched to ground
CFP	3	Cleveland Select Pear	Pyrus calleryana 'Cleveland Select'	2 1/2" CAL	B&B	Full, matching heads
SWO	6	Swamp White Oak	Quercus bicolor	3" CAL	B&B	Full, matching heads
RO	1	Red Oak	Quercus rubra	5" CAL	B&B	Full, matching heads
JTL	12	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	2 1/2" CAL	B&B	Full, matching heads
EA	2	Emerald Arborvitae	Thuja occidentalis 'Emerald'	6 HT	B&B	Semi-sheared, fully branched to ground
ACE	1	'Accolade' Elm	Ulmus x 'Morton Accolade' TM	3" CAL	B&B	Full, matching heads
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
BCB	6	Black Chokeberry	Aronia melanocarpa	36" HT	CONT.	
IBB	31	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Iroquois Beauty' TM	15" HT	CONT.	
DBC	179	Cool Splash False Honeysuckle	Diervilla sessilifolia 'Cool Splash'	15" HT	CONT.	
SHH	51	Snow Hill Hydrangea	Hydrangea arborescens 'Grandiflora'	24" HT	CONT.	
PJC	47	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18" SPD	CONT.	
BJ	98	Broadmoor Juniper	Juniperus sabina 'Broadmoor'	18" SPD	CONT.	
LDN	21	Little Devil Dwarf Ninebark	Physocarpus opulifolius 'Little Devil' TM	24" HT	CONT.	
GLS	152	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro-Low'	15" HT	CONT.	
AC	21	Alpine Currant	Ribes alpinum	3 HT	CONT.	
KS	39	Knock Out Shrub Rose	Rosa shrub 'Knock Out'	18" HT	CONT.	
TBS	43	Tor Birchleaf Spirea	Spiraea betulifolia 'Tor'	15" HT	CONT.	
AWS	34	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Waterer'	15" HT	CONT.	
LPS	69	Little Princess Spirea	Spiraea x japonica 'Little Princess'	15" HT	CONT.	
MKL	43	Miss Kim Lilac	Syringa patula 'Miss Kim'	18" HT	CONT.	
TSY	35	Tauton Yew	Taxus x media 'Tautoni'	18" SPD	CONT.	
BMV	41	Blue Muffin Arrowwood	Viburnum dentatum 'Blue Muffin'	3 HT	B&B	
MNW	45	Minuet Weigela	Weigela florida 'Minuet'	15" HT	CONT.	
RPW	10	Red Prince Weigela	Weigela florida 'Red Prince'	15" HT	CONT.	
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
CA4	137	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL.	POT	24" Spacing
MS4	22	Maiden Grass	Miscanthus sinensis 'Gracillimus'	1 GAL.	POT	48" Spacing
SH1	173	Prairie Droseed	Sporobolus heterolepis	1 GAL.	POT	18" Spacing
PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AT1	58	Visions Astilbe	Astilbe chinensis 'Visions'	4 1/2"	POT	18" Spacing
CO5	61	Zagreb Coreopsis	Coreopsis verticillata 'Zagreb'	4 1/2"	POT	18" Spacing
EC5	31	Kim's Knee High Purple Coneflower	Echinacea purpurea 'Kim's Knee High' TM	4 1/2"	POT	18" Spacing
EC6	37	Magnus Purple Coneflower	Echinacea purpurea 'Magnus'	4 1/2"	POT	18" Spacing
GE4	136	Rozanne Cranebills	Geranium x 'Rozanne' TM	4 1/2"	POT	24" Spacing
H4	72	Happy Returns Daylily	Hemerocallis x 'Happy Returns'	4 1/2"	POT	18" Spacing
H7	31	Little Winecup Daylily	Hemerocallis x 'Little Winecup'	4 1/2"	POT	24" Spacing
HE2	42	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	4 1/2"	POT	18" Spacing
HO9	25	Blue Cadet Hosta	Hosta x 'Blue Cadet'	4 1/2"	POT	24" Spacing
HO21	68	Blue Umbrellas Hosta	Hosta x 'Blue Umbrellas'	4 1/2"	POT	24" Spacing
NE1	67	Blue Wonder Calmint	Nepeta x faassennii 'Blue Wonder'	4 1/2"	POT	18" Spacing
PL1	44	Little Spire Russian Sage	Perovskia x 'Little Spire'	4 1/2"	POT	18" Spacing
SA2	30	May Night Salvia	Salvia nemorosa 'May Night'	4 1/2"	POT	18" Spacing
SE2	41	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	24" Spacing
SE4	110	Red Carpet Sedum	Sedum spurnum 'Red Carpet'	4 1/2"	POT	18" Spacing

GENERAL LANDSCAPE NOTES

- ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SITE AMENITIES INCLUDING BENCHES, TABLES/CHAIRS AND TRASH RECEPTACLES TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- ALL TRANSFORMERS SHALL BE SCREENED TO THE GREATEST EXTENT POSSIBLE. SCREENING WILL BE DETERMINED ON FINAL LANDSCAPE PLANS.
- SEE DEMO PLAN, SHEET C100 FOR ALL TREE REMOVALS.
- STREET TREES SHALL BE COORDINATED WITH THE VILLAGE OF GERMANTOWN FORESTER. FINAL TREE SPECIES, LOCATION AND INSTALLATION TECHNIQUES TO BE DETERMINED BY THE VILLAGE FORESTER.
- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.



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Toll Free (800) 242-8511
Milwaukee Area (262) 432-7910
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16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005

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LANDSCAPE PLAN WEST		SHEET NUMBER L101	
DATE		DESCRIPTION	
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