

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD, GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, November 8, 2021 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room, N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting # 2550 756 3003 Password: tHUSSDMk843 which can be accessed by phone at 408-418-9388 or by logging on <https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m66bd4f64eadbef41778dceb3c81c49f9#> Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration. Citizens may also view the meeting by live broadcast on Spectrum Cable Channel 25.

- 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) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** October 25, 2021
- V. **NEW BUSINESS**
 - A. Mark & Jennifer Reinert, Property Owners of W168 N12184 and Jim Birmily, Property Owner of W168 N12196 Century Lane. Applications for: (1) 2020 Land Use Plan Map Amendment from "Agricultural/Conservation Residential" to "Rural Residential"; (2) Rezoning Application to create a Planned Development District (PDD) with the underlying Rs-2: Single-Family Zoning District; and (3) 2-Lot Certified Survey Map (CSM). **[PUBLIC HEARING & ACTION]**
 - B. Matthew & Amy Seban, Agents and Property Owners of TLC Acres LLC - W210 N10738 Appleton Avenue. Review of Conditional Use Permit #08-19. **[PUBLIC HEARING & ACTION]**
 - C. Robert Zignego, Property Owner of Lot 38 in Harvest Hills Subdivision and Michael & Pamela Madrzak, Property Owners of N116 W13444 Elm Lane. Applications for: (1) Rezoning from the Rs-3: Single Family District to the Rs-1: Single-Family and Rs-2: Single-Family Districts; (2) a Conditional Use Permit (CUP) to allow grading and filling on portions of a 25' wetland setback; and (3) a 3-Lot Certified Survey Map (CSM). **[PUBLIC HEARING & ACTION]**
 - D. TR Capital, LLC, Agent and Property Owner of W219 N11588 Appleton Avenue. Site Plan Review for re-development of a 3.65-acre commercial self-storage facility. **[ACTION]**
 - E. Jacob & Julia Schneider - N115 W20265 Woodland Drive. Zoning Permit to allow a 6' fence in the front yard. **[ACTION]**

Village of Germantown Plan Commission
Meeting Agenda
November 8, 2021

#

- F. Blaeser Construction LLC, Agent for ARC CafeUSA001 LLC, Property Owner of Wendy's Restaurant - N96 W17600 County Line Road. Site Plan Review for exterior building renovations. **[ACTION]**
- G. Michaels Signs Inc., Agent for ZPG Development LLC and TI Investors of Germantown III LLC, Property Owner - W210 N13150 Gateway Crossing. Sign Review Application **[ACTION]**
- H. RJB Contracting Inc., Agent for Meridian Germantown LLC, Property Owner of Walmart - W190 N9855 Appleton Avenue. Site Plan Review for exterior building renovations. **[ACTION]**
- I. 2050 Comprehensive Plan Update. **[DISCUSSION]**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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.

#

PLAN COMMISSION MINUTES

October 25, 2021

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Matt Kimmler, Peter Nilles, Bob Williams and Bill Shadid were in attendance. Commissioner Tony Laszewski was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

None

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from October 11, 2021.

MOTION carried unanimously.

Community Development Department - 2050 Land Use Plan Update and Discussion - Director Retzlaff gave an overview of where the Plan Commission left off on the discussion at the October 11th meeting. He reviewed the handouts he had distributed to members regarding several housing related bills under consideration in the Assembly including a proposal to mandate towns to amend their zoning code to provide for a higher density allowance in residential districts.

As was done at the October 11th meeting, the Plan Commission continued to look at the NDC Future Lane Use map and matrix of preferred land uses that was created for each of the NDC's, to finalize their recommended matrix of Desirable, Allowed and Undesirable land uses. Discussion continued on reviewing the remaining neighborhood districts.

Discussion ensued on continuing the trail system connection, planning for future park development at the time a subdivision comes forward and including portions of the CORP into the 2050 plan. It was suggested the Park and Rec Director attend the next meeting to summarize the future parks plan or members of the Park and Rec Commission to discuss what's been talked about in the past.

Discussion continued on the Holy Hill interchange area. Do we want to accommodate a commercial component closer to the interchange versus where it's shown at Holy Hill and Goldendale Roads. Is it better to move a commercial node closer to the highway and not a neighborhood.

PC members also discussed maximum density and minimum lot size allowances for residential development. In the Rural Preservation District the conservation subdivision concept was discussed. Survey results indicated that residents want to keep the rural feel north of Freistadt Road. Director Retzlaff discussed the need to provide an Agri-tourism use in the Agricultural district.

This meeting was for discussion only. No action was taken.

ANNOUNCEMENTS None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:19 pm.

Respectfully submitted,

Lori Johnson, Planning Assistant

2020 LAND USE PLAN MAP AMENDMENT, REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

11/8/21 Plan Commission Meeting

Mark & Jennifer Reinert / Jim Birmily

Village Planner Report

Germantown, Wisconsin

Summary

Mark & Jennifer Reinert and Jim Birmily, property owners, are requesting approval of a Land Use Plan map amendment, rezoning application, and 2-lot certified survey map (CSM) in order to divide an existing 4.9-acre residential property containing two (2) existing single-family dwelling units on Century Lane.

Location: W168 N12184 Century Lane (Reinert Residence)
W168 N12196 Century Lane (Birmily Residence)

Applicant/

Property Owners: Mark & Jennifer Reinert Jim Birmily
W168 N12184 Century Lane W168 N12196 Century Lane
Germantown, WI Germantown, WI

Existing LUP Classification: Agricultural/Conservation Residential

Proposed LUP Classification: Rural Residential

Existing Zoning: Rs-1: Single-Family

Proposed Zoning: Rs-2: Single-Family w/ PDD Overlay

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Residential	Rs-1 & Rs-2
East	Agricultural	A-2
West	Agricultural	A-2



Proposal/Background

Mark & Jennifer Reinert and Jim Birmily, property owners, are requesting approval of a Land Use Plan map amendment, rezoning application, and 2-lot certified survey map (CSM) in order to divide an existing 4.9-acre residential property containing two (2) existing single-family dwelling units on Century Lane.

The 5-acre property contains two (2) separate single-family dwellings, each constructed prior to 1964. According to limited historical documents available in Village files, the former owners, Robert & Mary Held, owned the property when the two homes and accessory buildings were built and once used the home now occupied by Birmily as a rental property. The purpose for the proposal is to divide the property into two equal parcels so each owner has a separate parcel under their individual (vs. joint) control for use, property tax, and future improvement purposes.

CSM

In order to create an equal position for both owners, the proposal is to divide the property down the middle to create equally sized parcels with equal setbacks from the common property line. As shown in the preliminary CSM, Lot 1 will be 2.33 acres and Lot 2 will be 2.25 acres. Lot 1 will include the two existing detached accessory buildings.

LUP Map Amendment

In order to divide the parcel, an amendment to the 2020 Land Use Plan map is required to reclassify the property from the "Agricultural/ Conservation Residential" to the "Rural Residential" classification.

Rezoning

Also, in order to divide the parcel, rezoning of the property from the current Rs-1: Single-Family District to the Rs-2: Single-Family District or Rs-3: Single-Family District is required. However, because the existing homes and accessory buildings do not meet certain bulk requirements, i.e. building setback/yard requirements, lot width, and other requirements in any of the residential districts, staff has recommended creating a Planned Development District (PDD) for the property to establish the existing setbacks as minimum requirements and avoid creating non-conforming structures.

Staff Comments

For reasons unknown, when the current 2020 Land Use Plan map was prepared the 4.9-acre property was classified as "Agricultural/Conservation/Residential". This was done despite the fact that the property had two single-family homes and was less than 5 acres in area. Unlike other pre-existing residential parcels less than 5 acres outside of the sewer service area and further north along Century Lane that were classified as "Rural Residential", this parcel was not. Staff believes this is an error and should be rectified by approving the proposed land division, rezoning and 2020 plan amendment.

With respect to the proposed rezoning, the only reason for creating a PDD is to recognize existing conditions and avoid creating non-conformities, including building setbacks, lot width, and accessory building allowances. The alternative is to rezone the property into the Rs-2 District knowing that some of the building setbacks are non-conforming.

Although the 4.9-acre parcel contains a significant amount of wetland associated with the Menomonee River that traverse the property along the east side, a wetland delineation was not required because the property is already developed. A note on the CSM has been included that indicates a wetland delineation will be required in the event any future development or re-development of the lots is proposed.

The Public Works Department surveyor who reviewed the CSM for code compliance has identified several technical corrections and code requirements in a memo dated November 4, 2021. These items will need to be corrected prior to Village Board action on the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2020 Land Use Plan (LUP) map amendment to change the 4.9-acre parcel from “Agricultural/ Conservation Residential” to “Rural Residential” as proposed.

APPROVE rezoning the property from the Rs-1: Single-Family District to the Rs-2: Single-Family District with a Planned Development District (PDD) overlay containing the following changes to the underlying Rs-2 District requirements as set forth in a formal conditions & restrictions resolution for the PDD:

1. Reduce the front/street yard building setback to 45 feet or the existing setback, whichever is greater (applies to the existing dwellings only);
2. Reduce the side yard building setback to the existing setback or 15 feet, whichever is greater (applies to the existing dwellings only);
3. Reduce the minimum lot width/frontage from 220 feet to the existing lot width/frontage;
4. Revise the rear yard building setback to 25 feet outside of the delineated wetland boundary or 35 feet, whichever is greater;

APPROVE the proposed 2-lot Certified Survey Map (CSM) to divide the 4.9-acre parcel jointly owned by Mark & Jennifer Reinert and Jim Birmily located on Century Lane subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department surveyor (see letter dated November 4, 2021) shall be addressed and reflected in a revised CSM submitted to the Village prior to Village Board action.
2. The CSM shall be revised to include the underlying Rs-3 District setback requirements or as established in the PDD conditions and restrictions resolution.



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

collaborāte / formulāte / innovāte

November 4, 2021

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Mark and Jennifer Reinart CSM Review

Certified Survey Map

Applicant or Owner: Mark and Jennifer Reinart, Jim Birmily

Land Surveyor/Firm: Richard Simon, Cornerstone Land Survey

1. Building setback lines are to be mapped and dimensioned.
2. PLS number should be labeled on the bottom of each sheet.
3. Label the legal description dimensions on both the North and South boundary lines (869.12, 634.67).
4. All existing utility and drainage easements with recording information will be shown and dimensioned.
5. All wetlands will be delineated by an approved and certified wetland specialist.
6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
7. Professional Land Surveyor's seal and signature in contrasting color on each sheet.
8. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

"Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code."
9. Limits and elevation of 100-year flood plain line should be shown, if applicable.
10. Label the wetland boundary line on sheet 1.
11. The dimensions along the North right of way line do not fit when running a closure of the land being dedicated. This will need to be corrected.

12. A Mortgagee Certificate will need to be included, if applicable.
13. The first sentence in the Surveyor's Certificate should include "divided, dedicated and mapped".
14. The 7th paragraph in the Surveyor's Certificate should include "dedication".

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

T:\Engineering\Planning Commission Review\Bob\2020\10\Leszczynski-Schneider CSM.doc08\ Moldmakers-rozite csm docx

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

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

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.



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There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

Prior to Recording the Certified Survey Map or Final Subdivision Plat, 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.

Sincerely,

A handwritten signature in blue ink that reads "Burt J. Naumann".

Burt J. Naumann, PLS
Senior Vice President



Village of



Germantown

Willkommen

Fee Must Accompany Application

☒ \$1,165

Paid \$ Date 10/5/21

☐ \$200

PC Consultation Only

Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Richard Simon
Cornerstone Land Survey

Address: 5080 Fairy Chasm
West Bend, WI 53095

Phone: (1262) 424-5630

E-Mail: rich@cornerstoneland
survey.com

PROPERTY OWNER(S): Jennifer Ann Reinert
Mark Steven Reinert

Jim Daniel Birmily
Address: W168 N12184 Century Ln
W168 N12196 Century Lane

Phone: (1262) 253-3666
(1262) 302-0169

E-Mail: _____

☐ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Agricultural/Open Space

Proposed Land Use Map Designation(s): Rural Residential

Address of Property, Parcel ID Number(s) or General Location (¼ section ¼ section):

W168 N12184 Century Lane / G T N V 153995
W168 N12196 Century Lane

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

Attach separate legal description if necessary
Northwest corner of the Southwest ¼ of Section 15-9-20
Concrete Monument / Brass Cap 458579.80 2468527.30
Possible outbuilding, a garage, to be built on property
W168 N12184 Century Lane in future

Size of Property or Area: Acres: 5 Square Feet: _____

Comprehensive Plan Amendment Application

Page 2 of 3

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North		
South		
East		
West		

☐ REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments
Attach separate pages as necessary

Comprehensive Plan Amendment Application

Page 3 of 3

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

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Detailed Plat of Survey or Site Plan of the land subject to the map amendment 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 Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

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

Joe [initials] 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;

Joe [initials] understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

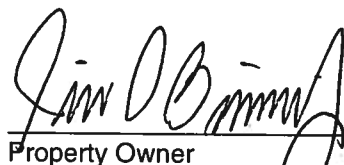
Joe [initials] am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

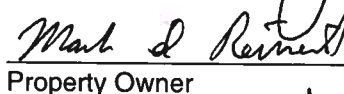
Joe [initials] understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

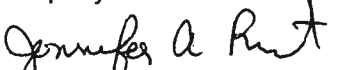
ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Applicant/Agent _____ Date _____

Applicant/Agent _____ Date _____

 10-4-21
Property Owner Date

 10-4-21
Property Owner Date

 10-4-2021
Property Owner Date



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

*\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 10/5/21 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Richard Simon
Cornerstone land survey

Phone (262) 424-5630

E-Mail rich@cornerstonelandsurvey.com

PROPERTY OWNER

Jennifer Ann Reinert
Mark Steven Reinert
Jim Daniel Birmily

Phone (1262) 253-3666 / (262) 302-0169

E-Mail Jenny Jim

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W168N12184 Century Lane W168N12196 Century Lane	GTNY153995
--	------------

3

REZONING REQUEST

FROM

Rs-1

TO Rs-2/

Planned Development
District

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Northwest corner of the Southwest 1/4 of section 15-9-20
Concrete Monument/Brass Cap 458579.80 2468527.30
Possible outbuilding, a garage, to be built on property
W168N12184 Century lane in future.

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

To create a solution to a nonconforming issue of two residential houses with two separate addresses on one parcel. Possible outbuilding, a garage, to be built on property W168N12184 Century Lane in the future

6

SUPPORTING DOCUMENTATION:

Plat of Survey (1:100)



Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

JAR MSR JDB

I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

JAR MSR JDB

I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

JAR MSR JDB

I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

JAR MSR JDB

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jennifer A. Rust

10/04/2021

Jim O'Brien

10-4-21

Mark A. Reinert

10-4-21

Applicant

Date

Owner

Date



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 without public improvements

Paid \$ Date 10/5/21

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

Richard Simon
Cornerstone Land Survey

Phone (262) 424-5630

Fax ()

E-Mail rich@cornerstonelandsurvey.com

PROPERTY OWNER

Mark Steven Reinert
Jennifer Ann Reinert
Jim Daniel Birmily

Phone 1 (262) 253-3666

1 (262) 302-0169

2 PROPERTY ADDRESS OR GENERAL LOCATION

W168N12184 Century Lane
W168N12196 Century Lane

TAX KEY NUMBER

GTNY153995

3 PURPOSE OF LAND SPLIT

To create a solution to a nonconforming
issue of two residential houses with two
separate addresses on one parcel

Will the land split require rezoning?

yes

From

RS-1 District

To

RS-2 Planned
Development
District

READ AND INITIAL THE FOLLOWING:

- JOL MSA JDB 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.
- JOL MSA JDB 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.
- JOL MSA JDB 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.
- JOL MSA JDB understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Applicant

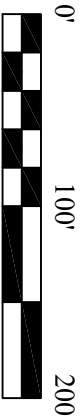
Date

Jennifer A Reinert 10-4-2021
Mark S Reinert 10-4-2021
Jim D Birmily 10-4-2021

Certified Survey Map No. _____

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Scale 1"= 100'



North line of the Southwest ¼ of Section 15-9-20

Northwest corner of the
Southwest ¼ of Section 15-9-20
Concrete Monument / Brass Cap
458579.80
2468527.30

Legend:

- Denotes 1" Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set

Zoned RS-1 Setbacks

- 45' - Front Yard
- 35' - Rear Yard
- 30' - Side Yards
- 25' - Wetland

Unplatted Lands

Surveyor:

Richard Simon
5080 Fairy Chasrn
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owners:

Mark S. Reinert
Jennifer A. Reinart
Jim Birmily
W168 N12184 Century Lane
W168 N12196 Century Lane
Germantown, WI 53022



West line of the Southwest ¼ of Section 15-9-20
S 01°30'02" E 2633.45'
N 88°58'00" E 1323.48'

West line of the East ½ of the Southwest ¼ of Section 15-9-20
S 01°27'05" E 1316.58'

P.O.B.

North line of the Southeast 1/4 of the Southwest ¼ of Section 15-9-20

N 88°57'39" E 898.75±'

Century Lane (66' R/W)

Southwest corner of the
Southwest ¼ of Section 15-9-20
Concrete Monument / Brass Cap
455947.51
2468596.26

Century Lane (66' R/W)
N 01°26'53" W 274.52'

West line of the East ½ of the Southwest ¼ of Section 15-9-20

33' Dedicated to the Village of Germantown
for Public Road Purposes

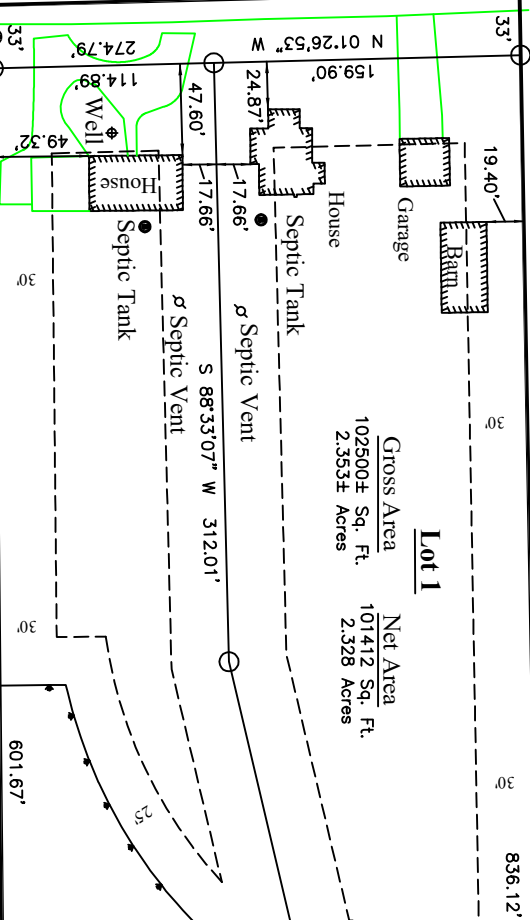
9064 Sq. Ft.
0.208 Acres

Iron Pipe Found @ 16.5' R/W

Unplatted Lands

S 89°25'18" W 665.08±'

This Instrument drafted by Richard L. Simon



Certified Survey Map No. _____

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify that I have surveyed:

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

The Northerly (5) Acres of that piece or parcel of land lying on the West side of a little stream called the Old Menomonee in the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East.

More particularly described as follows:

Commencing at the Northwest corner of said Southwest ¼; thence N88°58'00"E along the North line of said Southwest ¼, 1323.48 feet to a point on the West line of the East ½ of said Southwest ¼; thence S01°27'05"E along said West line, 1316.58 feet to the point of beginning and a point on the North line of the Southeast ¼ of said Southwest ¼; thence N88°57'39"E along said North line, 869.12 feet to a point on the Westerly meander line of the Menomonee River; thence S38°41'27"W along said Westerly meander line, 363.76 feet; thence S89°25'18"W, 634.67 feet to a point on the West line of the Southeast ¼ of said Southwest ¼; thence N01°26'53"W along said West line, 274.52 feet to the point of beginning of description. Including lands lying between Western meander line and Westerly High Water line of Menomonee River.

Said parcel contains 212268 ± Sq. Ft. and 4.873± Acres Gross

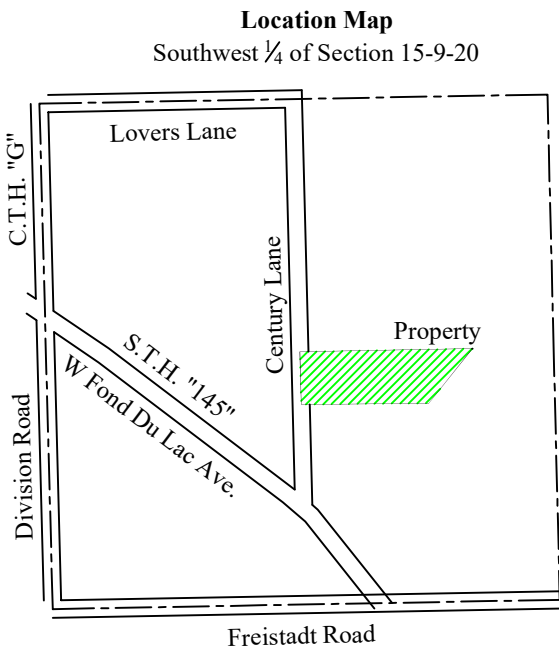
That I have made such survey, division, and map by the direction of Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily .

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, dedicating and mapping the same.

Dated this 23rd day of September, 2021

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630



Certified Survey Map No. _____

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East,
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 _____, 2021.

Dean Wolter, Chairman Date

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (SE ¼ of the SW ¼ of Section 15, Township 9 North, Range 20 East ,Village of
Germantown, Washington County, Wisconsin), having been approved by the Planning Commission being the same, is hereby approved
and *the dedication of that part of Century Lane for public road purposes as shown on Sheet 1 of 4* is hereby accepted by the

Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2021.

Dean Wolter, Village President Date

Deanna Braunschweig, Village Clerk Date

Notes:

- 1) Wetland, as shown on Washington County GIS Mapping. A wetland boundary delineation conducted by a WisDNR assured delineator or other certified wetland specialist shall be completed, surveyed and submitted to the Village at the time of development.
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the West line of the Southwest ¼ of Section 15-9-20, bearing N01°30'02"W per State Plane Coordinate System, South Zone. (NAD 1983-2011 Datum)

Certified Survey Map No._____

That part of the Southeast ¼ of the Southwest ¼ of Section 15, Township 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided, dedicated and mapped as represented on this Certified Survey Map.

As Owners, we hereby dedicate that part of Century Lane to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map.

Mark S. Reinert Date

Jennifer A. Reinart Date

Jim Birmily Date

State of Wisconsin) SS
_____) County)
Personally came before me this _____ day of _____, _____, the above named,
Mark S. Reinert, Jennifer A. Reinart, and Jim Birmily to me, known to be the people who executed the foregoing
instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires:_____

CONDITIONAL USE PERMIT (CUP) REVIEW

11/8/21 Plan Commission Meeting

TLC Acres LLC / Matthew & Amy Seban

Village Planner Report

Germantown, Wisconsin

Summary

Conditional Use Permit (CUP) #08-19 requires the CUP to be reviewed by the Plan Commission one year after approval and include a public hearing. The purpose for this review is to receive a status report from the owner regarding the activities authorized under the CUP and compliance with the conditions upon which the CUP was granted for the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue.

Location: W210 N10738 Appleton Avenue

Applicant/

Property Owner: Matthew & Amy Seban
W210 N10738 Appleton Avenue
Germantown, WI

Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Residential	Rs-2/Rs-3/Rs-4/Rs-5
East	Agricultural	A-1
West	Residential/Business	Rs-2/Rs-3/Rs-4/B-3

Location Map



History

In 2019, Matt & Amy Seban, agents for TLC Acres LLC and property owners, were granted Conditional Use Permit (CUP) #08-19 to operate a landscape maintenance and construction services business, and, to sell retail products not raised on their 53.4-acre property located at W210 N10738 Appleton Avenue.

Fundamental to their nursery operation is the concept of growing plant material (evergreen and deciduous trees and shrubs) on elevated “plateaus” or “tiers”. Soon after purchasing the property the Seban’s began trucking in fill material (and continue to do so) to create two (2) tiers in the area abutting Appleton Avenue south of an existing drainage ditch and existing maintenance building. Tier 1 (approximately 1.75 acres in area) was completed and planted in 2018. Tier 2 (approximately 4.85 acres in area) is currently under construction that will continue indefinitely until completed. Both tiers will be irrigated with pole-mounted overhead water “cannons” and planted with Spruce and Arborvitae trees, a variety of deciduous trees and other plants.

In addition to their tree nursery, the Seban’s lease approximately 16 acres of land located off Hilltop Drive to the Pfaff Sod operation, and lease an unspecified amount of land to MSTLC LLC, a.k.a. “Total Lawn Care”, a landscaping maintenance and construction services business also owned and operated by the Seban’s. The area leased to MSTLC/Total Lawn Care is used for parking and storage of business and employee vehicles, equipment and materials used in the landscape maintenance and construction services operation. This mutually beneficial lease arrangement also involves the use of MSTLC/Total Lawn Care vehicles and equipment for the tree nursery and other farming-related activities on the 53.4-acre TLC Acres property.

The 53.4-acre property is in an A-2: Agricultural Zoning District. Tree nursery, sod farming and the sale (wholesale or retail) of plant material raised on the property are all permitted “by-right” land uses in the A-2 District. The uses and activities that are not allowed “by right” in the A-2 District that are subject of CUP #08-19 include:

1. Retail sale of nursery products not raised on the property
2. Operation of a landscape maintenance and construction services business

Conditional Use #1 (Retail sale of nursery products not raised on the property)

In addition to selling trees and soil material grown or extracted from the property, e.g. trees, shrubs, topsoil, peat moss and sod, the Seban’s sell plant and landscape material that is NOT raised on the property, including: trees, perennials, mulch, topsoil, stone and firewood.

The retail sale of these products not raised on the property will occur during the general hours of operation associated with the TLC Acres nursery operation:

April 1 through November 1

7:30am to 4:30pm Monday through Saturday

9:00am to 4:30pm Sundays

Conditional Use #2 (landscape maintenance and construction services business)

The Seban's lease an unspecified amount of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping services business also owned and operated by the Seban's. In return, some vehicles and equipment owned and used for the MSTLC/Total Lawn Care business are also used for the TLC Acres tree nursery and other farming-related activities on the 53.4-acre property.

The MSTLC/Total Lawn Care landscape maintenance and construction business has four (4) divisions or service areas, including:

1. Total Lawn Care
 - a. Provides landscape maintenance services for commercial and residential properties
2. TLC Hardscapes
 - a. Provides design and installation of outdoor living areas and features
3. TLC Athletic Fields
 - a. Provides athletic field and complex maintenance
4. Snow Management Solutions
 - a. Provides snow plowing & removal services for commercial and residential properties

All business activities for each of the four divisions is done off-site on customer properties and sites located elsewhere and not on the 53.4-acre property. Activities associated with the MSTLC/Total Lawn Care business that are conducted on-site include: vehicle and equipment maintenance (existing pole building on site is used for office and maintenance functions), parking of business and employee vehicles, storage of equipment and materials, and farm-related activities utilizing vehicles, equipment and/or employees contracted through TLC Acres for unspecified tree nursery and farming activities (including the temporary filling & grading activities associated with construction of the two nursery tiers on the property).

MSTLC/Total Lawn Care days and hours of operation for the first three (3) divisions listed above are:

March 15 through December 1 (Lawn Care, Hardscapes & Athletic Fields)

6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)

7:15am to 8:00pm Sunday through Saturday (field laborers)

The days and hours of operation for the fourth division listed above are:

November 1 through April 1 (Snow Management)
6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)
Unspecified days & hours for off-site location employees

As discussed back in 2019, it is important to remember that the CUP is NOT required for nor does it regulate the temporary filling and grading activities associated with construction of the two “tiers” that have gone on since 2017. While not a farming activity that is exempt from certain zoning restrictions and regulation under Wisconsin’s “right to farm” statutes, these temporary land disturbing activities are subject to the Village’s erosion control permitting and storm water management regulations while ongoing. The Seban’s have obtained the necessary erosion control permits (two permits issued to date) from the Village.

Following a series of public hearings of a rezoning petition (recommended by staff) and the Seban’s CUP application, the Plan Commission made a recommendation to the Village Board to approve the rezoning (A-1 to A-2: Agricultural) and to grant a CUP with a specific list of conditions. In turn, the Village Board approved the rezoning and granted the CUP with a list of ten conditions (see copy of CUP #08-19 attached).

Condition #10 requires a review of the CUP by the Plan Commission within one year after granting the CUP. The purpose for this review is to receive a status report from the owner regarding the activities authorized under the CUP and compliance with the conditions upon which the CUP was granted. For COVID-related reasons, staff deferred the required review an additional year.

Staff Comments

In preparation for this review, staff met with Matt Seban and his management staff to review the status of the overall operations on the property and compliance with the ten (10) conditions of approval in CUP #08-19.

Table 1 (attached) summarizes staff’s review and assessment of TLC Acres compliance with the CUP and conditions. As set forth therein, there are three “non-compliance” issues concerning Condition #4, Condition #5, and Condition #10. All three are minor issues resulting from a delay in satisfying the requirements in each condition.

Condition #4 requires the owner to obtain either Zoning Permit (staff-level) or Site Plan (Plan Commission) approval for any site or building improvements made to or on the property. A site improvement involving an asphalt driveway onto Appleton Ave to reduce mud tracking onto the roadway received WisDOT and Village approval (Zoning Permit). However, the owner installed a small 12’ x 24’ moveable/temporary office building for use as a sales office for landscaping products sold from the property without approval. Once observed by staff as a feature NOT included in the original list of improvements planned for the property, staff and the owner discussed the permit approval requirement and a Zoning Permit application is pending.

Condition #5 requires the owner to prepare and submit a landscape and grading plan for a visual buffer around the area leased by Total Lawn Care for parking & storage of their equipment within (6) months after the CUP was approved. The owner installed a buffer comprised of a 1'-3' earthen berm, trees, and an opaque metal panel screen attached to the side of a shipping container (which doubles as additional covered storage). The plan for this improvement was not submitted to Village staff until a few months ago. That plan is pending approval. Staff is concerned that, while the metal panels create an opaque visual buffer along the east side of the lease area and it matches the color and material of the small building on the property used for office and equipment maintenance purposes, it is not a typical structure used for fence or buffer purposes in Germantown. With that in mind, staff is requesting that the Plan Commission review the already-installed visual buffer and determine whether it meets the intent and requirement for a visual buffer in Condition #5.

Condition #10 requires the CUP to be reviewed by the Plan Commission (along with a public hearing) one (1) year after approval of the CUP by the Village Board. The one-year review was due on/around September 2020, but was delayed by Village staff due to COVID reasons. Arguably, the additional period of time has resulted in a larger "sample size" of the operation in terms of the various and seasonal activities associated with the four (4) business components that use the lease area for equipment storage and the sale of products not produced on the property.

Regardless, the number (three) and type of complaints (mud tracking onto Appleton Ave) received by Village staff from the surrounding property owners has been minimal and, more importantly, addressed by the owner in a reasonable amount of time and without the need for further action by the Village (other than to pass along the complaints and request mitigative action by the owner).

Staff Recommendation

Considering the above information, staff is of the opinion that the TLC Acres operation is in compliance with the conditions of CUP #08-19. Subject to the following items being completed, no action by the Village regarding the CUP and TLC acres operation is required nor recommended:

1. Issuance of a Zoning Permit for the 12' x 24' moveable/temporary office building installed on the property for use as a sales office for landscaping products sold from the property;
2. Approval of the visual buffer around the equipment storage lease area (comprised of a 1'-3' earthen berm, trees, and an opaque metal panel screen attached to the side of a shipping container (Village staff is requesting feedback from the Plan Commission regarding this improvement);
3. Completion of the one-year review and public hearing scheduled for November 8, 2021.

TABLE 1.

**TLC Acres LLC / CUP #08-19 One-Year Review
Village Staff Summary**

CONDITION		STATUS	COMPLIANCE	NOTES/COMMENTS
1	Permitted Uses & Activities	Ongoing-Staff Monitoring	Yes	No use changes reported by owner or observed by Staff
2	Signage Requires Approval & Permits	Ongoing-Staff Monitoring	Yes	Sign permits issued; signs code compliant
3	Noise & Other Complaints Require Mitigation	Ongoing-Staff Monitoring	Yes	Only complaints received since 2019 regarding mud tracking onto Appleton Ave; Owner responded; driveway apron improved w/ asphalt Fall 2021 to address mud tracking
4	All Site & Building Improvements Require Zoning Permit or Site Plan Approval	Ongoing-Staff Monitoring	No	Driveway apron asphalt project approved w/ Zoning Permit Summer 2021; Temporary Office/Shelter Zoning Permit application pending
5	Total Lawn Care Lease Area Requires Visual Buffer Plan & Installation w/in 6 Months	Incomplete; Plan Submitted Late	No	Buffer Plan submitted Spring 2021; Staff review pending
6	No Inoperable Vehicles, Trailers, Equipment, Junk on Property	Ongoing-Staff Monitoring	Yes	None observed by Staff
7	Changes in Type or Intensity of Use, Non-compliance with Conditions of Approval, or Unforeseen Negative Impacts Creating Harmful Conditions May Result in Amendment or Additional Conditions after Public Hearing	Ongoing-Staff Monitoring	Yes (generally); One Non-compliance Issue	Delay in satisfaction of 6-month time requirement for submitting visual buffer plan for staff review/approval is only non-compliance issue to date
8	Residential or other Non-Agricultural Uses Not Permitted "By-Right" or Not Authorized by CUP May be Zoning Code Violation	Ongoing-Staff Monitoring	Yes	No non-compliant uses observed by Staff
9	Owner to Report Tier 2 Completion (or Ceased Activity)	Ongoing-Staff Monitoring	Yes	Owner reports that Tier 2 filling not completed in 2020 as anticipated; no current timetable for completion known; Filling NOT subject to regulation under CUP
10	CUP Review by PC One (1) Year After CUP Approval (Due September, 2020)	Incomplete; Review Pending	No	PC review w/ public hearing scheduled for 11-8-21

CUP # 08-19
Document No.

CONDITIONAL USE PERMIT
Document Title

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT**

Document # **1475483**
WASHINGTON COUNTY WISCONSIN
07-15-2019 02:35 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

Pages: 4

4

Whereas the Applicant:

**Matthew & Amy Seban, Agents for TLC Acres LLC,
Property Owner**

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all land uses and activities conducted on the property will conform with the applications and supporting information filed with and approvals granted by the Village for the purpose of obtaining this permit.

Therefore, this permit is issued to the Applicant to allow: (1) the operation of a landscape services business that provides services including: landscape maintenance and construction services business; (2) the retail sale of nursery products not raised on the property; and (3) the storage of commercial vehicles and equipment on the property located at W210 N10738 Appleton Avenue pursuant to Section 17.07(3)(a), 17.12(2)(l) & 17.12(2)(gg) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 304-959

**On the following described property located in the Village of Germantown,
Washington County, Wisconsin:**

That part of the NORTHEAST ¼ and NORTHWEST ¼ of the SOUTHWEST ¼ of Section 30, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows: beginning at the EAST ¼ corner, SECTION 30-9-20, thence South 0° 27' 58" East on the east line of the Southeast ¼ of said Section 1,222.00 feet; thence South 89° 32' 02" West, 670.00 feet; thence 0° 27' 58" West, 118.80 feet; thence South 81° 32' 02" West, 863.51 feet; thence North 55° 27' 58" West on the center line of Appleton Avenue 113.65 feet; thence North 55° 21' 58" West on said center line 148.60 feet; thence North 53° 08' 58" West on said center line 107.70 feet; thence North 44° 39' 18" West on said center line 203.19 feet; thence North 40° 55' 06" West on said center line 199.71 feet; thence North 54° 23' 20" East, 669.00 feet; thence North 75° 12' 40" West, 310.40 feet; thence North 64° 10' 40" West, 471.50 feet; thence South 89° 30' 20" West, 175.40 feet; thence North 26° 14' 40" West, 36.70 feet; thence North 89° 30' 20" East on the East ¼ line of said Section 2,463.18 feet to the point of beginning . Containing 53.39 Acres.

W210 N10738 Appleton Avenue; Tax Key: GTNV 304-959

Pursuant to the following condition(s):

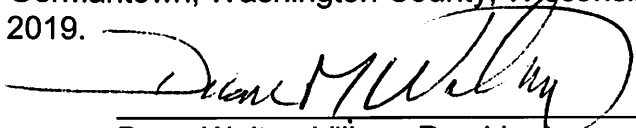
1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2019. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities

authorized under this CUP to the Village Planner.

2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential neighborhood and adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to mitigate the noise and resolve the issue. The Owner/Operator shall implement the measures and practices described in the application and supporting documents to mitigate noise, dust and traffic impacts on the surrounding area on a continual basis.
4. Site improvements, buildings, shelters, parking areas, signage, exterior lighting and any other improvements on the property that benefit the vehicles, equipment, materials, employees, and/or customers of or are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
5. The area leased to MSTLC/Total Lawn Care for purposes of parking and storage of vehicles and equipment shall be visually buffered in some manner from the residential properties to the north, west and south. This requirement is not intended to require a complete opaque visual screen, but rather a buffer comprised of either landscape plantings and trees, fencing, berming or a combination, that lessens the impact of viewing commercial vehicles that are primarily used by and for the MSTLC/Total Lawn Care business and not the tree nursery. A detailed grading and landscape plan for the required visual buffer and the "landscape berm" shown in the Site Plan shall be prepared and submitted to the Village Planner for review and approval within six (6) months after issuance of the CUP.
6. No inoperable vehicles, trailers, equipment, junk or trash that may negatively affect the nearby residential areas and adjacent properties shall be kept on the property.
7. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
8. Residential or other non-agricultural uses not permitted "by right", as an accessory use or authorized under this CUP may constitute a violation of the Village's Zoning Code or this CUP.
9. Matt Seban shall notify the Community Development Department-Planning & Zoning Services Division on the date that Tier 2 is fully completed and has ceased filling operations.

10. The Conditional Use Permit shall come back to the Plan Commission for review in one (1) year after Village Board approval and include a public hearing.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 17 day of June, 2019.

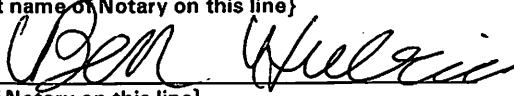

Dean Wolter, Village President

ATTEST:

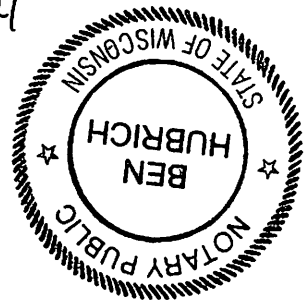

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 17 day of June, 2019, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021



ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As agent for TLC Acres LLC, property owner, and business operator, we hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 11 day of July, 2019

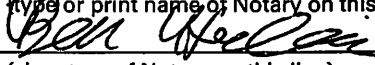

Matthew Seban, Agent for TLC Acres LLC, Property Owner

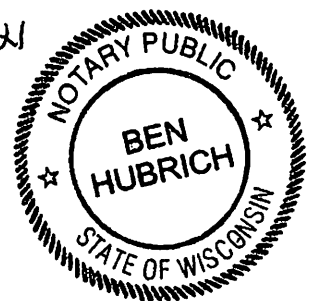

Amy Seban, Agent for TLC Acres LLC, Property Owner

STATE OF WISCONSIN) SS

Washington COUNTY)

Personally came before me this 11 day of July, 2019, being the above named Matthew & Amy Seban, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
(type or print name of Notary on this line)

(signature of Notary on this line)
Notary Public, State of Wisconsin
My Commission Expires: 5/25/2021



CERTIFIED SURVEY MAP (CSM), REZONING, & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

11/8/21 Plan Commission Meeting

DAVID YURK, PAYNE AND DOLAN INC / ROBERT ZIGNEGO

Planning & Zoning Report

Germantown, Wisconsin

Summary

David Yurk, agent, and Robert Zignego, property owner, are seeking approval of a 3-lot Certified Survey Map (CSM), Rezoning from Rs-3: Single-family Residential to Rs-1: Single-family Residential and Rs-2: Single-family Residential, and a Conditional Use Permit (CUP) to allow development within the required 25' wetland setback for the property located north of the Elm Lane and Forest Drive intersection.

Location: Lot 38 of the Harvest Hills Subdivision
North of the Elm Lane /Forest Drive intersection

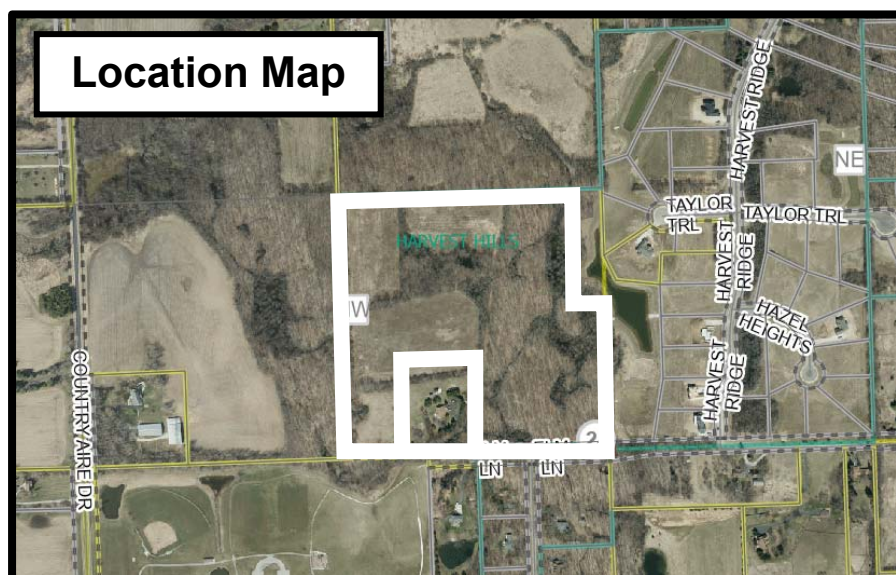
Applicant/

Property Owner: David Yurk
Payne and Dolan INC
W6830 Design Drive
Greenville, WI 54942

Robert Zignego
N120W17520 Freistadt Road
Mike & Pamela Madrzak
N116W13444 Elm Lane
Germantown, WI

Current Zoning District: Rs-2 & Rs-3: Single-family Residential
Proposed Zoning District: Rs-1 & Rs-2: Single-Family Residential

Adjacent Land Uses		Zoning
North	Natural Area /Open Space	A-2
South	Institutional / Residential	I / Rs-2 / Rs-3
East	Residential	Rs-3
West	Agricultural	A-1



Proposal

David Yurk, agent, and Robert Zignego, property owner, are seeking approval of a 3-lot Certified Survey Map (CSM), Rezoning from Rs-3: Single-family Residential to Rs-1: Single-family Residential and Rs-2: Single-family Residential, and a Conditional Use Permit (CUP) to allow development within the required 25' wetland setback for the property known as Lot 38 of the Harvest Hills Subdivision, located north of the Elm Lane and Forest Drive intersection.

The purpose of these applications is to create two lots, each buildable for a single-family dwelling, and to enlarge the existing parcel (containing an existing single-family dwelling) owned by Michael & Pamela Madrzak from 3.87 acres to 7.844 acres. It is the intent of Mr. Zignego to maintain ownership of and to construct a single-family dwelling on proposed Lot 1 (24.593 acres), and to sell proposed Lot 2 (4.602) as a buildable lot.

CSM

The proposed CSM includes the following:

- Lot 1 – 24.593 acres, buildable for a single-family dwelling
- Lot 2 – 4.602 acres, buildable for a single-family dwelling
- Lot 3 – 7.844 acres, contains an existing single-family dwelling

Access to Lot 1 and Lot 2 will be off of Elm Lane. A 30' Ingress/egress easement is included on Lot 1 for the purposes of accessing Lot 2. Lot 3 will continue to take access off Elm Lane.

Rezoning

The rezoning requested for each of the lots are listed below.

Proposed Zoning

- Lot 1 – Rs-1: Single-family Residential (minimum 5-acre lot size)
- Lot 2 – Rs-2: Single-family Residential (minimum 2-acre lot size)
- Lot 3 – Rs-2: Single-family Residential (minimum 2-acre lot size)

CUP

As shown on the CSM, proposed Lot 1 contains a significant amount of wetland, which was disturbed with the installation of the driveway that will eventually serve Lots 1 and 2. Proper permits were received from the DNR and the Army Corp of Engineers to cross the wetland with the driveway, however the property owner did not inquire with the Village of Germantown regarding necessary permits prior to constructing the driveway. The driveway was also constructed prior to obtaining approval of the proposed CUP and CSM. If the proposed driveway route and land division were discussed with Village staff prior to the work being completed, encroachment into the wetland setback may have been avoided.

Although the Village's Shoreland-Wetland Code requires a 25' setback from all DNR-approved delineated wetlands (regardless of size or location), the Village may allow

development within the 25' wetland and 75' waterway setbacks with a CUP. However, Section 24.04 of the Code only allows development within these setback areas if additional protection and/or compensation for the affected area(s) is provided at a 1:1 ratio (for "horizontal" development) and a 2:1 ratio (for "vertical" development having impervious surface or a grade change greater than 3' height). Said protection and compensation is typically provided in the form of additional vegetative buffering, invasive species removal, or other measures that are intended to provide additional protection to the actual wetland areas and/or navigable waterway to/from which the setbacks apply.

As detailed in the attached mitigation plan, dated October 7, 2021, the total area impacted by the driveway within the required 25' setback was 3,631 square feet. The submitted plan proposed seeding the sides of the driveway with a natural grass mix in an area equivalent to 3,631 square feet, meeting the required 1:1 mitigation area ratio.

Staff Comment

The proposal is consistent with the Future Land Use Map designation of Rural Residential which requires lots to be a minimum of 1 acre in size.

Planning Staff is recommending alternative zoning for these parcels to better align with the intent of each zoning district, to provide greater flexibility in uses (i.e. horses and other agricultural uses/structures), and to allow more square footage for residential accessory structures on the residentially zoned properties (Lots 2 & 3).

Proposed Zoning

- Lot 1 – Rs-1: Single-family Residential (minimum 5-acre lot size)
- Lot 2 – Rs-2: Single-family Residential (minimum 2-acre lot size)
- Lot 3 – Rs-2: Single-family Residential (minimum 2-acre lot size)

Staff Recommended Zoning

- Lot 1 – A-2: Agricultural (minimum 10-acre lot size)
- Lot 2 – Rs-1: Single-family Residential (minimum 5-acre lot size)*
- Lot 3 – Rs-1: Single-family Residential (minimum 5-acre lot size)

*A rezoning to the Rs-1 District would require Lot 2 to be increased in size to a minimum of 5 acres. Staff recommends modifying the CSM so that Lot 2 is a minimum of 5 acres in size.

The Ingress/egress easement across Lot 1 is permitted under the Subdivision Code Chapter 18.07(1)(d) Private Streets. This section includes minimum standards for Private Streets that include shared driveways and private lands intended to serve 2 to 15 lots.

Proper permits were received from the DNR and Army Corp of Engineers to cross the wetland with the driveway, however the property owner did not inquire with the Village

of Germantown regarding necessary permits prior to constructing the driveway. The driveway was also constructed prior to obtaining approval of the proposed CUP and CSM. If the proposed driveway route and land division were discussed with Village staff prior to the work being completed, encroachment into the wetland setback may have been avoided.

Additional information on the proposed mitigation plan is needed. Staff is requesting a detailed drawing of the location of the proposed seeding to be submitted and approved administratively. Further, given the amount of wetland on proposed Lot 1, staff is recommending the proposed lots be reconfigured so that access may be obtained to the buildable areas on Lots 1 & 2 without further encroachment into the required 25' setback from the wetlands on the property. This has been added as a condition of approval for the proposed CSM.

Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director have provided a memo dated 11/4/21 in which technical corrections and code requirements were identified by GRAEF surveyor, Burt Naumann.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 3-lot Certified Survey Map (CSM) for the Zignego/Madrzak property to create two buildable lots and increase the acreage of the existing single-family lot, totaling 37.18 acres into three parcels located north of Elm Lane subject to the following conditions:

1. All technical issues and plan corrections identified by the Village Public Works Director and consultant engineer in a memo dated November 4, 2021 shall be addressed and reflected in a revised CSM submitted and approved by the Public Works Department prior to taking the application to the Village Board for final action.
2. Proposed Lot 2 shall be increased in size to meet the 5-acre minimum in the Rs-1 Single-family Residential District.
3. The proposed lots shall be reconfigured to allow access to the buildable areas on Lots 1 and 2 without additional encroachment within the required 25' setback from the delineated wetlands.

APPROVE rezoning of the 37.18-acre property from Rs-2: Single-family Residential and Rs-3: Single-family Residential to A-2: Agricultural to Rs-1: Single-family Residential, as proposed by Village Staff:

- Lot 1 – A-2: Agricultural
- Lot 2 – Rs-1: Single-family Residential
- Lot 3 – Rs-1: Single-family Residential

APPROVE a Conditional Use Permit to allow development within the 25' wetland setback areas and the proposed compensation as presented in the Wetland Setback Compensation Plan (dated October 7, 2021) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. The Property Owner shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the natural grass planting and restoration. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2022 for a period of three (3) years.
2. A detailed drawing of the location for the proposed seeding shall be submitted to the Village Planner for review and approval within 30 days of the CUP approval.



The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

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November 4, 2021

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Zignego / Madrzak CSM Review

Certified Survey Map

Applicant or Owner: Robert Zignego / Michael and Pamela Madrzak
Land Surveyor/Firm: David Yurk / Payne & Dolan Inc.

1. Building setback lines are to be mapped and dimensioned.
2. Label document that previously dedicated Elm Lane right of way.
3. The Bearing Reference should be labeled as **S 01 46 45 E**.
4. All existing utility and drainage easements with recording information will be shown and dimensioned.
5. All wetlands will be delineated by an approved and certified wetland specialist.
6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
7. The Range identified in the Vicinity Map should be labeled **R 20 E**.
8. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

“Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.”
9. Limits and elevation of 100-year flood plain line should be shown, if applicable.
10. On Sheet 1 refer to Exhibit A vs. Detail A.
11. Existing and proposed Zoning should be labeled on the CSM.
12. The word “dedicated” should be included in the 2nd and 5th paragraphs of the Surveyor’s Certificate.

13. The bearing in the 5th sentence of the legal description should be labeled as **N 01 51 27 W**.
14. The bearing in the 7th sentence of the legal description should be labeled as **S 01 51 27 E**.
15. The first paragraph of the Mortgage Certificate on Sheet 6 incorrectly spells Robert.
16. The west line of the parent parcel has a total distance of 1279.04', however when adding up the three distances along that line there is a 2' shortage.
17. There appears be a discrepancy in acreage for Lot 2 and also the total acreage as listed in the legal description.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

T:\Engineering\Planning Commission Review\Bob\2020\10\Leszczynski-Schneider CSM.doc08\ Moldmakers-rozite csm docx

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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.

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of



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the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

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

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

Prior to Recording the Certified Survey Map or Final Subdivision Plat, 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.

Sincerely,

A handwritten signature in blue ink that reads "Burt J. Naumann".

Burt J. Naumann, PLS
Senior Vice President



Fee must accompany application

- ☐ \$2,900 with public improvements
☐ \$1,960 no public improvements

Paid _____ Date _____

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 David Yurk Payne and Dolan INC W6830 Design Drive Greenville WI. 549425 Phone (920) 213-5523 Fax () E-Mail DYurk@walbecgroup.com	PROPERTY OWNER Robert Zignego N120W17520 Freistadt Road, Germantown Mike & Pamela Madrzak N116W13444 Elm Lane, Germantown Phone (262) 707-9757 Zignego PHONE (414) 477-5028
--	--

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 Parcel of land North of the intersection Elm Lane & Forest Drive	GTNV241058, GTNV242992
---	------------------------

3 PURPOSE OF LAND SPLIT	
Transfer land to Mike and Pamela Madrzak and combine with their parcel, and split the remanant into 2 lots. Lot 1 for Zignego house. Lot 2 to potentially sell	
Will the land split require rezoning? yes	
From R3	To R1 & R2

4 READ AND INITIAL THE FOLLOWING:

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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!

David Yurk 9-1-2021
Applicant Date

Robert Zignego 9-1-21
Owner Date
Mike & Pamela Madrzak 9-01-2021



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

David Yurk
Payne and Dolan INC.
W6830 Greenville Drive
Greenville WI 54942
Phone (920)213-5523
E-Mail DYurk@Walbecgroup.com

PROPERTY OWNER

Robert Zignego
N120W17520 Freistadt Road
Germantown WI. 53022
Phone (262) 707-9757
E-Mail bob@zignego.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

**Parcel of land North of the intersection of Elm Lane
and Forest Drive**

GTNV_241058

3

REZONING REQUEST

FROM

R3

TO

R1 & R2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

All of Lot 38 of Harvest Hills, being a part of the Southeast 1/4 of the Northwest 1/4,
Section 24, Town 9 North, Range 20 East, Village of Germantown, Washington County,
Wisconsin.

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Bob is subdividing his Tax Parcel GTNV_241058 into a 3 Lot CSM. The parcel is currently zoned R3. Lot 1 of the proposed CSM will be rezoned R1. Bob Zignego plans on building a house on that lot in the future. Lot 2 of the proposed CSM will be rezoned R2. Proposed Lot 2 is currently an open field which at some point Zignego plans on selling. Lot 3 incorporates lands that is owned by Mike and Pamela Madrzak. Zignego is selling a lands to the East and West of the Madzrak's parcel to Madzrak. Those lands Zignego are selling to Madzrak needs to be zoned R2 to be combined in the proposed CSM with Madzrak parcel which is currently zoned R2.

6

SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

- X I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- X I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- X I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- X I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

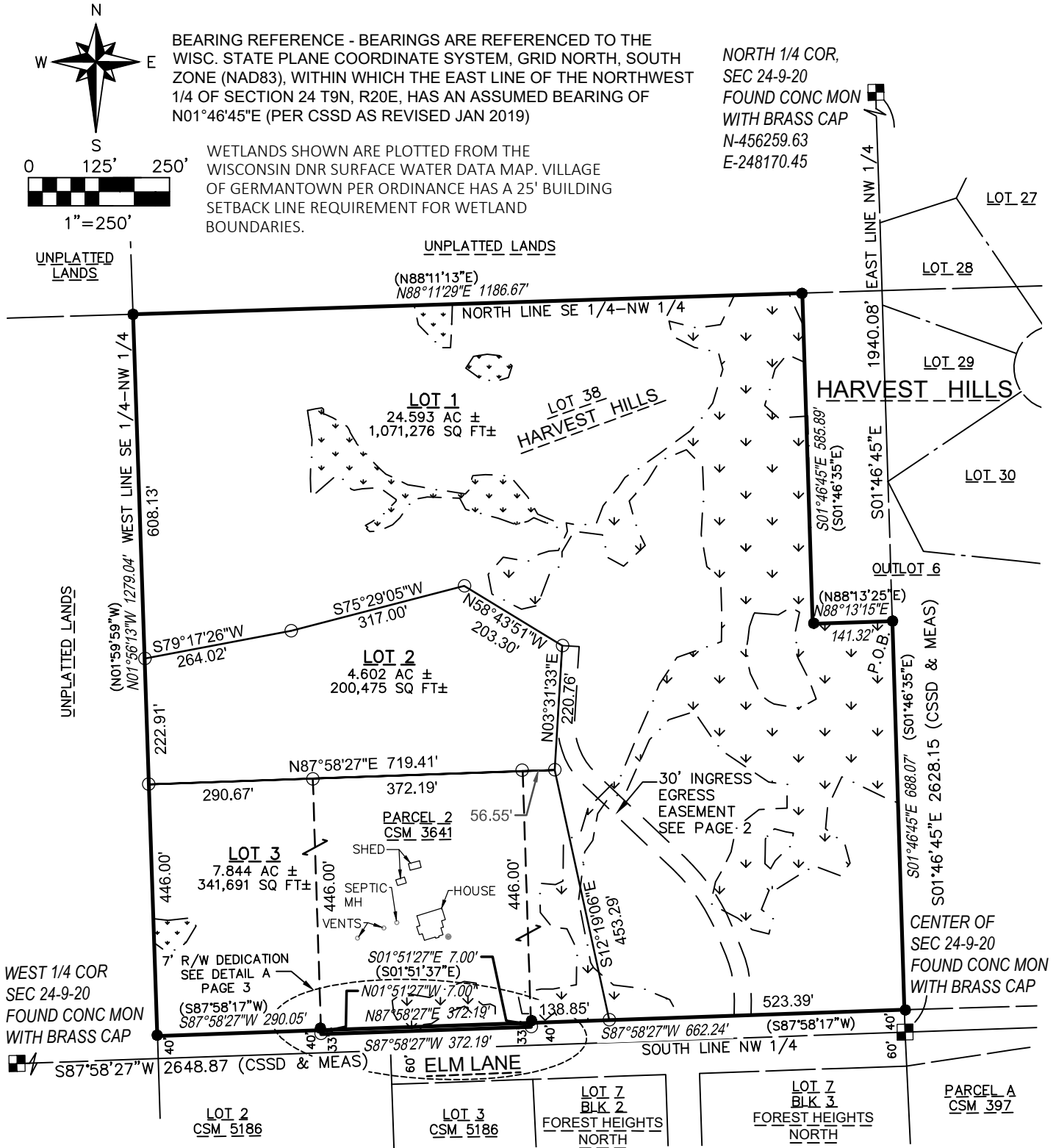
SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

David York
Applicant _____ Date _____

Bob Zignego
Owner _____ Date _____

CERTIFIED SURVEY MAP NO -

LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY
MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH,
RANGE 20 EAST, VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WISCONSIN.



LEGEND

- IRON REBAR SET
(#6 REBAR X 18", 1.50lbs./LIN. FT.)
- IRON PIPE FOUND
(1" IRON PIPE UNLESS NOTED)
- PLSS MONUMENT FOUND
- () RECORDED AS
- ↘ WETLANDS
- WELL

OWNER Parcel 2, CSM 3641:
MICHAEL MADRZAK & PAMELA MADRZAK
N116W13444 ELM AVE
GERMANTOWN, WI. 53022
PHONE# 414-477-5028
TAX KEY: GTNV_242992
TITLE DEED: DOC#1477063
ZONING: RS2 SINGLE
FAMILY RESIDENTIAL

SURVEYOR:
DAVID A. YURK
PAYNE & DOLAN INC.
W6380 DESIGN DRIVE
GREENVILLE, WI. 54945

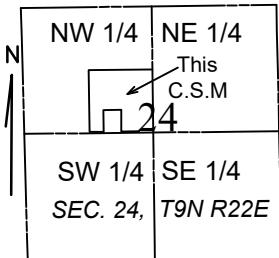
OWNER Lot 38 Harvest Hills:
ROBERT ZIGNEGO
N120W17520 FREISTADT ROAD
GERMANTOWN, WI. 53022
PHONE# 262-707-9757
TAX KEY: GTNV_241058
TITLE DEED: DOC#1533594
ZONING: RS3 SINGLE
FAMILY RESIDENTIAL



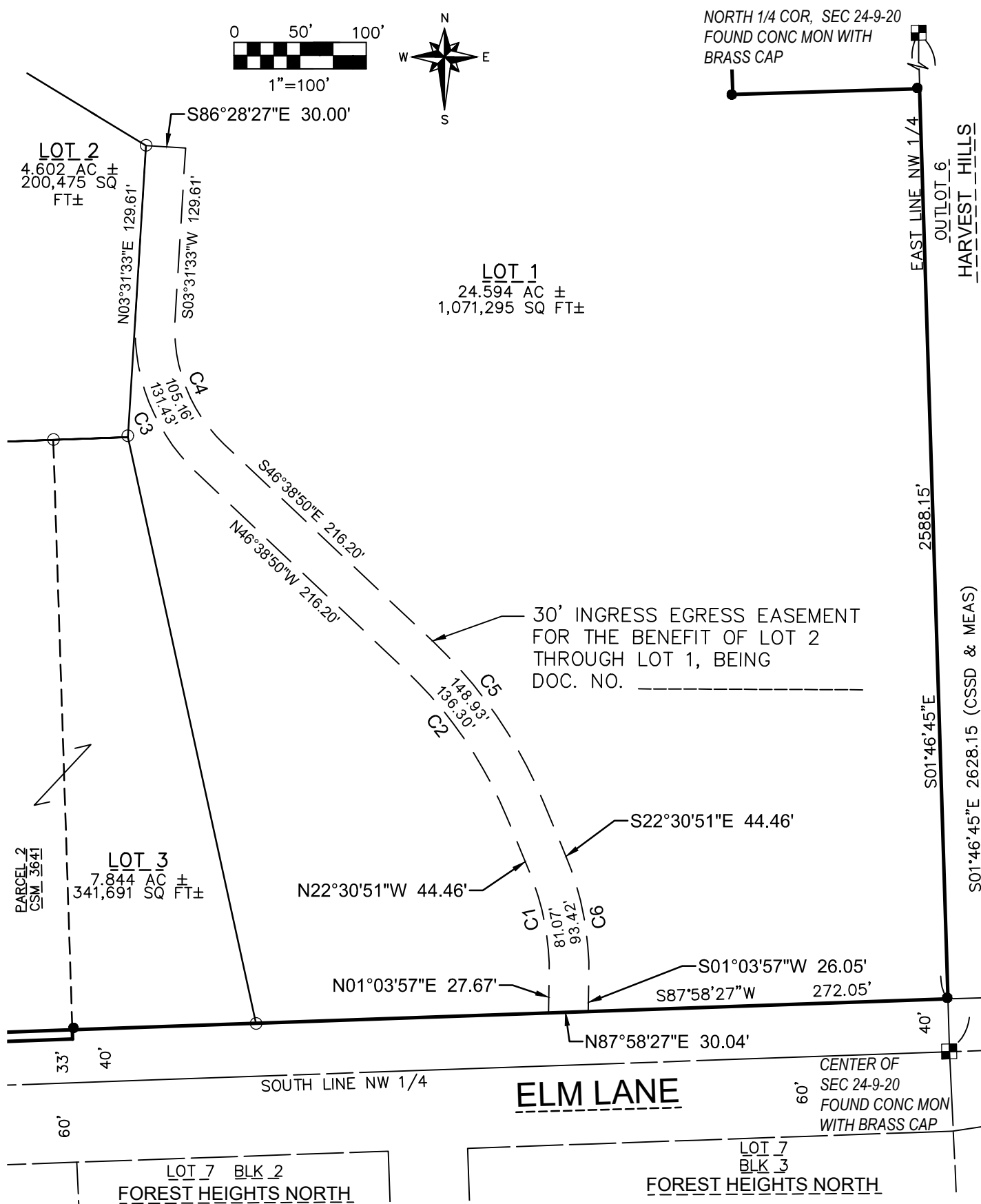
David A. Yurk, PLS 2648
DATED September 1, 2021 SHEET 1 OF 6

VICINITY MAP

1"=2000'



LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



Exterior Curve Table							
Curve #	Length	Radius	Delta	Chord Bearing	Chord	Tangent In	Tangent Out
C1	81.07	196.99	23°34'49"	N10°43'27"W	80.50'	N01° 03' 57"E	N22° 30' 51"W
C2	136.30	323.60	24°07'58"	N34°34'51"W	135.29'	N22° 30' 51"W	N46° 38' 50"W
C3	131.43	150.09	50°10'23"	N21°33'38"W	127.27'	N46° 38' 50"W	N03° 31' 33"E
C4	105.16	120.09	50°10'23"	S21°33'38"E	101.83'	S46° 38' 50"E	S03° 31' 33"W
C5	148.93	353.60	24°07'58"	S34°34'51"E	147.84'	S22° 30' 51"E	S46° 38' 50"E
C6	93.42	226.99	23°34'49"	S10°43'27"E	92.76'	S01° 03' 57"W	S22° 30' 51"E



David A. Yurk, PLS 2648
DATED September 1, 2021
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO - _____

LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
:SS
WAUKESHA COUNTY)

I, David A. Yurk, professional land surveyor, certify:

THAT I have surveyed, divided and mapped all of Lot 38 of Harvest Hills, being a part of the Southeast 1/4 of the Northwest 1/4, Section 24, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows.

COMMENCING at the North Quarter Corner of Section 24; thence S01°46'45"E along the East line of the Northwest 1/4 a distance of 1940.08 feet to the point of beginning; thence continuing S01°46'45"E along said East line a distance of 688.07 feet to the Northerly right-of-way line of Elm Lane, thence S87°58'27"W along said Northerly right-of-way line a distance of 662.24 feet to the Easterly line of Parcel 2, Certified Survey Map No 3641, thence S01°51'27"E along said Easterly line a distance of 7.00 feet to the Northerly right-of-way line of Elm Lane; thence S87°58'27"W along said Northerly line a distance of 372.19 feet to the Westerly line of Parcel 2, Certified Survey Map No 3641; thence N01°51'27"W along said Westerly line a distance of 7.00 feet to the Northerly right-of-way line of Elm Lane; thence S87°58'27"W along said Northerly right-of-way line a distance of 290.05 feet to the West line of the Southeast Quarter of the Northwest Quarter of Section 24, thence N01°56'13"W along said West line a distance 1279.04 feet to the North line of the Southeast Quarter of the Northwest Quarter of Section 24, thence N88°11'29"E along said North line a distance 1186.67 feet to the Westerly line of Outlot 6, Harvest Hills; thence S01°46'45"E along said Westerly line a distance of 585.89 feet to a Southerly line of Outlot 6, Harvest Hills; thence N88°13'15"E along said Southerly line a distance of 141.32 feet to the point of beginning. Said described lands contains 37.040 Acres (1,613,442 square feet) more or less of land.

THAT I have made the survey, land division and map by the direction Robert Zignego and that the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT I have complied with Chapter 236 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Code of Ordinances in surveying, dividing and mapping of same. Per Wis. Stats. 236.21 (1), this certificate has the same force and effect as an affidavit.

Date: September 1, 2021

David A. Yurk

DAVID A. YURK
PROFESSIONAL LAND SURVEYOR S-2648

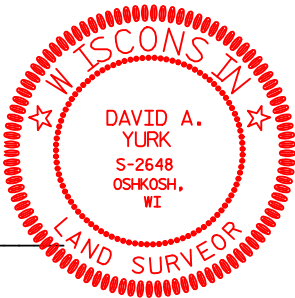
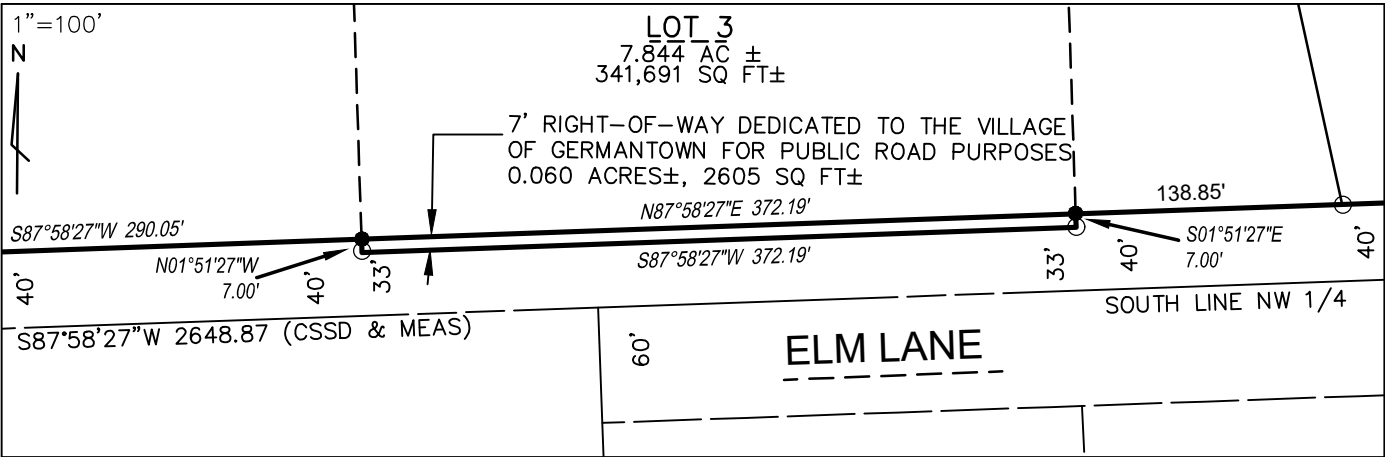


EXHIBIT A



CERTIFIED SURVEY MAP NO - _____

LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

Robert Zignego, as owner, certifies that he caused the land described on this map to be surveyed, divided, mapped as represented on this map in accordance with s. 236.10 and s. 236.12, Wis. Stats. and the requirements of the Village of Germantown to be submitted for approval or objection.

In Witness Where thereof that said Robert Zignego, has caused these presents to be signed

_____ ,

this _____ day of _____, 2021.

STATE OF WISCONSIN} :SS

WASHINGTON COUNTY}

Personally came before me this _____ day of _____, 2021, Robert Zignego, to me known to be the person executed the foregoing instrument, and to me known

[Seal]

Notary Public, State of Wisconsin

My commission expires on _____

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 _____, 2021.

_____	_____	_____	_____
Dean Wolter , Chairman	Date	Laura A. Johnston, Secretary	Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Southeast Quarter of the Northwest Quarter, Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Elm Lane for public road purposes as shown on Sheets 1 & 3 of 7 is hereby accepted by the Village Board of Trustees of the Village Board of the Village of Germantown on the _____ day of _____, 2021.

_____ Date
Dean Wolter, Village President

_____ Date
Deanna Braunschweig, Village Clerk



DAVID A. YURK
S-2648
OSHKOSH,
WI
LAND SURVEOR
David A. Yurk
David A. Yurk, PLS 2648
DATED: September 1, 2021

LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Michael Madrzak and Pamela Madrzak owners, certifies that he caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with s. 236.10 and s. 236.12, Wis. Stats. and the requirements of the Village of Germantown to be submitted for approval or objection.

In Witness Where thereof that said Michael Madrzak and Pamela Mardzrak , has caused these presents to be signed

this _____ day of _____, 2021.

:SS

Personally came before me this _____ day of _____, 2021, Michael Madrzak and Pamela Mardzrak, to me known to be the person executed the foregoing instrument, and to me known

Notary Public, State of Wisconsin

My commission expires on _____

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described lands, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Michael Madrzak and Pamela Madrzak, owner OF SAID LANDS

In Witness Where of, _____, has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary, at _____, Wisconsin and its corporate seal to be hereunto affixed this _____ day of _____, 2021

Dated

SS:

This instrument was acknowledged before me on the _____ day of _____, 2021, by _____, President, and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers of said corporation, by its authority.

Notary Public, State of Wisconsin

My commission expires on _____



David A. Yurk, PLS 2648

DATED: September 1, 2021

CERTIFIED SURVEY MAP NO - _____

LOT 38 OF HARVEST HILLS, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST
1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE
OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described lands, does hereby consent to the surveying, dividing, and mapping of the land described on this plat, and does hereby consent to the above certificate of Robert Zignego owner of said lands.

In Witness Where of, _____, has caused these presents to be signed by
_____, its President, and countersigned by _____, its
Secretary, at _____, Wisconsin and its corporate seal to be hereunto affixed this _____
day of _____, 2021

President

Dated

Secretary

Dated

STATE OF WISCONSIN}

:SS

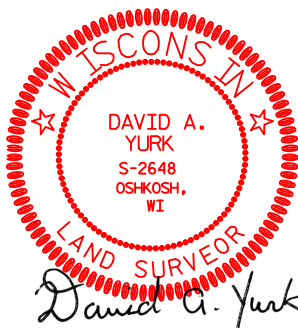
WASHINGTON COUNTY}

This instrument was acknowledged before me on the _____ day of _____, 2021, by
_____, President, and _____, Secretary of the
above named corporation, to me known to be the persons who executed the foregoing
instrument, and to me known to be such President and Secretary of said corporation,
and acknowledged that they executed the foregoing instrument as such officers of said
corporation, by its authority.

[Seal]

Notary Public, State of Wisconsin

My commission expires on _____



David A. Yurk, PLS 2648
DATED: September 1, 2021



www.walbecgroup.com
(920) 757-7559

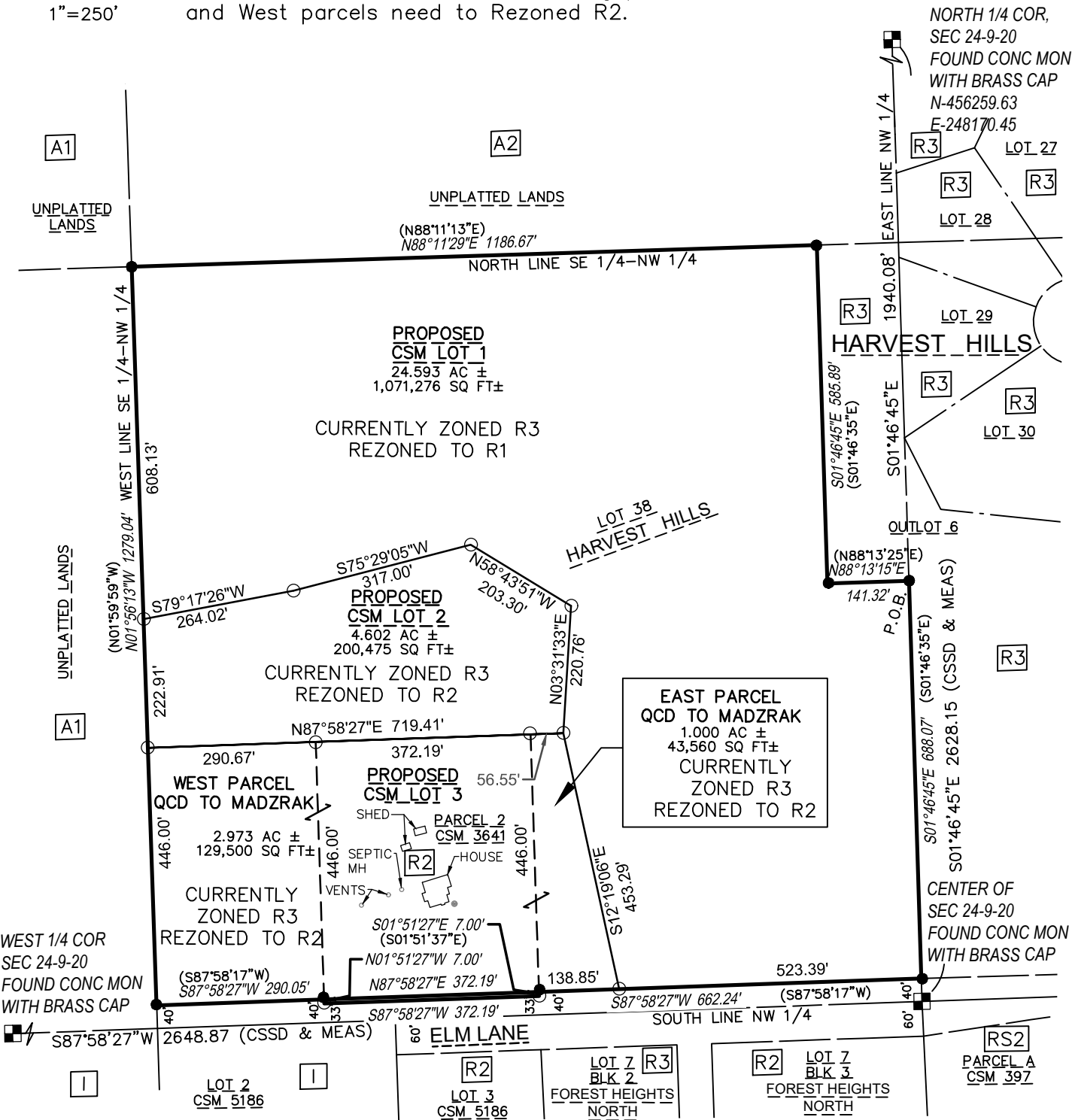
ZONING EXHIBIT

LOT 38 OF HARVEST HILLS, PARCEL 2, CERTIFIED SURVEY MAP NO. 3641, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



BEARING REFERENCE - BEARINGS ARE REFERENCED TO THE WISC. STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH ZONE (NAD83), WITHIN WHICH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 24 T9N, R20E, HAS AN ASSUMED BEARING OF N01°46'45"E (PER CSSD AS REVISED JAN 2019)

NOTES:
Bob Zignego is selling to Mike and Pamela Madzrak the West 2.973 acre parcel and the East 1.00 acre parcel adjacent to Mike and Pamela's parcel being Parcel 2, CSM 3641, Tax ID: GTNV_242992. Madzrak will combine the East and West parcels to his existing parcel into one Parcel via a CSM. Madzrak's existing parcel is zoned R2.. The East and West parcels need to be rezoned R2.



LEGEND

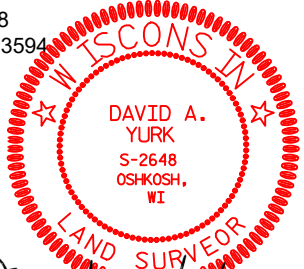
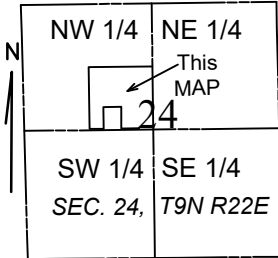
- IRON REBAR SET (#6 REBAR X 18", 1.50lbs./LIN. FT.)
- IRON PIPE FOUND (1" IRON PIPE UNLESS NOTED)
- PLSS MONUMENT FOUND
- () RECORDED AS
- [R1] ZONING DESIGNATION
- WELL

OWNER Parcel 2, CSM 3641:
MICHAEL MADZRAC & PAMELA MADZRAC
N116W13444 ELM AVE
GERMANTOWN, WI. 53022
PHONE# 414-477-5028
TAX KEY: GTNV_242992
TITLE DEED: DOC#1477063
ZONING: RS2 SINGLE FAMILY RESIDENTIAL

SURVEYOR:
DAVID A. YURK
PAYNE & DOLAN INC.
W6380 DESIGN DRIVE
GREENVILLE, WI. 54945

OWNER Lot 38 Harvest Hills:
ROBERT ZIGNEGO
N120W17520 FREISTADT ROAD
GERMANTOWN, WI. 53022
PHONE# 262-707-9757
TAX KEY: GTNV_241058
TITLE DEED: DOC#1533594
ZONING: RS3 SINGLE FAMILY RESIDENTIAL

VICINITY MAP





Village of
Germantown
Willkommen

Fee must accompany application

\$1480
2920

Paid \$

Date 10/8/21

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone ()
Fax ()
E-Mail _____

PROPERTY OWNER

Robert Zignego

N120W17520 Freistadt Rd.

Germantown, WI 53022

Phone (262) 707-9757

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Robert Zignego

3 PROPERTY ADDRESS

Parcel of land North of the intersection of Elm Lane & Forest Drive

TAX KEY NUMBER

GTNV241058

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Vacant land

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.

The construction and maintenance of roads which are necessary for the continuity of the Village street system, the provision of essential utility and emergency services or to provide access to uses permitted under this subsection

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

The proposed use is eventually building 2 residential homes on the property. Plans are not finalized yet and the building process has not begun on the homes. The lot needs to be split for the second home to be allowed. Permits for crossing/disturbing the wetlands have both been obtained and approved by the DNR and the Army Corps of Engineers.

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7

SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

8

READ AND INITIAL THE FOLLOWING:

BZ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

BZ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

BZ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

BZ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

Bob Zignego Conditional Use Permit Germantown Tax Parcel# GTNV_241058 October 7, 2021

The below narrative summarizes the mitigation practices provided for the wetland setback areas associated with the existing driveway which was constructed this past summer for the Bob Zignego property on Lot 38, Harvest Hills, in the Village of Germantown, known as the Bob Zignego Proposed Certified Survey Map site. The setback requirement follows the guidelines established by Village of Germantown Ordinance No. 23-07 and Section 24.04 of the Village of Germantown Municipal Code.

The mitigation of this site included the construction of a driveway in the summer of 2021 equal to the disturbance area (1:1) for horizontal development. The vertical disturbance did not exceed 1' maximum.

The construction of the driveway removed the topsoil layer (not more than 6"-12" thick") to the top of the clay layer. The contractor moved the topsoil to a different location. The contractor filled in the excavated portion of the driveway with 4" minus rock between 6"-12" of depth and graded the sides of the drive.

Wetland Setback Disturbance

The wetland exhibit map identifies the areas of disturbance within the 25' wetland setback area. The total wetland setback area that was disturbed was 0.08 acres (3631 square feet).

Wetland Mitigation Plan

The driveway is existing. The sides of the driveway will be seeded with a natural grass mix in the spring of 2022. The natural grass mix will bring a vegetative type that is more natural to the area.

Summary

Wetland setback area disturbed 0.08 acres (3631 square feet).

(1:1 Mitigation Area)

Gravel Drive and Native seed restoration 0.08 acres (3631 square feet).

Mitigation Ration (1:1)

WETLAND MONITORING REPORT: NATIVE GRASSES

MAINTENANCE IN THE FIRST TWO YEARS: MOWING BACK THE WEEDS

Most native grasses grow slowly and require two or more years to reach full development. Annual and biennial weeds are often a problem in the first two years but can be controlled by mowing. Keeping weeds mowed to a height of 6 inches the first year and no more than a height of 12 inches later on if the native grasses grow higher than 6 inches tall. Mow just above the tops of the native grasses. This will prevent the weeds from smothering the smaller grass seedlings. Expect to mow two or three times the first year. Do not allow the weeds to grow over 12 inches tall before mowing or the mowed material can smother the small seedlings.

In the second year, mow in early June at a height of 12 inches. This will knock back annual and biennial weeds. Many native grasses will begin to grow vigorously in the second growing season and some may flower. If weeds continue to be a problem later the second year, mow again just above the tops of the native grasses. A flail type mower works best, as it chops up the material so that it dries rapidly without smothering the smaller grass seedlings below. Rotary mowers often lay down the cuttings in piles, which can smother the younger prairie plants.

You can control many weeds using selective herbicides, if desired. You can use broadleaf herbicides to control non-grassy weeds in native grass plantings. Plateau (imazapic) herbicide will control most broadleaf weeds, as well as many cool season perennial grasses. Plateau is labeled for use on most warm season grasses.

LONG-TERM MAINTENANCE: CONTROLLED BURNING OR MOWING IN THIRD YEAR

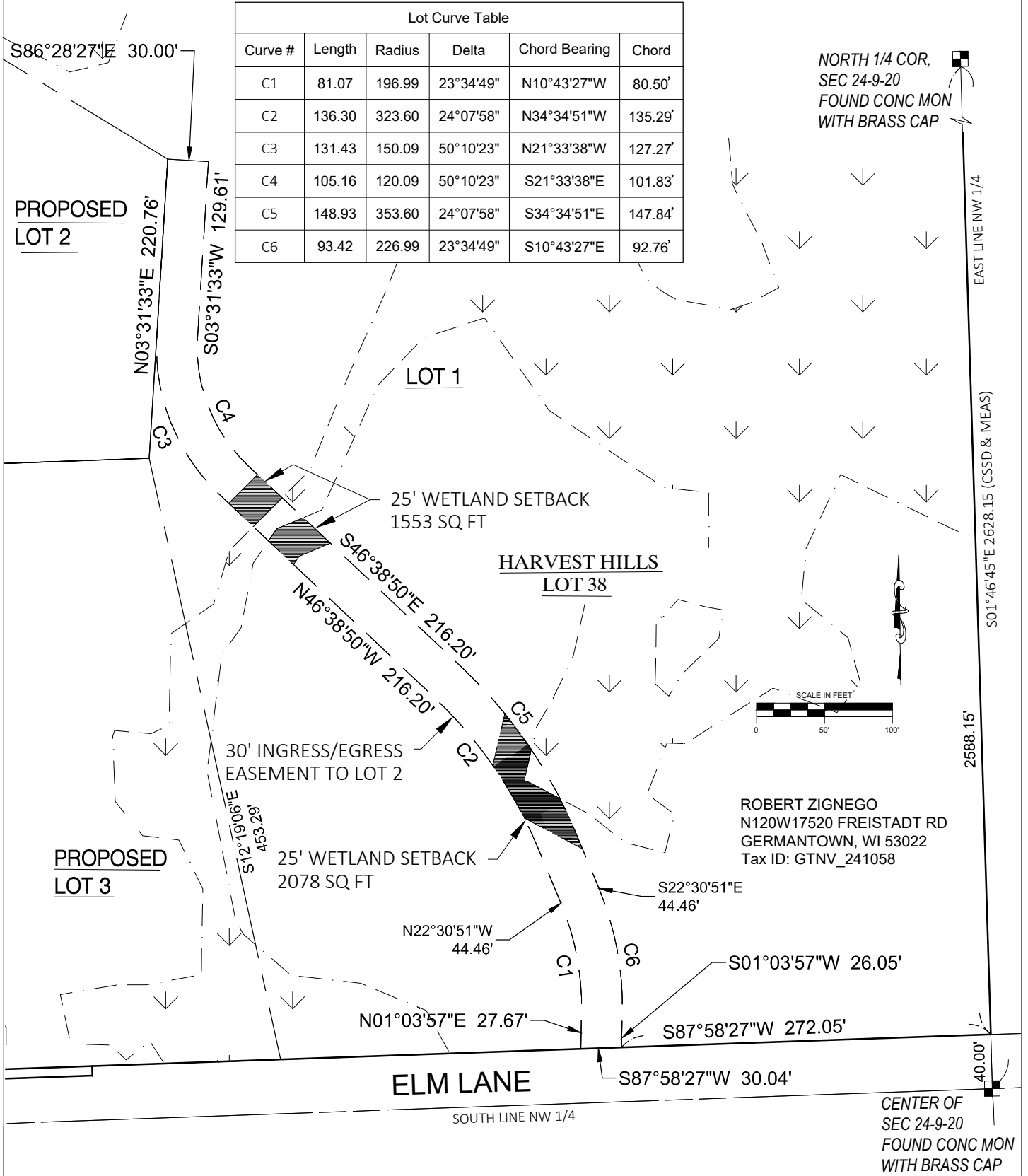
The easiest method of managing warm-season native grasses is to burn them off in mid-spring. This removes all the old debris to make way for new, fresh growth. It also helps prevent invasion of trees and shrubs and controls unwanted cool-season grasses such as quackgrass, bluegrass, brome grass and fescue. Wait until mid-spring to burn after the cool-season grasses and weeds have begun active growth (when they are 4 to 6 inches tall). The fire will setback unwanted cool-season plants while the prairie grasses remain dormant and unharmed underground.

If burning is not an option, mowing and raking the cuttings in mid-spring is a good alternative. The grasses should be cut as closely to the ground as possible, just after the first lawn mowing of the spring. Mow the native grasses right down to the soil if possible, in order to do maximize damage to cool-season grasses and weeds. Rake the cuttings to expose the soil to the warming rays of the sun. This mimics the effect of fire, resulting in a rapid increase in soil temperature that favors the warm-season native grasses.

WETLAND EXHIBIT MAP

PART OF LOT 38, HARVEST HILLS, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, T9N, R20E, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	81.07	196.99	23°34'49"	N10°43'27"W	80.50'
C2	136.30	323.60	24°07'58"	N34°34'51"W	135.29'
C3	131.43	150.09	50°10'23"	N21°33'38"W	127.27'
C4	105.16	120.09	50°10'23"	S21°33'38"E	101.83'
C5	148.93	353.60	24°07'58"	S34°34'51"E	147.84'
C6	93.42	226.99	23°34'49"	S10°43'27"E	92.76'



ROBERT ZIGNEGO
N120W17520 FREISTADT RD
GERMANTOWN, WI 53022
Tax ID: GTNV_241058



www.walbecgroup.com
(920) 757-7559

JOB TITLE:
**ROBERT ZIGNEGO
WETLAND EXHIBIT**

Date: 10/5/2021 Scale: 1"=100'

P&D Job: 490526
County: WASHINGTON
Drawn: ARS
Checked: DAY

630 Seeding

630.1 Description

- (1) This section describes preparing seed beds and furnishing and sowing the required seed on slopes, appurtenances, and other areas, and on borrow pits and material disposal sites.
- (2) This section also describes furnishing and sowing temporary seed mixture on the slopes and appurtenances of temporary embankments and roadways.

630.2 Materials

630.2.1 Seed

630.2.1.1 General

- (1) Use seed within one year of the test date appearing on the label.
- (2) Seed mixtures 70, 70A, 75, and 80 contain wild type forbs and grasses. Wild type is defined as seed that is derived directly from native, wild stock, including seed that was wild collected and placed into production or has been harvested directly from native stands.

630.2.1.2 Purity and Germination

- (1) Test seed for purity, germination, and noxious weed seed content according to the Rules for Testing Seed, published by the Association of Official Seed Analysts.
- (2) Percent live seed (PLS) is determined by multiplying the percent purity times the percent germination. Determine sowing rate and measure mixtures containing PLS as described in [CMM 640.3.4](#) to ensure the correct quantity of viable seed of each species is applied.

630.2.1.3 Inoculation

- (1) Inoculate legume seed (white clover, red clover, alsike clover, partridge pea, purple prairie clover, Canada tick-trefoil, and lupine) unless pre-inoculated by the vendor. Follow the inoculation instructions that come with the culture purchases. If applying the seed according to method B, [630.3.3.3](#), treat seeds requiring inoculation with 5 times the quantity of inoculant recommended in the instructions.
- (2) Avoid exposure of the culture or inoculated seed to the sunlight; do not exceed 1/2 hour exposure.

630.2.1.4 Storing Seed

- (1) Store seed delivered before use in a way that protects it from damage by heat, moisture, rodents, or other causes. Discard and replace any previously tested and accepted seed that becomes damaged.

630.2.1.5 Seed Mixtures

630.2.1.5.1 Permanent

630.2.1.5.1.1 Composition

- (1) Seed mixtures for the right-of-way and easements shall, unless specified otherwise, be composed of seeds of the purity, germination, and proportions, by weight, as given in table 630-1 and table 630-2.
- (2) Use seed of the species and varieties listed below. If no variety is listed, there will be no restriction on the variety furnished, except as follows:

1. Pure live seed (PLS) species shall contain no named or improved varieties and be grown in Wisconsin, northern Illinois, northeastern Iowa, or eastern Minnesota. Use out-of-state seed grown in one of the following counties:

1.1 From northern Illinois:

Boone	Bureau	Carroll	Cook	De Kalb	Du Page	Grundy	Henry
Jo Daviess	Kane	Kendall	Lake	La Salle	Lee	McHenry	Ogle
Putnam	Rock Island	Stevenson	Whiteside	Will	Winnebago		

1.2 From northeastern Iowa:

Allamakee	Benton	Black Hawk	Bremer	Buchanan	Cedar	Chickasaw	Clayton
Clinton	Delaware	Dubuque	Fayette	Floyd	Howard	Jackson	Johnson
Jones	Linn	Mitchell	Muscatine	Scott	Winneshiek		

1.3 From eastern Minnesota:

Aitkin	Anoka	Carlton	Carver	Chisago	Dakota	Dodge	Fillmore
Goodhue	Hennepin	Houston	Isanti	Kanabec	La Sueur	Mille Lacs	Mower
Olmsted	Pine	Ramsey	Rice	Scott	Sherburne	Steele	Wabasha
Washington	Winona	Wright					

2. PLS for seed mixtures 70, 70A, 75, and 80 shall be packaged separately by species and clearly labeled with the vendor's name, species common and botanical names, gross weight, percent PLS, year of harvest and any specialized treatments that have been applied to ensure or enhance germination.
3. Minimum percent purity for native for species is 90 percent. If a listed species is not available, substitutions may be made with engineer's approval and must be documented.

(3) Mix native species on the project; clean and debeard seed with awns or excessive hairs before mixing.

SPECIES COMMON NAME	SPECIES BOTANICAL NAME	ACCEPTABLE VARIETIES
Kentucky Bluegrass	Poa pratensis	Low Maintenance
Red Fescue	Festuca rubra	Creeping
Hard Fescue	Festuca ovina	Improved
	var. duriuscula	
Tall Fescue	Festuca arundinacea	Improved turf type
Salt Grass	Puccinella distans	Fult's
	Puccinella distans	Salty
Redtop	Agrostis alba	
Timothy	Phleum pratense	
Canada Wild Rye	Elymus canadensis	
Perennial Ryegrass	Lolium perenne	
Perennial Ryegrass	Lolium perenne	Improved Fine
Annual Ryegrass	Lolium multiflorum	
Alsike Clover	Trifolium hybridum	
Red Clover	Trifolium pratense	
White Clover	Trifolium repens	
Japanese Millet	Echinochola crusgalli	
	var. frumentacea	
Annual Oats	Avena sativa	
Agricultural Rye	Secale cereale	
Winter Wheat	Triticum aestivum	

TABLE 630-1 HIGHWAY SEED MIXTURES

SPECIES	PURITY minimum %	GERMINATION minimum %	MIXTURE PROPORTIONS (in percent)				
			NO.10	NO.20	NO.30	NO.40	NO.60
Kentucky Bluegrass	98	85	40	6	10	35	
Red Fescue	97	85	25	15	30	30	
Hard Fescue	97	85		24	25	20	
Tall Fescue	98	85		40			
Salt Grass	98	85			15		
Redtop	92	85	5				
Timothy	98	90					12
Canada Wild Rye		PLS					10
Perennial Ryegrass	97	90	20	15			
Improved Fine Perennial Ryegrass	96	85			20	15	
Annual Ryegrass	97	90					30
Alsike Clover	97	90					4
Red Clover	98	90					4
White Clover	95	90	10				
Japanese Millet	97	85					20
Annual Oats ⁽¹⁾	98	90					20

⁽¹⁾ Substitute winter wheat for annual oats in fall plantings started after September 1.

TABLE 630-2 NATIVE SEED MIXTURES

	SPECIES	SPECIES BOTANICAL NAME	PURITY & GERMINATION minimum %	MIXTURE PROPORTIONS in percent			
				NO. 70	NO. 70A	NO. 75	NO. 80
FORBES	Canada Anemone	<i>Anemone canadensis</i>	PLS	2			
	Butterflyweed	<i>Asclepias tuberosa</i>	PLS		2		
	New England Aster	<i>Aster novae-angliae</i>	PLS	2	2		
	Partridge-pea	<i>Chamaecrista (Cassia) fasciculata</i>	PLS		2		
	Purple Prairie Clover	<i>Dalea (Petalostemum) purpurea</i>	PLS	2	2	4	
	Canada Tick-trefoil	<i>Desmodium canadense</i>	PLS	2			
	Flowering Spurge	<i>Euphorbia corollata</i>	PLS		2		
	Wild Geranium	<i>Geranium maculatum</i>	PLS	2			
	Western Sunflower	<i>Helianthus occidentalis</i>	PLS	3	2		
	Rough Blazingstar	<i>Liatris aspera</i>	PLS		2		
	Prairie Blazingstar	<i>Liatris pycnostachya</i>	PLS	2			
	Lupine	<i>Lupinus perennis</i>	PLS		3		
	Wild Bergamot	<i>Monarda fistulosa</i>	PLS	2			
	Horse Mint	<i>Monarda punctata</i>	PLS		2		
	Yellow Coneflower	<i>Ratibida pinnata</i>	PLS	2	2		
	Blackeyed Susan	<i>Rudbeckia hirta</i>	PLS			1	
	Showy Goldenrod	<i>Solidago speciosa</i>	PLS	2	2		
	Spiderwort	<i>Tradescantia ohimensis</i>	PLS	2	2		
	Golden Alexanders	<i>Zizia aurea</i>	PLS	2			
GRASSES	Big Bluestem	<i>Andropogon gerardi</i>	PLS	15	15	10	
	Sideoats Grama	<i>Bouteloua curtipendula</i>	PLS	15	20	20	25
	Canada Wildrye	<i>Elymus Canadensis</i>	PLS	15	15	35	23
	Slender Wheatgrass	<i>Elymus trachycaulus</i>	PLS				20
	Junegrass	<i>Koeleria macrantha</i>	PLS		5		
	Annual Ryegrass	<i>Lolium multiflorum</i>	[1]			10	10
	Switchgrass	<i>Panicum virgatum</i>	PLS				10
	Salt Grass	<i>Puccinella distans</i>	[1]				2
	Little Bluestem	<i>Schizachyrium (Andropogon) scoparium</i>	PLS	15	20	10	10
	Indiangrass	<i>Sorghastrum nutans</i>	PLS	15		10	
ALTERNATE FORBES	Sky Blue Aster	<i>Aster azureus</i>	PLS	[2]	[2]		
	White Wild Indigo	<i>Baptisia leucantha</i>	PLS	[2]	[2]		
	Pale Purple Coneflower	<i>Echinacea pallida</i>	PLS	[2]	[2]		
	White Prairie Clover	<i>Petalostemum candidum</i>	PLS	[2]	[2]		
	Stiff Goldenrod	<i>Solidago rigida</i>	PLS	[2]	[2]		
	Hoary Vervain	<i>Verbena stricta</i>	PLS	[2]	[2]		

[1] Provide the minimum purity and germination specified in table 630-1.

[2] The contractor may, if the engineer approves, substitute an alternate forb for a required forb that is not available using the same percentage as specified for the required forb. Use a different alternate forb for each unavailable required forb. Provide documentation showing that a required forb is not available before using an alternate.

630.2.1.5.1.2 Mixture

- (1) Use seed mixtures that meet with the engineer's approval and conform to the following:
- No. 10 where average loam, heavy clay, or moist soils predominate.
 - No. 20 where light, dry, well-drained, sandy, or gravelly soils predominate and for all high cut and fill slopes generally exceeding 6 to 8 feet, except where using No. 70.
 - No. 10 or 20 on all ditches, inslopes, median areas, and low fills, except where using No. 30 or 70.
 - No. 30 for medians and on slopes or ditches generally within 15 feet of the shoulder where a salt-tolerant turf is preferred.
 - No. 40 in urban or other areas where a lawn type turf is preferred.
 - No. 60 only on areas, the contract designates or the engineer specifies. Use it as a cover seeding for newly graded wet areas or as a nurse crop for specified wetland seed mixtures. The contractor shall not apply it to flooded areas.
 - Nos. 70 and 70A on slopes and upland areas the contract designates or the engineer specifies. Use seed mixture No. 70 on loamy soils and seed mixture No. 70A on sandy soils.
 - No. 75 where native grasses are desired for erosion control.
 - No. 80 on inslopes where a salt tolerant seed mix containing native grasses is desired.

630.2.1.5.2 Temporary

- (1) Under the Seeding Temporary bid item, use a temporary seed as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Agricultural Rye	97	85
Winter Wheat	95	90

- (2) Use oats in spring and summer plantings. Use winter wheat or rye for fall plantings started after September 1.

630.2.1.5.3 Nurse Crop

- (1) If seeding bare soil with either mixture 70, 70A, 75, or 80, include the Seeding Nurse Crop as follows:

SPECIES	% MINIMUM PURITY	% MINIMUM GERMINATION
Annual Oats	98	90
Annual Ryegrass	97	90
Winter Wheat	95	90

- (2) When a nurse crop is required for spring seeding before June 15, or if the engineer allows seeding between June 15 and October 15, use annual oats. For fall seeding after October 15, use winter wheat, or annual ryegrass.

630.2.2 Water

- (1) Furnish clean water, free of impurities or substances that might injure the seed.

630.3 Construction

630.3.1 General

- (1) Perform seeding when and as the engineer directs or allows. Provide protective cover within 24 hours after sowing. The engineer may direct or allow covering with mulch as specified in [627](#), erosion mat as specified in [628](#), or using other contract bid items.
- (2) If using Nos. 60, 70 and 70A mixtures, do not seed between June 15 and October 15 unless the engineer allows.

630.3.2 Seed Bed Preparation

- (1) Complete grading, shouldering, topsoiling, and fertilizing, if part of the work under contract, before permanent seeding, except the contractor may place the fertilizer and seed mixture in one operation if using equipment designed for the purpose.
- (2) Just before seeding, work the area being seeded with discs, harrows, or other appropriate equipment to obtain a reasonably even and loose seedbed. Place topsoil as specified in [625.3.3](#).

630.3.3 Sowing Methods

630.3.3.1 General

- (1) Select the method of sowing from either method A, method B, method C, or an appropriate combination of methods A, B, and C. Obtain the engineer's approval for the sowing method and specific procedures used for each seed mixture used before sowing that mixture.

630.3.3.2 Method A

- (1) Sow the selected seed mixture using equipment adapted to the purpose, or by scattering it uniformly over the areas to be seeded. Lightly rake or drag to cover the seed with approximately 1/4 inch of soil. After seeding, lightly roll or compact the areas using suitable equipment, preferably the cultipacker type, when the engineer judges the seedbed too loose, or if the seedbed contains clods that might reduce seed germination. The contractor shall not roll slopes steeper than 1:3.
- (2) If scattering seed by hand, perform this work with satisfactory hand seeders and only when the air is calm enough to prevent seeds from blowing away.

630.3.3.3 Method B

- (1) Sow or spread the seed upon the prepared bed using a stream or spray of water under pressure and operated from an engineer-approved machine designed for that purpose. Place the selected seed mixture and water into a tank, provided within the machine, in sufficient quantities that when spraying the seed on a given area it is uniformly spread at the required application rate. During this process, keep the tank contents stirred or agitated to provide uniform distribution. Spread the tank contents within one hour after adding the seed to the tank. The engineer will reject seed that remains mixed with the water for longer than one hour. The engineer will not require dragging or rolling.

630.3.3.4 Method C

- (1) For spring seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 2 to 4 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to [632.2.12](#).
- (2) For fall seeding of seed mixtures 70 and 70A into existing ground cover, mow existing vegetation to 4 inches or less in height 4 to 6 weeks before seeding. Ten to 14 days after mowing, spray with vegetation control herbicide conforming to [632.2.12](#). Retreat with vegetation control herbicide 10 to 14 days after initial application if live vegetation persists.
- (3) Seed with a rangeland type drill with one or more seed boxes that can be calibrated independently to deliver different sized seeds uniformly at the required rate and equipped with a rear-mounted press wheel for each seed drop tube. If seeding into existing vegetation or thatch, use a rangeland type drill equipped with a no-till attachment that can cut through the vegetation or thatch in front of the V disc and seed drop tube. If the configuration of the area to be seeded allows, apply seed at 1/2 the specified seed rate and apply the second 1/2 in a perpendicular direction.

630.3.4 Borrow Pits and Material Disposal Sites

- (1) Seed borrow pits and material disposal sites off the right-of-way. Consult with the landowner or the landowner's agent when selecting the seed mixture.

630.3.5 Seeding Rates

- (1) Use the following sowing rate for seeds in pounds per 1000 square feet:

- No. 10 at 1.5 pounds
- No. 20 at 3 pounds
- No. 30 at 2 pounds
- No. 40 at 2 pounds
- No. 60 at an equivalent seeding rate of 1.5 pounds⁽¹⁾
- No. 70 or 70A at 0.4 pounds
- No. 75 at an equivalent seeding rate of 0.7 pounds⁽¹⁾
- No. 80 at an equivalent seeding rate of 0.8 pounds⁽¹⁾
- Temporary seeding at 3 pounds
- Nurse crop seeding at 0.8 pounds

⁽¹⁾ Determine the actual seeding rate by multiplying the equivalent seeding rate by the sum of the unadjusted and adjusted percentages of the various species in the seed mixtures as sown.

- (2) The unadjusted percentage equals the minimum percent of purity and germination specified in the table 630-1 and table 630-2.
- (3) Obtain the adjusted percentage for each of the PLS species by dividing the specified percentage of the species by the product of the percent of purity and the percent of germination for each of the PLS species as delivered.

630.3.6 Watering

- (1) If rainfall is not sufficient, keep seeded areas thoroughly moist. Once the seed has germinated, do not let the top inch of soil dry out until the grass is well established. Maintain soil moisture for 30 days

unless the engineer directs or allows otherwise. Apply water in a manner that precludes washing or erosion.

630.3.7 Establishment Period for Native Seeding

- (1) During the growing season after planting seed mixture 70 or 70A, mow all seeded areas twice as the engineer directs. Mow vegetation back to 6 inches when it has reached a height of at least 12 inches.
- (2) During the growing season after planting seed mixture 70 or 70A, eradicate the following species from the seeded areas as soon as they become evident:

SPECIES COMMON NAME	SPECIES BOTANICAL NAME
Musk thistle	Carduus nutans
Spotted knapweed	Centaurea maculosa
Canada thistle	Cirsium arvense
Bull thistle	Cirsium vulgare
Field bindweed	Convolvulus arvensis
Leafy spurge	Euphorbia esula
Sweetclover	Melilotus species
Wild parsnip	Pastinaca sativa
Teasel	Dipsacus species
Phragmites	Phragmites australis

- (3) Eradicate by hand pulling or by applying a vegetation control herbicide conforming to [632.2.12](#) to individual plants.

630.4 Measurement

630.4.1 Seeding

- (1) The department will measure the Seeding bid items by the equivalent pound acceptably completed, measured based on net weights of seed shipments or weighed on department-approved scales the contractor furnishes. The department will deduct quantities wasted or not actually incorporated in the work according to the contract. The department will determine the equivalent pounds of seed furnished and applied by dividing the actual pounds of seed applied by the sum of the unadjusted and adjusted percentages, determined as specified in [630.3.5](#), of the various species in the seed mixture sown.

630.4.2 Watering

- (1) The department will measure Seed Water by the 1000 gallons acceptably completed, measured as the volume indicated by engineer-approved meters or by the volume of tanks of known capacity.

630.5 Payment

- (1) The department will pay for measured quantities at the contract unit price under the following bid items:

<u>ITEM NUMBER</u>	<u>DESCRIPTION</u>	<u>UNIT</u>
630.0100 - 0199	Seeding (mixture)	LB
630.0200	Seeding Temporary	LB
630.0300	Seeding Borrow Pit	LB
630.0400	Seeding Nurse Crop	LB
630.0500	Seed Water	MGAL

- (2) Payment for the Seeding bid items is full compensation for providing, handling, and storing all seed; for providing the required culture and inoculating seed as specified; and for preparing the seed bed, sowing, covering, and firming the seed. If the landowner does not want the pit or material disposal site seeded, or seeded with any of the mixtures allowed, the department will not pay for fertilization or seeding of those areas.
- (3) Payment for Seed Water is full compensation for watering seed.
- (4) The department will pay separately for seed covering required under [630.3.1](#) as follows:
 - Under the Mulching bid items as specified in [627.5](#).
 - Under the Erosion Mat and Soil Stabilizer Type A bid items as specified in [628.5](#).
 - Absent the appropriate bid items, as extra work.

SITE PLAN APPLICATION

11/8/21 Plan Commission Meeting

TR Capital, LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

TR Capital, LLC, property owner, is seeking approval of Site Development and Building Plans for three commercial self-storage buildings and outside storage within a secure area screened from view on the 3.65-acre property located at W219N11588 Appleton Avenue.

Location: W219N11588 Appleton Avenue

Applicant/

Property Owner: TR Capital, LLC
N91W27428 Red Fox Run
Hartland, WI 53029

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Quarry	M-4
East	Quarry	M-4
West	Residential	Richfield



Proposal

TR Capital, LLC, property owner, is seeking approval of Site Development and Building Plans for three commercial self-storage buildings and outside storage within a secure area screened from view on the 3.65-acre property located at W219N11588 Appleton Avenue.

In August 2021, the Village Board approved a Land Use Plan Map amendment, a Rezoning and a Conditional Use Permit (CUP) for the property owned by TR Capital LLC for the purpose of redeveloping the existing single-family home and commercial plant sales into both enclosed self-storage and exterior boat/vehicle self-storage.

The proposed site development and building plans include:

- Three enclosed self-storage buildings (totaling 61 units)
- 73 parking spaces for outdoor vehicle storage
- 6' chain link fence with rolling gate at driveway to enclose the property (the buildings along the north and south property lines will act as the fence in those locations)
- Asphalt paving on the western portion of the property, near the storage buildings, and recycled asphalt paving in the outdoor parking storage area.

Access & Parking

The access to the site will remain in the existing location off of Appleton Avenue. No additional temporary onsite parking is proposed.

Utilities

The existing well is in the process of being abandoned and septic tank removed. These will not be replaced. This property is not served by Village sewer or water.

Storm Water Management

The subject property will be served by a proposed Detention Pond to be located in the southwest corner of the property. The site will contain 75.4% impervious surface. The proposed development will meet the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District. A Stormwater Management plan has been submitted to the Village and is pending approval from the Department of Public Works.

Landscaping & Buffering

The proposed landscaping of the site includes a variety of evergreen and ornamental trees and evergreen and deciduous shrubs along the Appleton Avenue road right-of-way. There will be two large trees removed from the property to accommodate the proposed development. Replacement trees will be located near the driveway entrance to the property. Evergreen trees are proposed to be planted along the north and south property lines in order to screen the proposed storage buildings from adjacent properties.

Lighting

Exterior lighting on the subject property will include:

- (16) 44W LED 5000 Lumen cut-off wall building-mounted fixtures at a height of

10' on the internal facing storage building walls

Signage

A monument sign “placeholder” is shown in the northwest corner of the property along Appleton Avenue. Details of the monument sign and any other proposed signage will be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Staff Comment

The applicant has submitted a revised landscape plan based on the Village Foresters comments. The revised plan included evergreen trees along the north and south property lines to screen the buildings. Staff feels that the proposed trees, to be planted 40 feet apart, is insufficient for adequate screening. Additional landscaping should be added to both locations. There are trees that may screen the proposed development during the summer months, but during the cold months the leaves will be gone, providing a direct view to these long, monotonous buildings.

Further, the Village Forester recommended that no development takes place within 15' of the north lot line in order to preserve the tree line. This tree line is essential to the screening of the property from the north and from southbound traffic on Appleton Avenue. Staff recommends that no development be permitted within 15' of the north property line and has included this as a condition of approval.

The Public Works Director and Engineering Consultant have provided comments regarding the stormwater, grading, and erosion control on the site. Revised plans have been submitted and are awaiting review and approval by the Public Works Department.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans submitted by TR Capital for the proposed commercial storage facilities at W219N11588 Appleton Avenue subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:
 - a. Architectural plan set dated September 7, 2021
 - b. Civil Engineering plan dated November 4, 2021
 - c. Landscaping plan dated November 4, 2021
 - d. Lighting Plans dated September 7, 2021
2. Additional landscaping, to include a variety of evergreen plants and shrubs, shall be provided along the north and south property lines to better screen the storage buildings. A revised landscape plan shall be submitted and approved by the Village Planner and the Village Forester prior to the issuance of any

building permits.

3. The site plan shall be revised to meet the recommended setback of 15' from the north property line in order to preserve the north tree line.
4. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see September 22, 2021 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.
5. The submitted stormwater management plan shall be approved by the Department of Public Works/Engineering prior to commencing work onsite.
6. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
7. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt and the Village of Germantown.
8. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.

From: jworden@quamengineering.com <jworden@quamengineering.com>

Sent: Thursday, November 4, 2021 11:59 AM

To: Emily Zandt <ezandt@germantownwi.gov>; 'Roberts, Eric' <EROBERTS@quad.com>

Cc: rosie.a.roberts@gmail.com; 'Jon Then' <jwthen@yahoo.com>; Jeff Retzlaff <jretzlaff@germantownwi.gov>; Lori Johnson <ljohnson@germantownwi.gov>; 'Kevin Quam' <kparish@quamengineering.com>

Subject: RE: TR Capital Site Plan Review Comments

Emily,

Please see revised civil plans attached to address the Village comments below. Our responses and revisions to the comments are in [blue](#) below.

Community Development Department

1. Chapter 17.45(1)(c) requires an 8' wide greenbelt between parking areas and all property boundaries. Please modify the paved parking area along the north property line to at least meet this requirement. (See the recommended setback from the village Forester for preserving the trees along the north property line.) The tree line to the north is essential for screening.
[The plans have been revised to provide an 8' wide greenbelt between the parking areas and property boundaries, see Sheet C-102.](#)
2. The setback of 10' from buildings to the side property lines is insufficient for this site. Landscaping should be added to the area between the buildings and the fence line to provide adequate screening of the site.
[Landscaping has been added to the north side of the 25'x240' building to provide adequate screening. See Sheet C-107.](#)
3. The west end of the most southern proposed building provides visual interest on the west elevation. Can this be mimicked on the proposed buildings to the north? Could landscaping also be added to the west side of each of the buildings?
[The northern buildings cannot provide the visual interest of the south building due to access around the middle building and the north building is not wide enough. The Landscape Plan includes trees and shrubs between the chain link fence and Appleton Avenue to break up the middle and northern building facade. The landscape plantings have been adjusted based on the foresters recommendations.](#)
4. The site shall be fully enclosed by a 6' chain link fence. Please connect the fence on the east end of the property. [The fence has been enclosed as requested and is shown on Sheet C-102. The fence along the north and south buildings has been modified to use the building face as a fence.](#)
5. Will wheel stops be installed for the parking stalls along the perimeter of the outdoor storage? [We do not believe there is a need for wheel stops since the vehicles parking on this site are going to be parked for long periods of time \(months\) with low traffic volume. There are also no pedestrian walkways to protect that would require wheel stops.](#)
6. What is the difference between "proposed asphalt" and "recycled asphalt"? Chapter 17.45(1)(c) requires all off street parking to be surfaced with a "bituminous or concrete pavement".
[Recycled asphalt is milled \(basically crushed asphalt\). It is placed and rolled to compact it which allows the fines and tar to adhere together simulating asphalt.](#)
7. Please provide proposed lighting specification sheets from the manufacturer. [The lighting specifications are attached to this email.](#)
8. Proposed signage will require Plan Commission review and approval. [The proposed signage will be addressed at a future plan commission meeting.](#)
9. Demolition permits are required for removal of the existing barn prior to any work. Contact SafeBuilt staff in the Village Inspection Services for permit requirements and information.
[The Owners will contact Safebuilt to apply for the demolition permit.](#)

Village Forester

It appears that most of the trees along the north property line either straddle the property line or are situated north of the property line. To protect the longevity of the tree line, it is recommended that no development take place within 15 feet of the north property line. [Most of the trees along the north property line are listed as prohibited plants by the Village of Germantown. Many of them are dead or dying and should be removed. Care will be taken to preserve the trees that are in good condition and not invasive.](#)

The tree at the NW corner of the parcel is a 42" cottonwood in good condition and east of the overhead electrical distribution lines along Appleton Avenue. Eliminating three storage units to the east of the tree would allow it to remain. The second tree located behind the existing house is a 25" Norway maple. A large section of the main stem has broken out from previous storm damage. I would recommend that this tree be removed as planned. [The Cottonwood is on the list of prohibited plants by the Village of Germantown. The tree is old and the Owners are concerned about it falling on the proposed storage units in the future and would like to remove it. The Landscape Plan includes additional landscaping to replace the 42" cottonwood.](#)

Further comments are as follows:

- The evergreens to be planted should be 7'-8' in size.
- Replace (1) Colorado Blue Spruce with Serbian Spruce
- Replace (3) Black Hills Spruce with Norway Spruce
- Burning Bush is an invasive species according to WDNR NR40 Rule. Need to change species
- Landscape plan is lacking a vertical dimension left of the entrance drive; recommend (2) 2" minimum deciduous trees chosen from Germantown's recommended tree list

[The Landscape Plan has been revised to include the sizes and species according to the above recommendations.](#)

Engineering Department

General Comments:

1. Please respond to each item below. A written response addressing each item shall be included in your submittal.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval. [The NOI approval will be forwarded upon receipt.](#)
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval. [The DSPS approval will be forwarded upon receipt.](#)
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items). [As-built pond plans will be provided following construction.](#)
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans. [Plans are electronically stamped.](#)
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits. [The Owners or Contractor will contact the Engineering Department to obtain the necessary permits.](#)
8. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

C-103 Grading Plan

1. Label the steep slope areas of the plan with the max slope. Slopes shall not exceed 3:1. [All steep slopes have been labeled. The site is adjacent to a quarry which requires the slopes to exceed the maximum of 3:1. The Owners and Contractor are aware of this situation and the plans include the proper erosion control measures to stabilize and restore the slope. The Bio-filter slope is allowed to be a maximum of 2:1 slope according to DNR Technical Standard 1004.](#)
2. Show additional contours to the north to confirm off-site drainage. [The contours to the north are included on the Existing and Proposed Drainage Plans. The area to the north of the site drains to a low area just to the north of the property line. There is an existing berm/fence line that does not allow the drainage from the north to drain into the site. There is no signs of crop damage that would indicate significant ponding, so the area clearly infiltrates, which makes sense since the area is adjacent to a quarry. A description of the existing site conditions and pictures of the berm/low area are included in the report.](#)

3. Proposed swale on the south side of the south storage building is very narrow and not likely to be constructed properly. Revise to something constructible with 3:1 max side slopes and 1.0% minimum slope. [The proposed swale on the south side of the south storage building has been revised to provide a swale at a 1% minimum slope with 3:1 side slopes.](#)

C-104 Erosion Control Plan

1. Provide erosion control notes that specify inspection requirement, permit requirements, timeframes for stabilization, etc. Refer WDNR guidance. <https://ldnr.wisconsin.gov/topic/Stormwater/publications.html> [The Wisconsin DNR erosion control notes requested have been added to Sheet C-104.](#)

C-105 Erosion Control Details

1. How will the rip rap stilling basin show be installed on the steep slope. [Riprap will be installed on the steep slope as shown on the detail provide on Sheet C-105.](#)

C-106 Stormwater Management plan details

1. How will the rip rap I stilling basin show be installed on the steep slope? [Riprap will be installed on the steep slope as shown on the detail provide on Sheet C-105.](#)
2. Berm top width shall be a minimum of 10' [The berm width is 10 feet at the 100-year storm elevation which should meet the requirements. The biofilter is accessible to be maintained from the parking area so access is not required along the berm to maintain the device.](#)
3. Berm shall include a core trench or keyway per WDNR technical standards. [A keyway is required for wet detention ponds, so the bio-filter should not require a keyway this there is not a permanent wet pool. The outlet pipe does include an anti-seep collar to prevent seepage through the berm.](#)
4. Provide permanent erosion control protection for the overflow spillway. [TRM is shown on the overflow spillway on Sheet C-104.](#)

Stormwater management plan comments

1. Site appears to be a mix of new development and redevelopment. Existing impervious area can be considered redevelopment, but non-paved or gravel areas are new development. A weight average of new development at 80% and redevelopment at 40% can be used to determine water quality requirements. Infiltration requirement will apply to new development areas.

[The bio-filter will provide 80% TSS reduction which will meet the requirement for the weighted water quality requirements.](#)

2. Provide soil borings for the site. Report notes that the site is exempt from infiltration based on soils and redox present. Please provide additional information on why the site is exempt. Gravels soils would not meet the exemption based on soil type. [We reached out to Pete Wood at the Wisconsin DNR to determine if soil test pits were required since the site is contaminated. Pete indicated that since the site is contaminated, soil test pits were not required. The email is attached showing the correspondence .](#)

3. Provide documentation that the material management plan for the site has been updated and the WDNR is approving of the stormwater management plan for this contaminated site.

[The material management plan will be updated following Plan Commission approval.](#)

4. WDNR generally does not allow for water quality credit for dry detention basins. Review WDNR guidance documents and adjust design accordingly. [The plans have been revised to include a bio-filter with clay liner to minimize infiltration to the contaminated soils.](#)

5. Design must accommodate all tributary flow to the basin. A portion of Appleton Ave and offsite flow to the north of the site appear tributary to the basin. Update to include those areas.

[There is a berm along the north lot line and low areas in the field that store the rain. There is no evidence of site run on or long-term standing water.](#)

5. All disturbed areas of the site must be included in the analysis. Include the undetained areas south and east of the detention basin in the calcs. [The undetained areas south and east of the bio-filter have been included in the analysis.](#)
6. Review Tc time for proposed area. Cales show 45' of sheet flow, based on the plan it appears to be about 10' before turning into shallow concentrated flow. [The time of concentration flowline location has been shown on updated in the analysis.](#)

8. The 2" hole at the end of the 6" pipe is likely to become clogged and will not be easy to clear. Revise design or provide information on how that will be protected from clogging.

[The 6" PVC with 2" hole has been replaced with an underdrain since the pond has been revised to a bio-filter.](#)

10. Provide a detail for how the fencing will cross the overflow weir and not obstruct the weir. [The fence location has been added to the overflow detail included on Sheet C-106.](#)

11. Include all disturbed areas of the site in the SLAMM model. [All disturbed areas are included in the SLAMM model.](#)

12. SLAMM model must account for offsite tributary flow per WDNR requirements. [The off-site drainage concerns were addressed in the comment included under the Grading Plan.](#)

12. Basin is modeled as a bio-filter in WinSLAMM. If basin is intended to function as a bio-filter it must be designed to WDNR bio-retention technical standards. Including pretreatment, ponding depth, etc. [The basin has been modified as a bio-filter on the plans and analysis.](#)

Please review the attached plans and stormwater management report and if everything is acceptable please provide approval. Please contact me with any additional questions or comments.

Thanks,

Jonathan Worden P.E.

[Quam Engineering, LLC](#)

122 Wisconsin Street

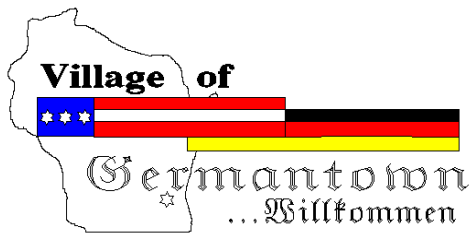
West Bend, WI 53095

Office: (262)346-7800

Direct: (262)353-9765

jworden@quamengineering.com

www.quamengineering.com



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : September 22, 2021
Re : TR Capitol – Site Plan Review #1

Items Reviewed:

1. Civil Plan Set C0.1 – C5.3 (12 pages)

Dated: 07-11-19

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C-103 Grading Plan

1. Label the steep slope areas of the plan with the max slope. Slopes shall not exceed 3:1
2. Show additional contours to the north to confirm off-site drainage.
3. Proposed swale on the south side of the south storage building is very narrow and not likely to be constructed properly. Revise to something constructible with 3:1 max side slopes and 1.0% minimum slope

C-104 Erosion Control Plan

1. Provide erosion control notes that specify inspection requirement, permit requirements, timeframes for stabilization, etc. Refer WDNR guidance. <https://dnr.wisconsin.gov/topic/Stormwater/publications.html>

C-105 Erosion Control Details

1. How will the rip rap / stilling basin show be installed on the steep slope?

C-106 Stormwater Management plan details

1. How will the rip rap / stilling basin show be installed on the steep slope?
2. Berm top width shall be a minimum of 10'
3. Berm shall include a core trench or keyway per WDNR technical standards
4. Provide permanent erosion control protection for the overflow spillway.

Stormwater management plan comments

1. Site appears to be a mix of new development and redevelopment. Existing impervious area can be considered redevelopment, but non-paved or gravel areas are new development. A weight average of new development at 80% and redevelopment at 40% can be used to determine water quality requirements. Infiltration requirement will apply to new development areas.
2. Provide soil borings for the site. Report notes that the site is exempt from infiltration based on soils and redux present. Please provide additional information on why the site is exempt. Gravels soils would not meet the exemption based on soil type.
3. Provide documentation that the material management plan for the site has been updated and the WDNR is approving of the stormwater management plan for this contaminated site.
4. WDNR generally does not allow for water quality credit for dry detention basins. Review WDNR guidance documents and adjust design accordingly.
5. Design must accommodate all tributary flow to the basin. A portion of Appleton Ave and offsite flow to the north of the site appear tributary to the basin. Update to include those areas.
6. All disturbed areas of the site must be included in the analysis. Include the undetained areas south and east of the detention basin in the calcs.
7. Review Tc time for proposed area. Calcs show 45' of sheet flow, based on the plan it appears to be about 10' before turning into shallow concentrated flow.
8. The 2" hole at the end of the 6" pipe is likely to become clogged and will not be easy to clear. Revise design or provide information on how that will be protected from clogging.
9. Provide a detail for how the fencing will cross the overflow weir and not obstruct the weir.
10. Include all disturbed areas of the site in the SLAMM model.
11. SLAMM model must account for offsite tributary flow per WDNR requirements.
12. Basin is modeled as a bio-filter in WinSLAMM. If basin is intended to function as a bio-filter it must be designed to WDNR bio-retention technical standards. Including pretreatment, ponding depth, etc.

**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 _____ DATE _____

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 AGENTTR Capital, LLCJon ThenN91 W27428 Red Fox RunHartland, WI 53029Phone (262) 719-3368E-Mail rosie.a.roberts@gmail.com**PROPERTY OWNER**TR Capital, LLCJon ThenN91 W27428 Red Fox RunHartland, WI 53029Phone (262) 719-3368E-Mail rosie.a.roberts@gmail.com**2 PROPERTY ADDRESS**W219N11588 Appleton Ave
Germantown, WI 53022**3 NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North	South	East	West
Residential/Agricultural/Undeveloped	Commercial (undeveloped)	Commercial (undeveloped) (same property as South)	Agricultural/Undeveloped/ Commercial

4 READ AND INITIAL THE FOLLOWING:

- X I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- X I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- X I 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!

Jon Then (TR Capital) 9-3-21
Applicant Date

Jon Then 9-3-21
Owner Date

TR Capital

PO Box 75
Sussex, WI 53089

Owners:

Jon Then
Heidi Then
Rosie Roberts
Eric Roberts

Planning Commission,

TR Capital, LLC is excited to present the following documents for your review regarding the proposed development of the property located at W21N11588 Appleton Ave.

The following documents have been provided.

**Existing Conditions Plan
Proposed Site Plan
Grading Plan
Erosion Control Plan
Erosion Control Details
Storm Water Management Plans and Details
Landscape Plan
Lighting Plan
Construction Notes
Building Plans for the 3 Buildings.**

**Thanks for your time and support.
TR Capital, LLC**

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

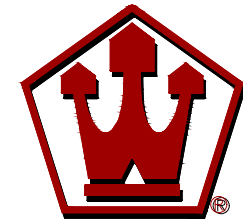
DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

DOOR & WINDOW SCHEDULE

TAG	TYPE	QUANTITY
①	14'-0"x10'-0" ROLL UP DOOR OPENING	14
②	13'-0"x10'-0" ROLL UP DOOR OPENING	1
③	9'-0"x9'-0" ROLL UP DOOR OPENING	2
④	8'-0"x9'-0" ROLL UP DOOR OPENING	1
A	4'-0"x3'-0" HORIZONTAL SLIDE-BY WINDOW	2
⑦	15'x40' UNIT	14
⑧	10'x40' UNIT	3



**Walters
Buildings**

Jack Walters & Sons, Corp.
P.O. Box 355
6600 Midland Ct.
Allenton, WI 53002
1-800-538-7800
www.waltersbuildings.com

REVISIONS:

OWNER:

JOHN THEN

PROJECT:

STORAGE

LOCATION:

GERMANTOWN, WI

SALES REP / DEALER:

MARSHALL WISTH

DRAWN BY:

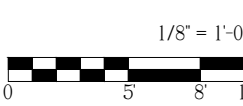
JOHN SCHNEIDER JR

ESTIMATED BY:

LAST SAVED BY:

J.SCHNEIDER ON: 9/3/2021

SCALE:

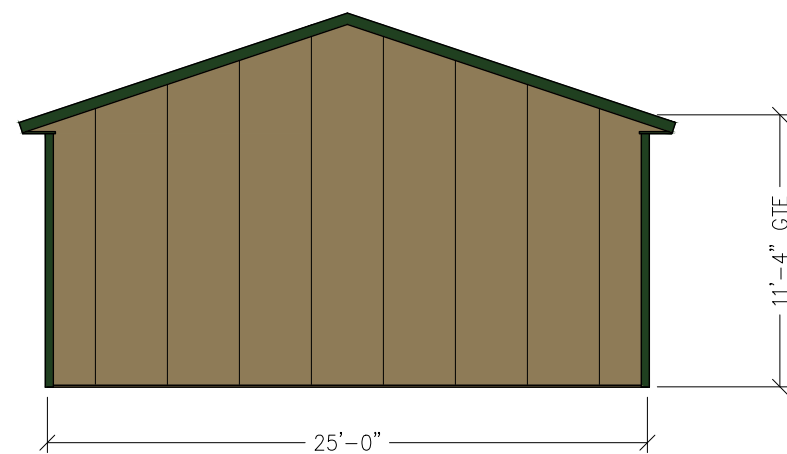


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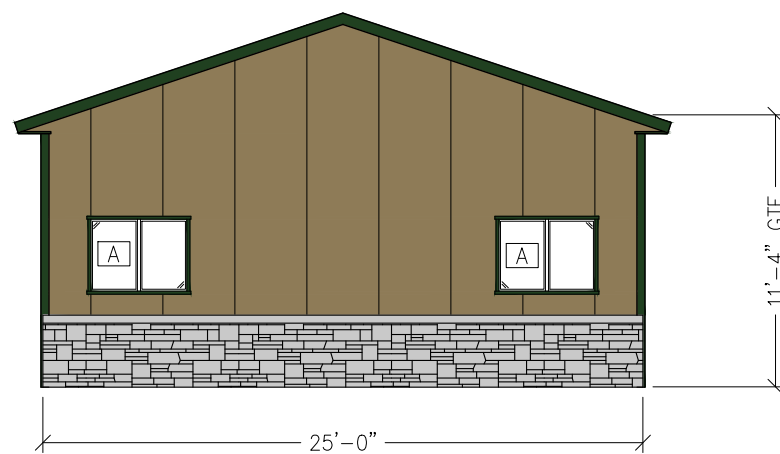
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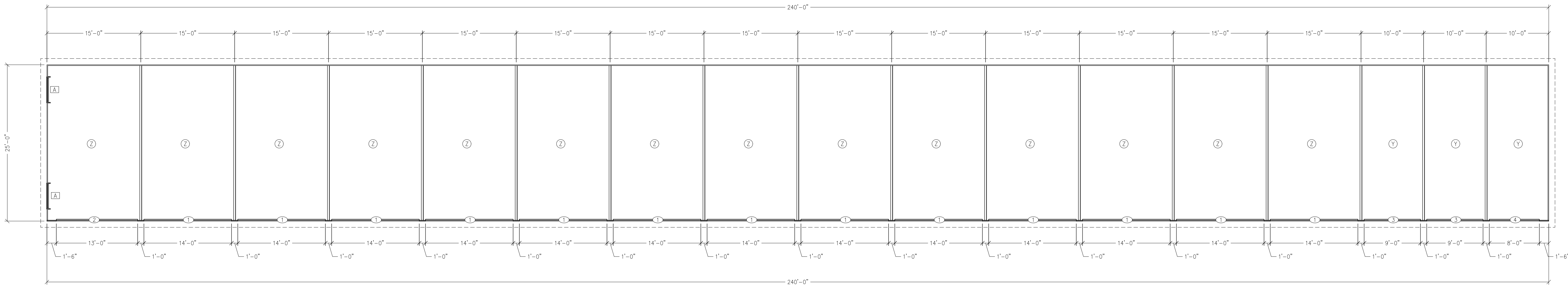
A



1 EAST END ELEVATION
A3 SCALE: 1/8" = 1'-0"



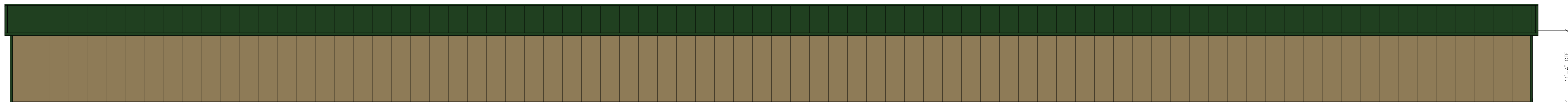
2 WEST END ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 FRAMING PLAN
A3 SCALE: 1/8" = 1'-0"



4 SOUTH SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"



5 NORTH SIDE ELEVATION
A3 SCALE: 1/8" = 1'-0"

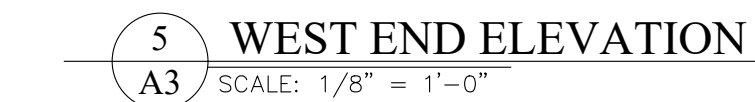
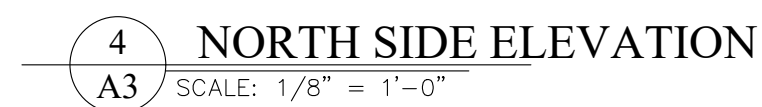
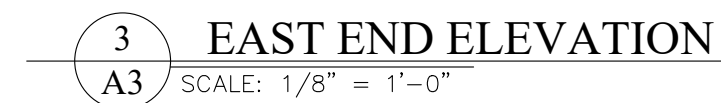
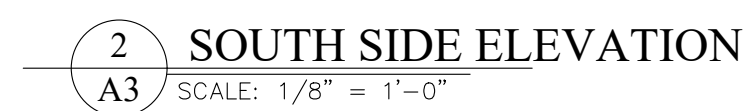
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www.waltersbuildings.com

B



I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

DOOR, WINDOW & UNIT SCHEDULE

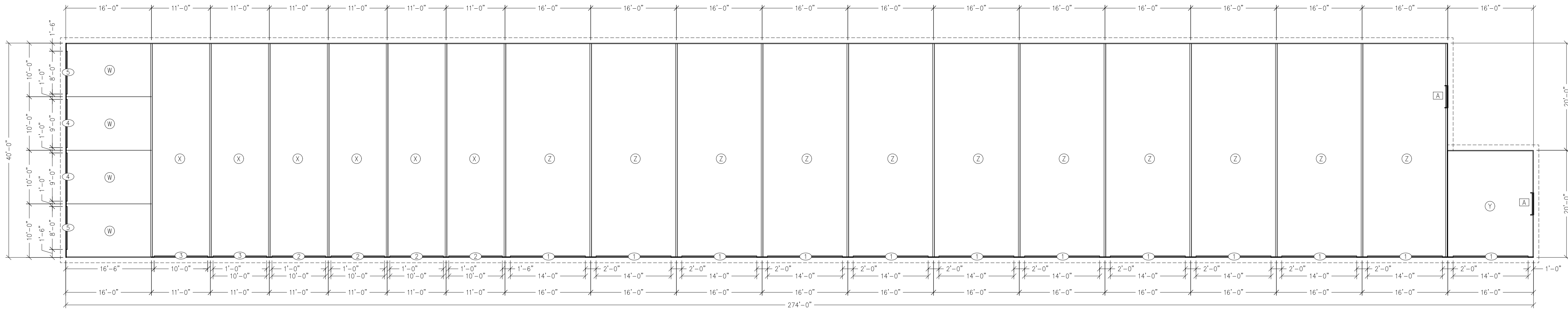
TAG	TYPE	QUANTITY
①	14'-0"x10'-0" ROLL UP DOOR FRAMED OPENING	12
②	10'-0"x10'-0" ROLL UP DOOR FRAMED OPENING	4
③	10'-0"x9'-0" ROLL UP DOOR FRAMED OPENING	2
④	9'-0"x9'-0" ROLL UP DOOR FRAMED OPENING	2
⑤	8'-0"x9'-0" ROLL UP DOOR FRAMED OPENING	2
A	4'-0"x3'-0" HORIZONTAL SLIDE-BY WINDOW	2
Z	16'x40' UNIT	11
Y	16'x20' UNIT	1
X	11'x40' UNIT	6
W	10'x16' UNIT	4



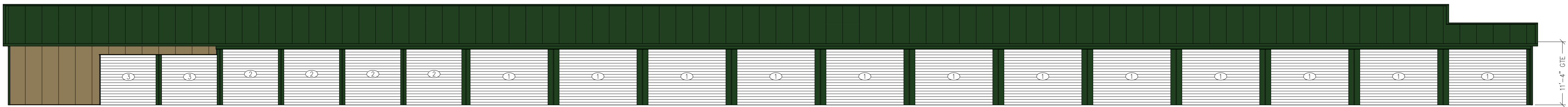
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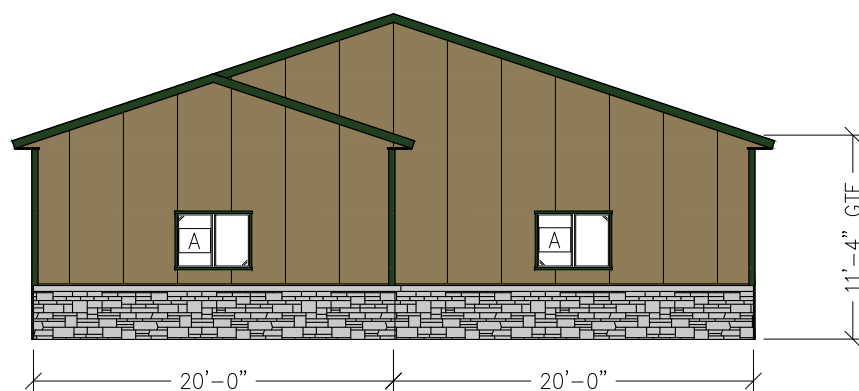
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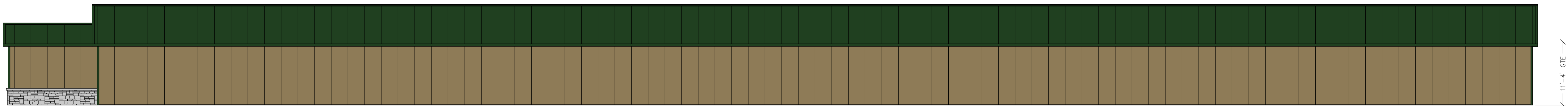
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A2 **FRAMING PLAN**
SCALE: 3/32" = 1'-0"



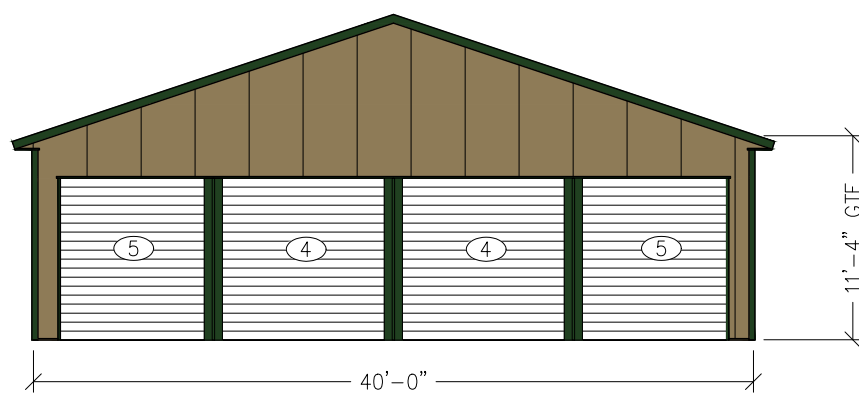
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A2 **NORTH SIDE ELEVATION**
SCALE: 3/32" = 1'-0"



3
A2 **WEST END ELEVATION**
SCALE: 3/32" = 1'-0"



4
A2 **SOUTH SIDE ELEVATION**
SCALE: 3/32" = 1'-0"



5
A2 **EAST END ELEVATION**
SCALE: 3/32" = 1'-0"

OWNER:

JOHN THEN

PROJECT:

STORAGE

LOCATION:

GERMANTOWN, WI

SALES REP / DEALER:

MARSHALL WISTH

DRAWN BY:

JOHN SCHNEIDER JR

ESTIMATED BY:

LAST SAVED BY:

J.SCHNEIDER ON: 9/3/2021

SCALE:

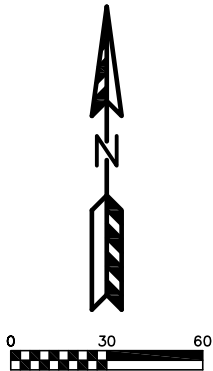
AS NOTED

JOB NUMBER:

P95-1590

SHEET NUMBER:

C



LEGEND:

---	896	---	EXISTING MINOR CONTOUR.
---	895	---	EXISTING MAJOR CONTOUR.
---	OHEL	---	OVERHEAD ELECTRIC LINE.
---	BuEl	---	BURIED ELECTRIC LINE.
---	BuTel	---	BURIED TELEPHONE LINE.
---	FO	---	FIBER OPTIC LINE.
---	GAS	---	GAS LINE.
---	SAN	---	SANITARY SEWER MAIN OR LATERAL.
---	WAT	---	WATER MAIN OR SERVICE.
=====			STORM SEWER LINE.
[ELEC]			ELECTRIC METER.
[GAS]			GAS METER.
[V]			GAS VALVE.
[FHYDRANT]			FIRE HYDRANT.
[PP]			POWER POLE.
[SN]			SANITARY SEWER MANHOLE.
[ST]			STORM SEWER MANHOLE.
[SINLET]			STORM SEWER INLET.
[T]			TELEPHONE PEDESTAL.
[TRAN]			TRANSFORMER.
[WV]			WATER VALVE.

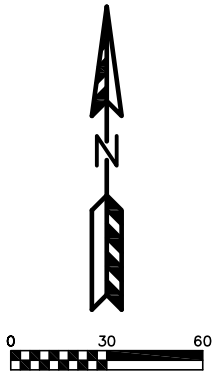
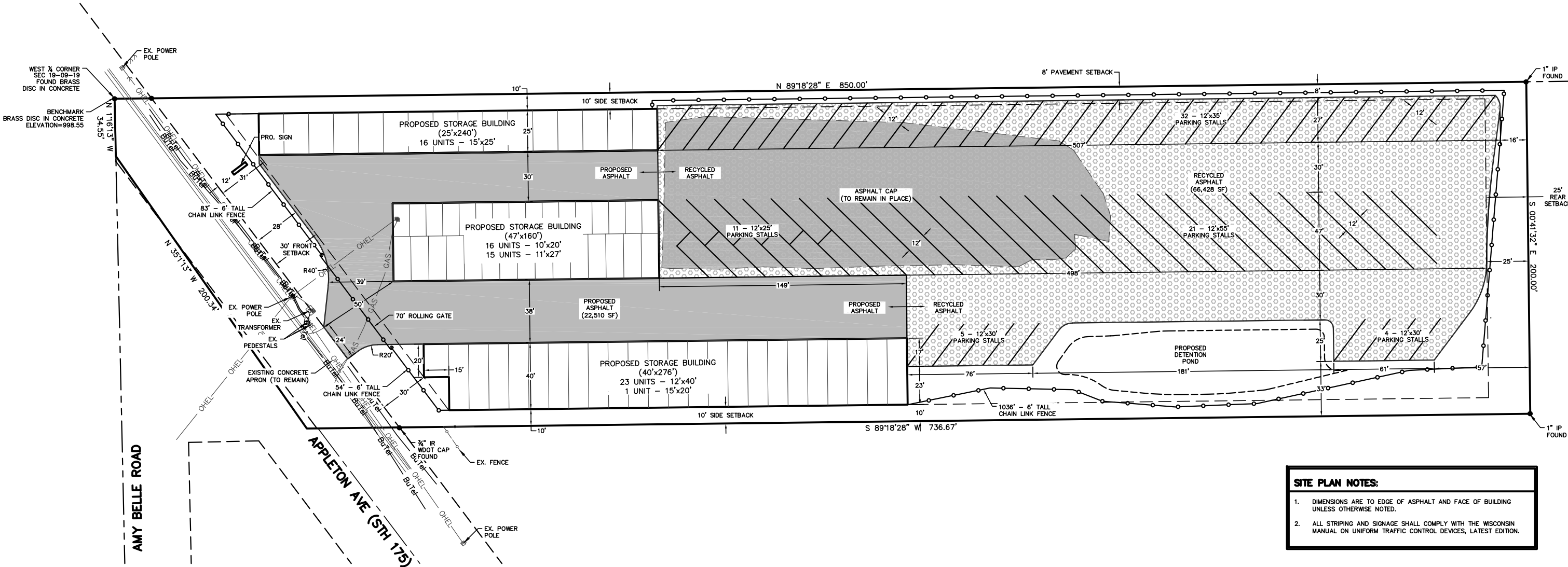
Existing Area Table	
Description	Area (sf)
Building	2,537
Concrete	4,543
Asphalt	28,532
Gravel	7,180
Total Impevious Area	42,792
Total Lot Area	150,873

APPLETON AVENUE STORAGE FACILITY
EXISTING CONDITIONS PLAN
DATED: SEPTEMBER 7, 2021

C-101

 QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



SITE INFORMATION BLOCK

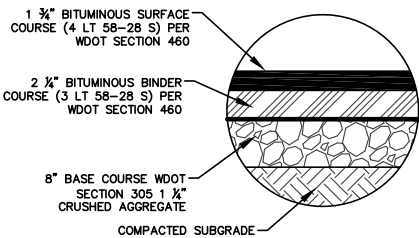
Site Address W219 N11588 Appleton Avenue
 Site acreage (total) 3.464 acres

Current Zoning M-1
 Setbacks Building/Pavement
 Front 30' / 10'
 Side 10' / 5'
 Rear 25' / 5'
 Maximum Percent Coverage 80%

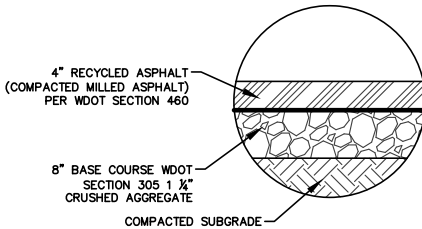
Number of Outdoor Storage Stalls:

Stall Size	Stalls
12' x 20'	11
12' x 30'	9
12' x 35'	32
12' x 40'	21
Total	73

Proposed Area Table	
Description	Area (sf)
Total Lot Area	150,873
Building	24,860
Asphalt	88,950
Total Impevious Area	113,810
% Impervious	75.4
Total Green Space	37,063
% Green Space	24.6



ASPHALT PAVEMENT SECTION



RECYCLED ASPHALT SECTION

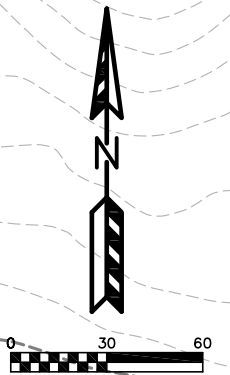
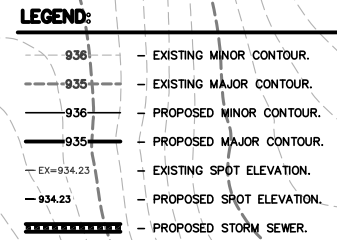
- SITE PLAN NOTES:**
- DIMENSIONS ARE TO EDGE OF ASPHALT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND

- RECYCLED ASPHALT
- 10" CRUSHED AGGREGATE BASE COURSE
- 4" RECYCLED ASPHALT (2-2" LIFTS)
- 8" CRUSHED AGGREGATE BASE COURSE
- 2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
- 1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

APPLETON AVENUE STORAGE FACILITY
 PROPOSED SITE PLAN
 DATED: NOVEMBER 4, 2021

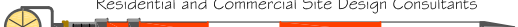
C-102



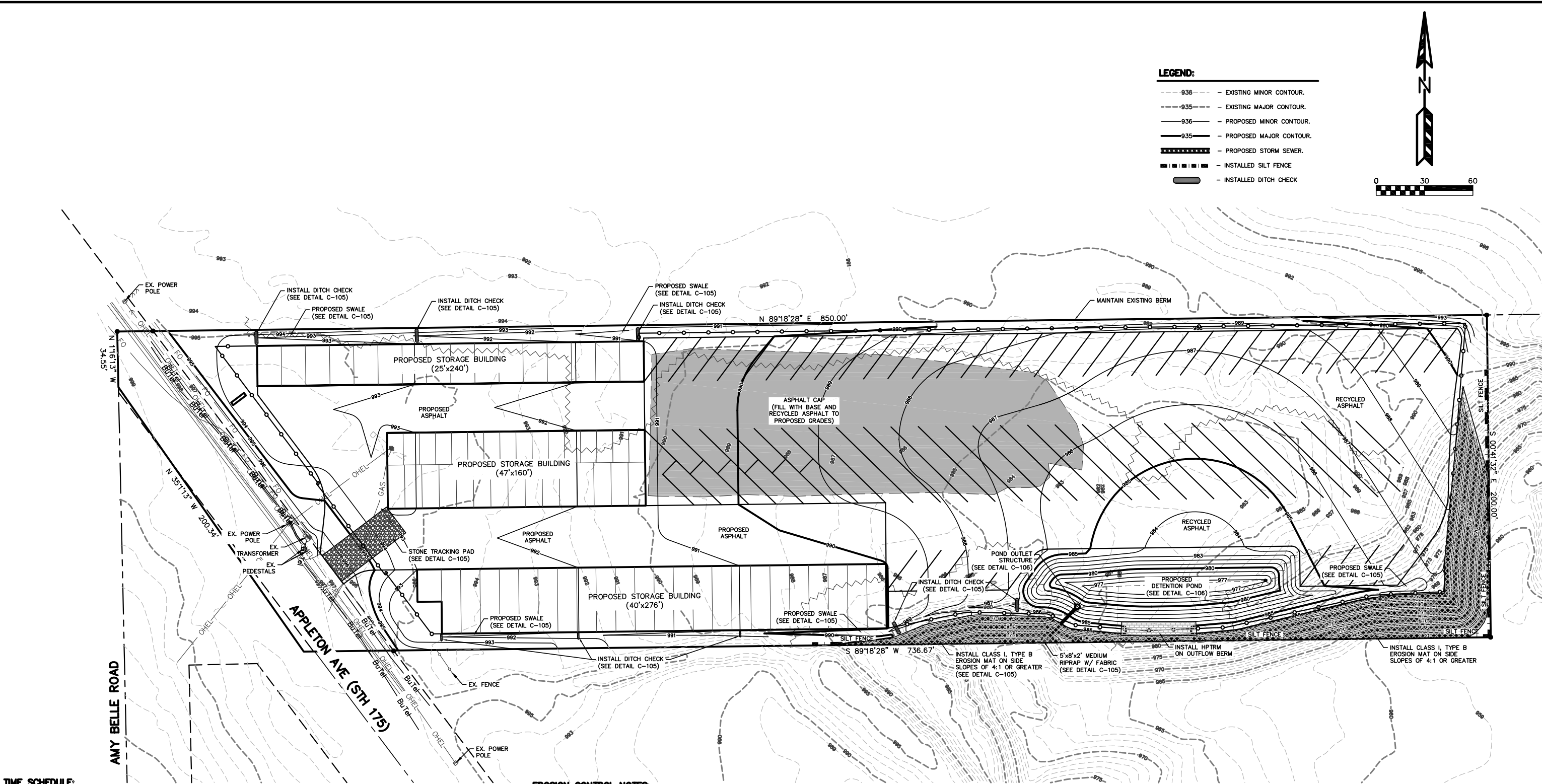
APPLETON AVENUE STORAGE FACILITY
GRADING PLAN
 DATED: NOVEMBER 4, 2021

C-103

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TIME SCHEDULE:

NOVEMBER 15, 2021

INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

NOVEMBER 15, 2021 – SEPTEMBER 1, 2022

DEMO EXISTING BUILDINGS, CRUSH CONCRETE AND ASPHALT AND STOCKPILE FOR USE AS FILL.

STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".

BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.

INSTALL BASE COURSE, PAVEMENT, AND RECYCLED ASPHALT.

SEPTEMBER 2 – 15, 2022

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS. SLOPES SHALL NOT EXCEED 3:1 EXCEPT IN BIO-FILTER.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MILWAUKEE PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF OWNER. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)
12. PROVIDE ANTI-SOIL PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. February 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

LEGEND:

- 936 --- EXISTING MINOR CONTOUR.
- 935 --- EXISTING MAJOR CONTOUR.
- 936 --- PROPOSED MINOR CONTOUR.
- 935 --- PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- INSTALLED SILT FENCE
- — — — — INSTALLED DITCH CHECK



APPLETON AVENUE STORAGE FACILITY

EROSION CONTROL PLAN

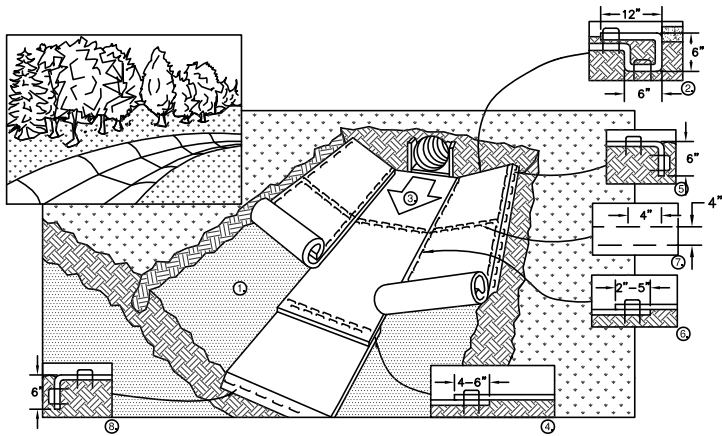
DATED: NOVEMBER 4, 2021

C-104



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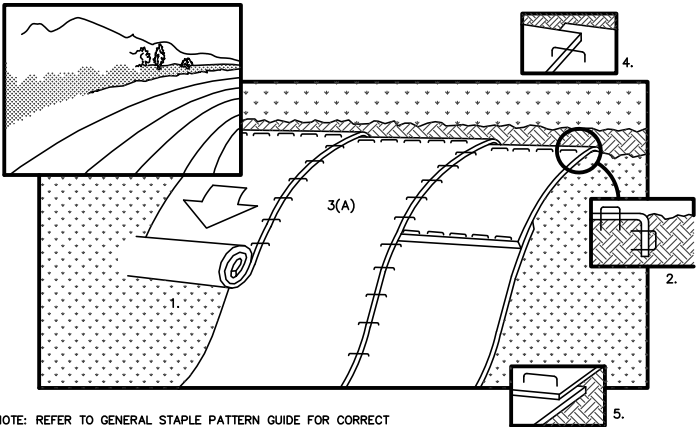
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

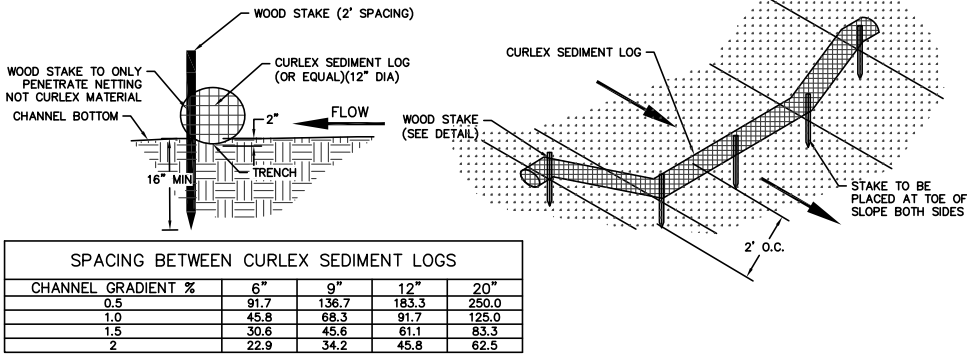
EROSION CONTROL MAT - CHANNEL INSTALLATION



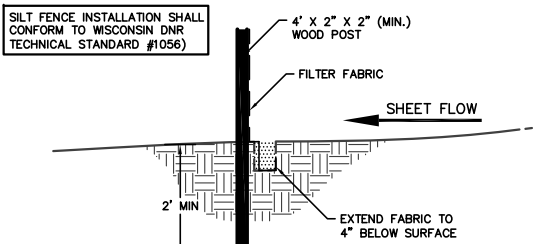
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

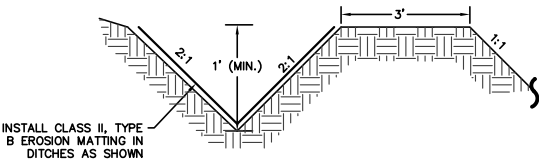
EROSION CONTROL MAT - SLOPE INSTALLATION



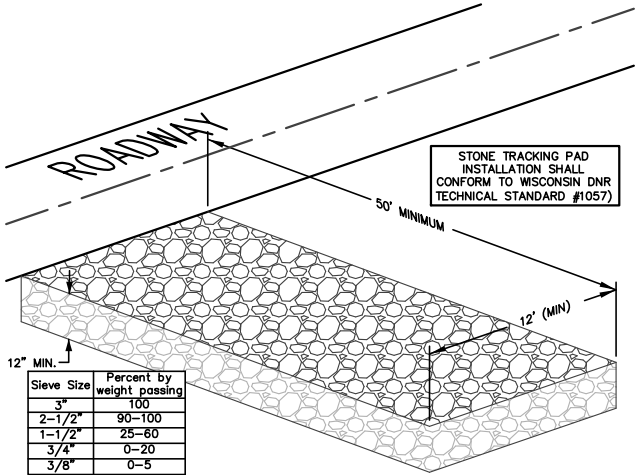
SEDIMENT LOG DETAIL



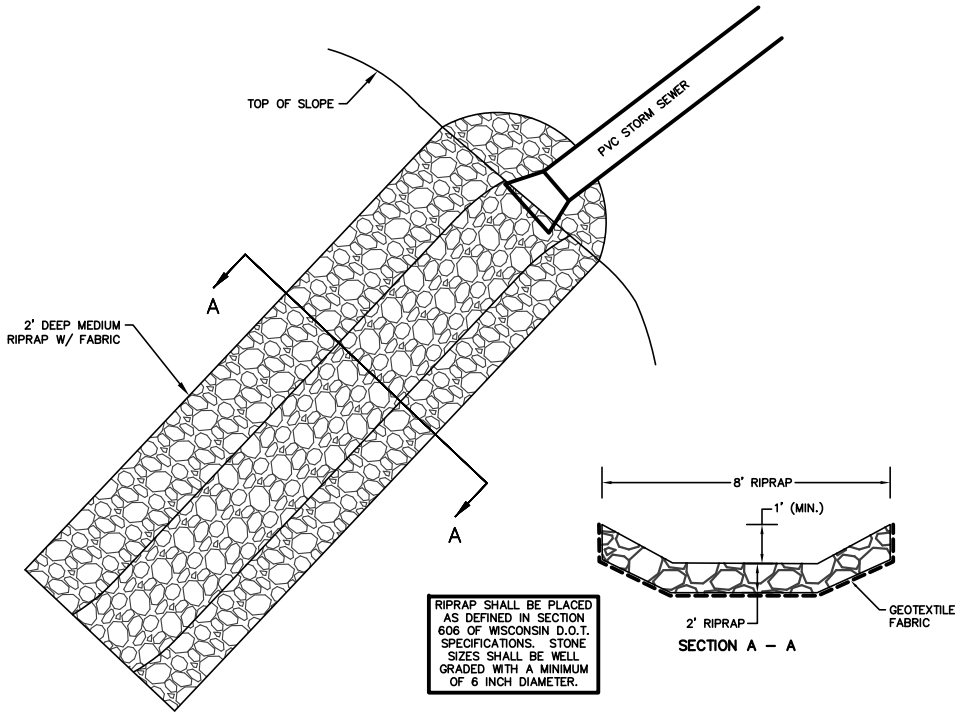
SILT FENCE CONSTRUCTION (SHEET FLOW)



BERM/SWALE DETAIL



STONE TRACKING PAD DETAIL



RIPRAP SLOPE STABILIZATION DETAIL

APPLETON AVENUE STORAGE FACILITY

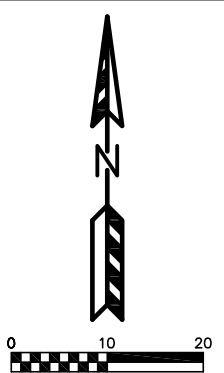
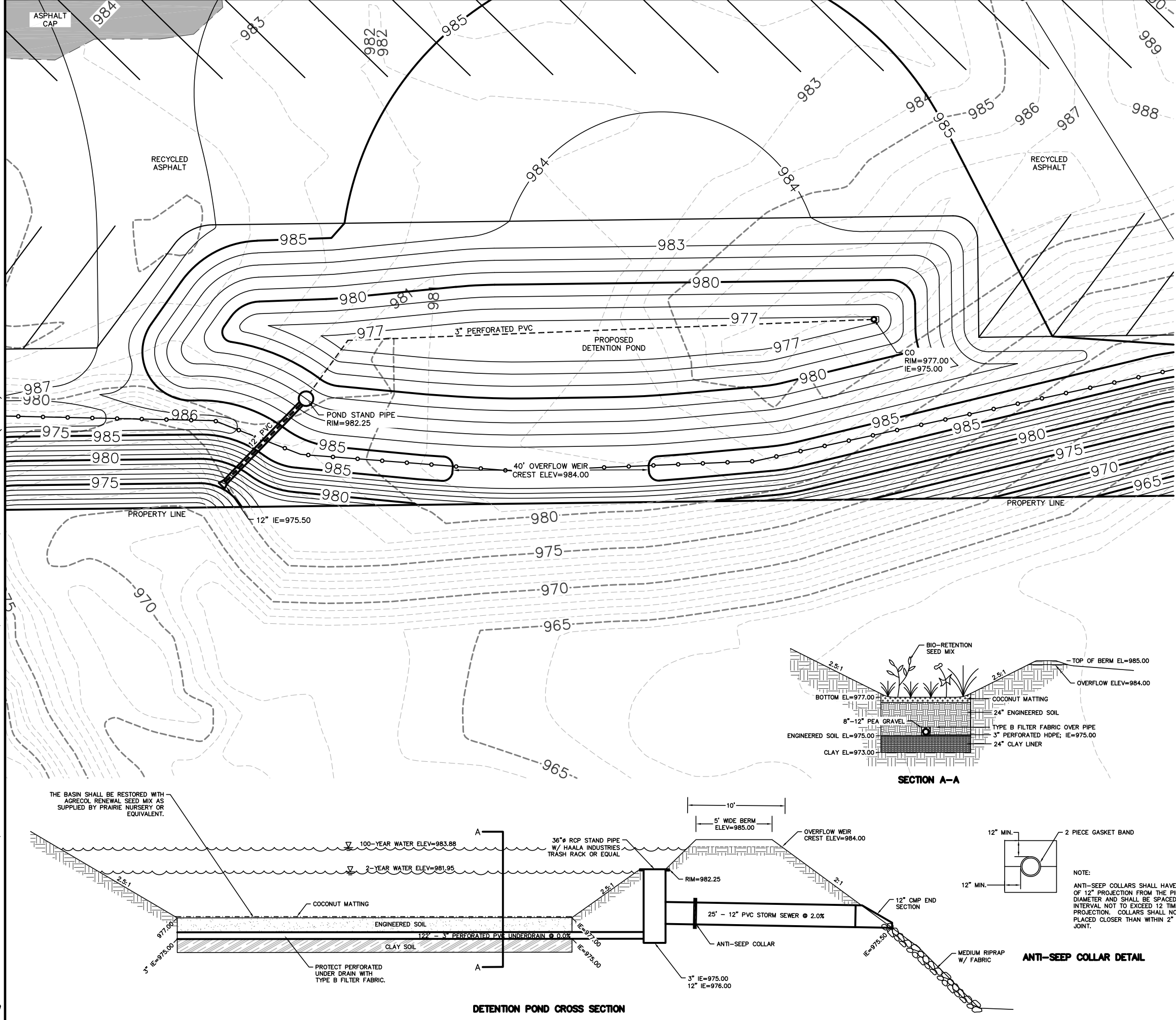
EROSION CONTROL DETAILS

DATED: NOVEMBER 4, 2021

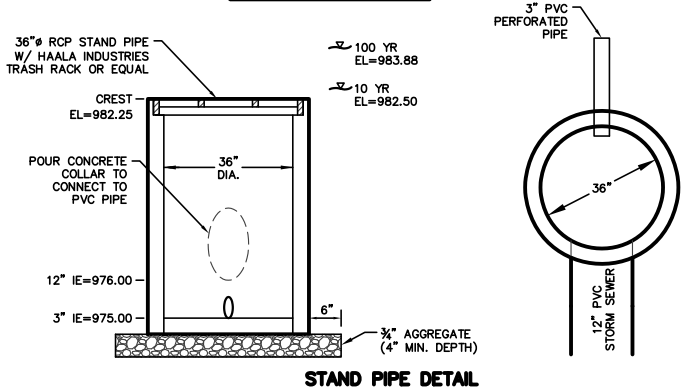
C-105



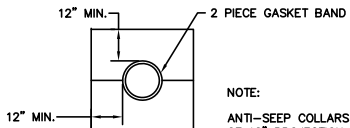
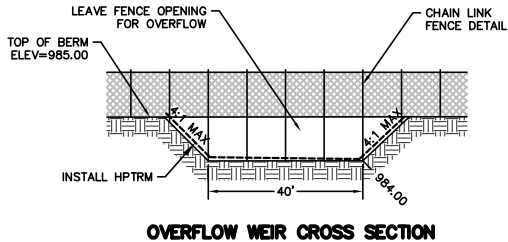
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OUTLET STRUCTURE
CONSTRUCTION SHALL CONFORM
TO WISCONSIN DNR TECHNICAL
STANDARD (#1001)



- BIO-FILTER NOTES:**
- BIO-FILTER BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003.
 - ESTABLISHMENT - COVER CROPS NEED TO BE APPLIED IN CONJUNCTION WITH THE INITIAL SEEDING OF PERMANENT VEGETATION. WHEN ESTABLISHING TURF TYPE GRASS, USE THE CRITERIA CONTAINED IN THE DNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059). SOD SHALL NOT BE USED. IF TURF GRASS IS UTILIZED, THE BASIN CANNOT BE USED FOR RECREATIONAL PURPOSES DUE TO COMPACTION CONCERNS.
 - NATIVE SEEDING - NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS. SECTION IX REFERENCES, LISTS SOURCES THAT PROVIDE SUGGESTED SEED MIXTURES. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
 - FERTILIZER - SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE TECHNICAL STANDARD, CRITICAL AREA PLANTING (342) OR WDNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
 - MULCH - MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).
 - BIO-FILTER BASIN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
 - ONCE CONSTRUCTION OF THE BIO-FILTER BASIN BEGINS, THE BASIN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
 - SEED MIXTURE FOR INFILTRATION BASIN BOTTOM SHALL BE AGRECOL RENEWAL.



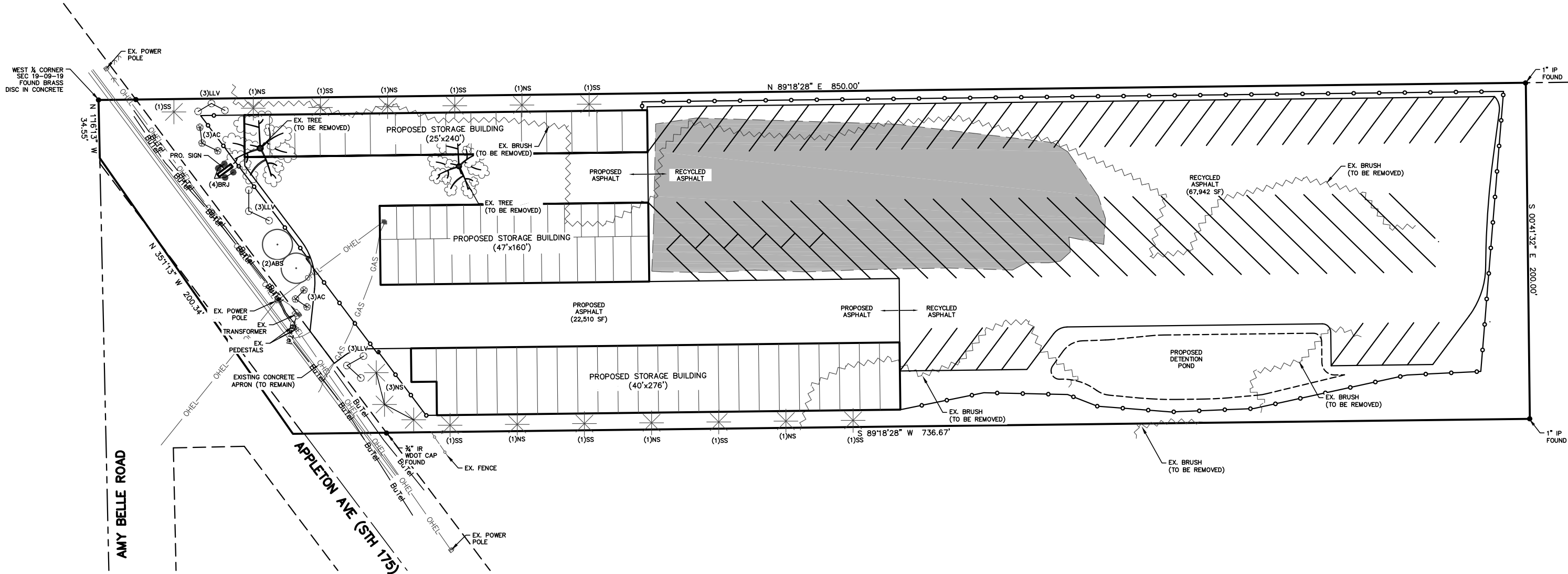
NOTE:
ANTI-SEEP COLLARS SHALL HAVE A MINIMUM OF 12" PROJECTION FROM THE PIPE OUTSIDE DIAMETER AND SHALL BE SPACED AT AN INTERVAL NOT TO EXCEED 12 TIMES THE PROJECTION. COLLARS SHALL NOT BE PLACED CLOSER THAN WITHIN 2" OF A PIPE JOINT.

APPLETON AVENUE STORAGE FACILITY
STORMWATER MANAGEMENT PLAN AND DETAILS
DATED: NOVEMBER 4, 2021

C-106

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
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PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
ABS	(2)	2"	LOW ORNAMENTAL TREES	BB
	2		AUTUMN BRILLIANCE SERVICEBERRY	
SS	(17)	8'	EVERGREEN TREES	BB
	8	7'	SERBIAN SPRUCE	
	9	7'	NORWAY SPRUCE	
LLV	(15)	6'	DECIDUOUS SHRUBS	POT
	6	18"	ALPINE CURRANT	
	9	36"	LEATHER LEAF VIBURNUM	
BRJ	(4)	4"	UPRIGHT EVERGREEN SHRUBS	CON
	4		1 G BLUE RUG JUNIPER	

- NOTES:
- 1) DESIGNATED LAWN AREAS TO RECEIVE A MINIMUM OF 6" OF TOPSOIL, STARTER FERTILIZER, AND LOCALLY GROWN BLUEGRASS SOD.
 - 2) FOUNDATION PLANTING BEDS AND DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
 - 3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4" DIAMETER) SPREAD TO A DEPTH OF 3".
 - 4) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
 - 5) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

APPLETON AVENUE STORAGE FACILITY

LANDSCAPE PLAN

DATED: NOVEMBER 4, 2021

C-107



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. 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.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. 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.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. 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. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED BY THE RESIDENT GEOTECHNICAL ENGINEER.PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW.THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM(ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
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. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 3/8" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION 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. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSNYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
3. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
4. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
5. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
6. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE AND REMOVAL OF EXISTING SERVICES.
- 7.ALL WORK WITHIN THE APPLETON AVENUE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE WISCONSIN D.O.T.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

APPLETON AVENUE STORAGE FACILITY

CONSTRUCTION NOTES

DATED: SEPTEMBER 7, 2021

C-109



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

DESCRIPTION

The Lumark Axcent LED wall mount luminaire provides a flush-mounted, architectural design with high performing, energy-efficient illumination resulting in up to 95% energy and maintenance savings over traditional sources. The die-cast aluminum construction along with stainless steel hardware, gasketed housing, and sealed optical compartment make the Axcent impervious to contaminants. The Axcent replaces 70W to 450W metal halide equivalents making it ideal for pathway illumination, building entrances, vehicle ramps, schools, tunnels, stairways, loading docks and floodlighting applications.

SPECIFICATION FEATURES

Construction

Low-profile LED design with rugged die-cast aluminum housing. Matching housing styles incorporate both a full cutoff and refractive lens design. External fin design on the back of the fixture extracts heat from the surface resulting in a thermally optimize design for longer luminaire life. One-piece silicone gasket seals the fixture, keeping out moisture and dusts in compliance with IP66 rating. The fixture is 3G vibration rated (ANSI C136.31) and UL/cUL listed ensuring reliability and durability in wall mount applications.

Optical

Silicone-sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Optional glare free lens is available for visual comfort at reduced lumen values. Available in Type IV distribution with lumen packages ranging from 1,800 to 17,300 nominal lumens. Light engine configurations consist of high-efficiency, discrete LEDs mounted to metal-core circuit boards to maximize heat

dissipation and promote long life. Offered in standard 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5000K CCT / 70CRI min and 3000K / 80CRI min are available.

Electrical

LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. Integral LED electronic driver incorporates 6kV surge protection. Class 1 electronic drivers have a power factor >90% and THD<20%. 120-277V 50/60Hz standard operation with optional 347V 60Hz or 480V 60Hz options available. 480V is compatible for use with 480V Wye systems only. 0-10V dimming driver is standard with leads external to the fixture to accommodate controls capability such a dimming and occupancy. 10kV/10kA surge protection option is available.

Mounting

Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism for quick installation. Secure with two captive, corrosion resistant, stainless steel set screws, which are concealed but accessible from bottom of fixture. Optional floodlight kits available in slipfitter,

knuckle and trunnion mount configurations. Optional pole mount configuration provides a quick-mount solution to round and square poles. The easy installation arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8".

Emergency Egress

Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack. The separate emergency lighting LEDs are wired to provided redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Finish

The Axcent is protected with five state super TGIC polyester powder coat paint in carbon bronze and five other color finishes. Super TGIC power coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.



AXCS / AXCL AXCENT

14-123W
LED

APPLICATIONS:
WALL / SURFACE / INVERTED
FLOODLIGHTING / PATHWAY /
SITE LIGHTING



CERTIFICATION DATA

3G Vibration Rated
Dark Sky Approved (Fixed mount,
Full cutoff, and 3000K CCT only)
DesignLights Consortium® Qualified*
FCC Class A
IP66 Rated
ISO9001, UL/cUL Wet Location Listed
ROHS Compliant
Title 24 Compliant
UL924 Listed (CBP Models)

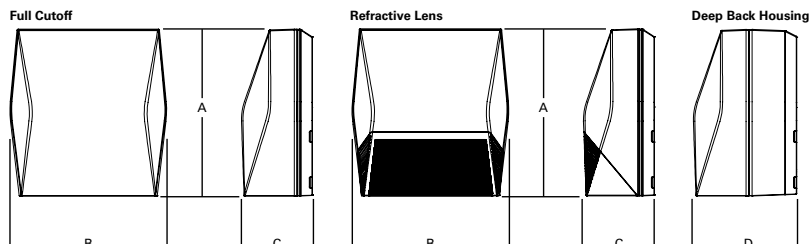
TECHNICAL DATA

-40°C Minimum Ambient Temperature
+40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

SHIPPING DATA:

Approximate Net Weight:
Small fixture=5 lbs. [2.36 kgs.]
Small with sensor or CBP=10 lbs. [4.40 kgs.]
Large fixture=12 lbs. [5.45 kgs.]
Large with sensor or CBP=17 lbs. [7.73 kgs.]
Large with sensor & CBP=21 lbs. [9.54 kgs.]

DIMENSIONS

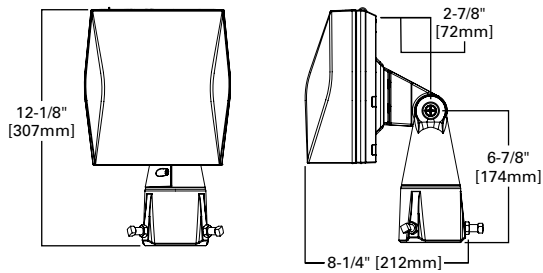
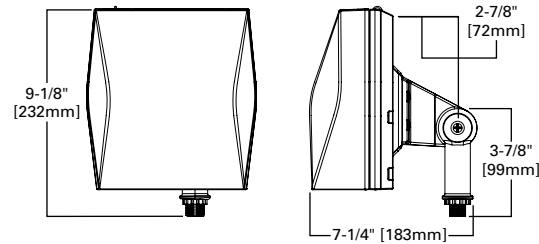
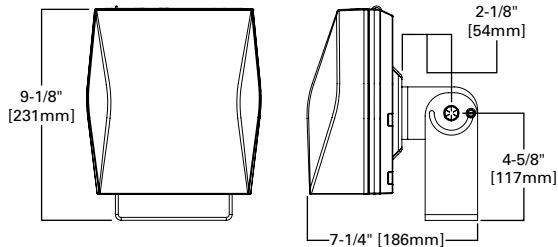


Dimensional Data

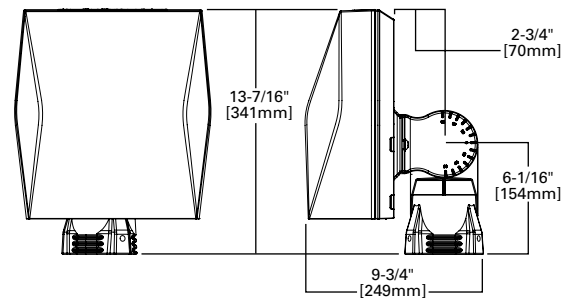
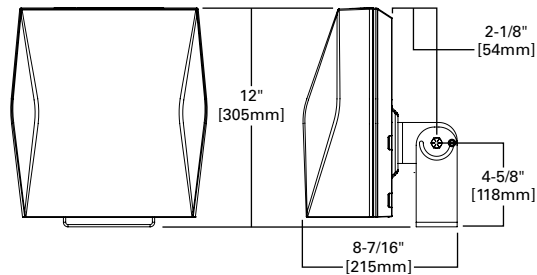
	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

MOUNTING OPTIONS**Slipfitter Mount (Small)**

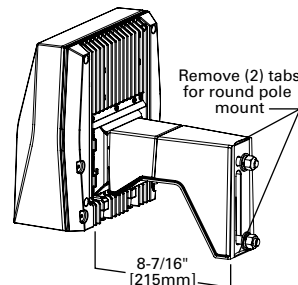
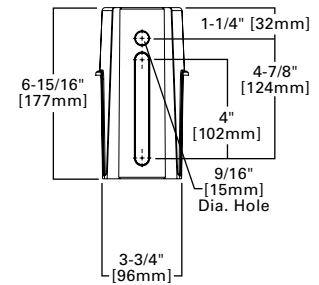
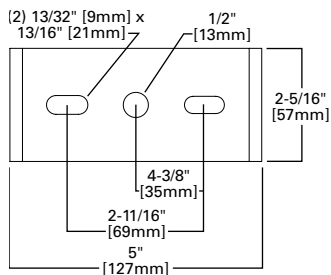
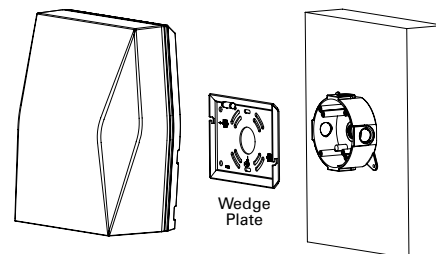
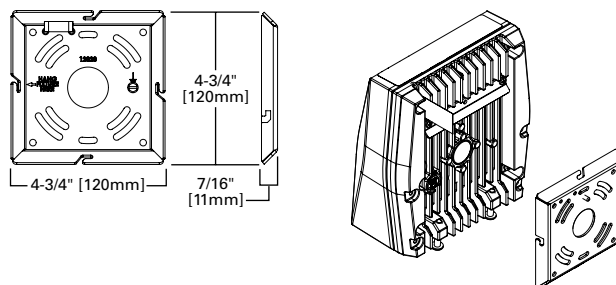
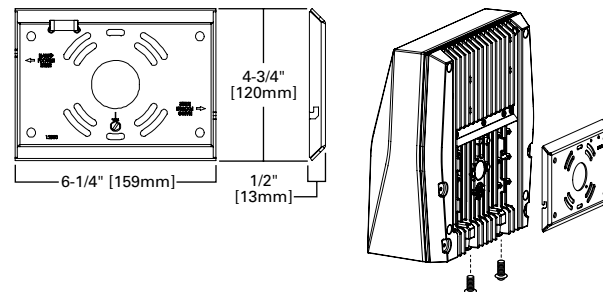
Tenon OD: 2-3/8" | EPA: 0.60

**Knuckle Mount (Small)****Trunnion Mount (Small)****Slipfitter Mount (Large)**

Tenon OD: 2-3/8" to 2-7/8" | EPA: 1.10

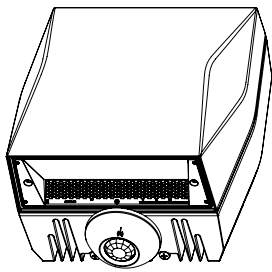
**Trunnion Mount (Large)****Pole Mount Arm (Shown with Large fixture)**

EPA: 1.1

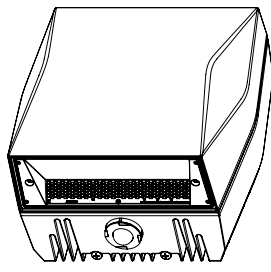
**Drill Pattern****Trunnion Mount Detail****Through-branch Wiring** (Available through rated junction box - supplied by others)**Wall Mount Plate Detail (Small)****Wall Mount Plate Detail (Large)**

CONTROL OPTIONS

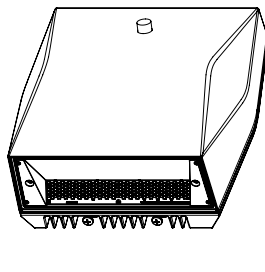
LumaWatt Pro Sensor



Occupancy Sensor

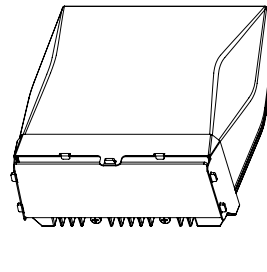


Button Photocontrol

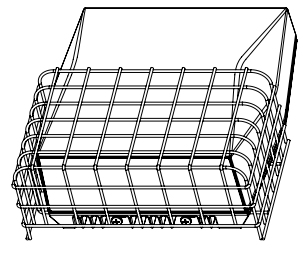


VANDAL SHIELD AND WIRE GUARD OPTIONS

Vandal Shield



Wire Guard



CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

Photocontrol (PC1, PC2, and PC)

Optional button-type photocontrol provides a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels.

After Hours Dim (AHD)

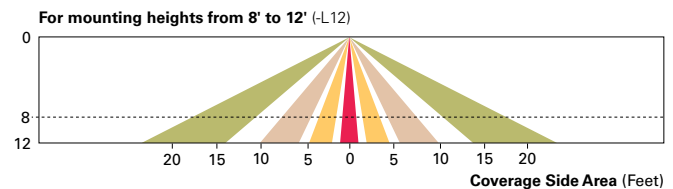
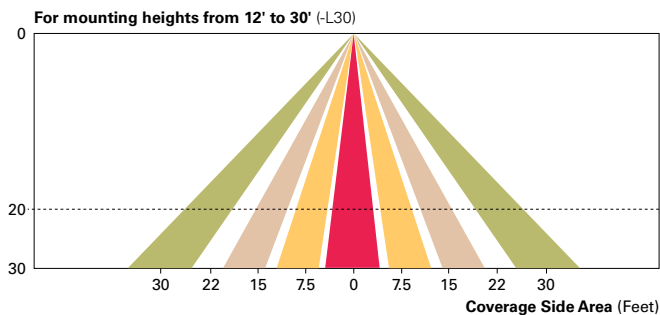
This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX)

These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

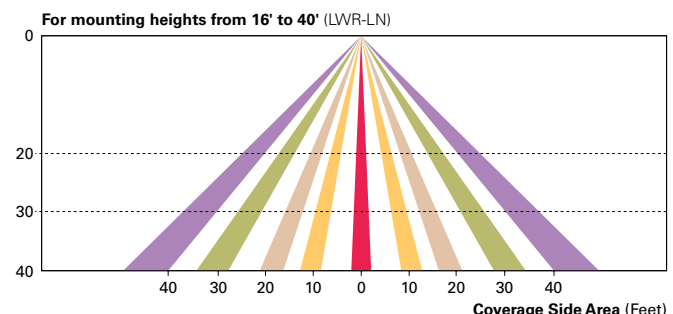
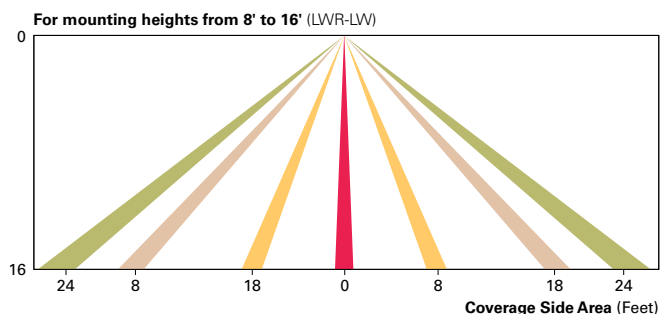
These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

**LumaWatt Pro Wireless Control and Monitoring System** (LWR-LW and LWR-LN)

The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.



POWER AND LUMENS (AXCENT SMALL)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

POWER AND LUMENS (AXCENT LARGE)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

POWER AND LUMENS (SMALL + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

LUMEN MAINTENANCE (AXCENT SMALL)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

LUMEN MAINTENANCE (AXCENT LARGE)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

POWER AND LUMENS (LARGE + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

ORDERING INFORMATION

Sample Number: AXCS1A-AP-347V

Model Series ¹	LED Color Temperature	Color	Options (Add as Suffix)
Full Cutoff AXCS1A=14W AXCS2A=21W AXCS3A=27W AXCS4A=44W AXCS5A=52W AXCL6A=56W AXCL8A=72W AXCL10A=102W AXCL12A=123W Refractive Lens AXCS1ARL=14W AXCS2ARL=21W AXCS3ARL=27W AXCS4ARL=44W AXCS5ARL=52W AXCL6ARL=56W AXCL8ARL=72W AXCL10ARL=102W AXCL12ARL=123W	[Blank]=4000K, Neutral C=5000K, Cool W=3000K, Warm	[Blank]=Carbon Bronze (Standard) WT=Summit White BK=Black AP=Grey GM=Graphite Metallic DP=Dark Platinum	347V=347V ² 480V=480V ² PC1=Photocontrol 120V ^{3, 4, 5} PC2=Photocontrol 208-277V, 347V, 480V ^{4, 5, 6} PC=Photocontrol 120-277V, 347V, 480V ^{4, 7, 8} KKIT=Knuckle Floodlight Mount ⁷ TRNKIT=Trunnion Floodlight Mount SFKIT=Slipfitter Floodlight Mount PMakit=Pole Mount Arm LWR-LW=LumaWatt Pro Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{4, 9} LWR-LN=LumaWatt Pro Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{4, 9} MSP/DIM-L12=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height ^{4, 9, 10} MSP/DIM-L30=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height ^{4, 9, 10} MSP-L12=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height ^{4, 9, 10} MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height ^{4, 9, 10} CBP=Cold Weather Battery Pack ^{3, 11, 12, 13, 14, 15} CBP-CEC=Cold Weather Battery Pack, CEC compliant ^{3, 11, 12, 13, 14, 15} 10K=10kV/10kA Surge Protection HA=50°C High Ambient ^{12, 16} GRF=Glare Reducing Lens ¹⁷ AHD145=After Hours Dim, 5 Hours ^{5, 18} AHD245=After Hours Dim, 6 Hours ^{5, 18} AHD255=After Hours Dim, 7 Hours ^{5, 18} AHD355=After Hours Dim, 8 Hours ^{5, 18}

Accessories (Order Separately) ¹⁹

VS/AXCS=Vandal Shield Axcent Small ^{7, 20}
VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) ^{7, 20}
WG/AXCS=Wire Guard Axcent Small ⁷
WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) ⁷
VS/AXCL=Vandal Shield Axcent Large ^{5, 20}
VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) ^{5, 20}
WG/AXCL=Wire Guard Axcent Large ⁵
WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) ⁵
KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) ⁷
SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) ⁷
TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) ⁷
TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) ⁵
SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) ⁵
PMakit-XX=Pole Mount Kit
ISHH-01=Integrated Sensor Programming Remote ²¹
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon

NOTES:

- DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages.
- Not available in 347 or 480 VAC.
- Button photocontrol and any motion sensor not offered together.
- Only available on AXCL6-AXCL12 models.
- Used with 277, 347, and 480 VAC options.
- Only available on AXCS1-AXCS5 models.
- This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information.
- Uses deep back housing.
- The ISHH-01 accessory is required to adjust parameters.
- Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models.
- Not available with AXCS5 or AXCL12 models.
- Uses deep back housing for AXCS1, AXCL2, AXCS3, and AXCS4 models.
- Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
- In AXCS1, AXCS2, AXCS3, and AXCS4 models, CBP cannot be used with any sensor option (PC, MSP, LWR).
- Can not be ordered with CBP or PC options.
- Use dedicated IES files on product website for lumen values and distributions.
- Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
- Replace XX with color designation.
- For use with full cutoff lens configurations only.
- This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information.

STOCK ORDERING INFORMATION

Model Series ¹			
Full Cutoff		Refractive Lens	
AXCS1A=14W	AXCL10A=102W	AXCS1ARL=14W	AXCL10ARL=102W
AXCS2A=21W	AXCL12A=123W	AXCS2ARL=21W	AXCL12ARL=123W
AXCS3A=27W	AXCL6A-347V=56W	AXCS3ARL=27W	AXCL6ARL-347V=56W
AXCS4A=44W	AXCL8A-347V=72W	AXCS4ARL=44W	AXCL8ARL-347V=72W
AXCS5A=52W	AXCL10A-347V=102W	AXCS5ARL=52W	AXCL10ARL-347V=102W
AXCL6A=56W	AXCL12A-347V=123W	AXCL6ARL=56W	AXCL12ARL-347V=123W
AXCL8A=72W		AXCL8ARL=72W	

NOTES:

- All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

**STORMWATER
MANAGEMENT REPORT**

**APPLETON AVENUE STORAGE FACILITY
VILLAGE OF GERMANTOWN, WISCONSIN**

September 7, 2021
Revised: November 4, 2021

PREPARED FOR:
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JT-04-21

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- B. Pre-Development Hydrology and Hydraulics
- C. Post-Development Hydrology and Hydraulics
- D. TSS Reduction Calculations
- E. USLE Worksheet
- F. Stormwater Maintenance Agreement
- G. Exhibits
 - 1) Pre-Development Conditions Drainage Map
 - 2) Post-Development Conditions Drainage Map
 - 3) Grading Plan
 - 4) Erosion Control Plan
 - 5) Details
 - 6) Pond Plan

INTRODUCTION

The proposed development that is covered in the Erosion Control and Stormwater Management Report is located along the east side of Appleton Avenue across from Amy Belle Road in the Village of Germantown, Washington County. The site is part of the northeast ¼ of the southwest ¼, Section 19, Town 9 North, Range 20 East. The property is located at W219N11588 Appleton Ave.

The existing site consists primarily of a house and an old landscaping business connecting into an existing gravel pit on the south and east sides of the property. There is an old, contaminated area in the middle of the site capped with asphalt.

The proposed development will include the construction of three proposed storage buildings, associated drive isles and RV parking lot in the rear of the site. All sedimentation and erosion control measures, including the silt fence/sock and the stone construction entrance will be installed prior to any grading activities. Stormwater management will be provided by the construction of a proposed Detention Pond.

The proposed development is a part of the Menomonee River Watershed. The sub-watershed includes the proposed development. The Menomonee River is approximately 2 miles east of the development.

The intent of this report is to provide details on how the stormwater will be collected and managed so that it leaves the proposed development in accordance with the Village of Germantown, MMSD and Wisconsin DNR stormwater management standards.

STANDARDS

The stormwater management system for the proposed site will meet the post-construction stormwater requirements for the Village of Germantown, Milwaukee MMSD, and the Wisconsin Department of Natural Resources.

Total Suspended Solids

For new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls. For redevelopment, by design, the total suspended solids load by 40%, based on an average annual rainfall, for all paved areas as compared to no runoff management controls.

Storm Water Quantity

The target design criteria for the stormwater management facilities proposed in this report follow the Village of Germantown ordinances, MMSD Chapter 13 Surface Water and Stormwater Rule, and NR 151 of the Wisconsin Administrative Code. The Volumetric Design Procedure was used to demonstrate compliance with the water quantity requirements of these regulations. The procedure requires that existing runoff volume not be exceeded during the critical time period of the Menomonee River watershed that the site is located in.

Infiltration

BMPs shall be designed, installed and maintained to infiltrate runoff so that post-development infiltration volume shall be at least 90 percent of the pre-settlement infiltration volume based on the average annual rainfall. The Village Engineer may determine exceptions based on site history, land use and soil conditions. This project is exempt from infiltration requirements based on the existing soil types and presence of redox within the soil test pits; information on the existing site soils can be found in the appendices.

Method of Analysis

The storm water runoff rates and quantities have been analyzed using the methodology prescribed in Urban Hydrology for Small Watersheds, United States Department of Agriculture Soil Conservation Service Technical Release 55 (TR-55). The SCS Type II, 24-hour rainfall distribution curve was used for the calculations.

Rainfall Analysis

The selected design storms were based on NOAA Atlas 14.

Recurrence Interval (Year)	Rainfall depth (in)
2	2.65
10	3.82
50	5.53
100	6.41

PRE-DEVELOPMENT SITE CONDITIONS

The existing site consists of a house, driveways, landscape storage bins and connecting paved areas. All the runoff from the site drains to the quarry to the southeastern side of the site. The existing house and landscaping pins will be razed and existing well and septic will be abandoned.

Table 1 below shows the soil types found on the site. The site contains predominately of a gravel pit and well drained soils.

Table 1 Soil Types

Symbol	Soil	Hydrologic Group
FsB	Fox silt loam	B
GP	Gravel Pit	

There is off-site drainage to the north that drains south towards this development as shown on the Existing Drainage Plan. The runoff from this area drains to a low area just to the north of the north property line and does not drain into this development due to a berm/fence line that is 2 – 3 feet higher than the low area. Based on field visits and aerial photo review there is not crop damage or wetland characteristics in this area so the runoff infiltrates at a high rate, which makes sense since there is a quarry adjacent to this area. A picture of the berm/fence line in relation to the low area is shown on the next page.

Looking east along the north property line



POST-DEVELOPMENT SITE CONDITIONS

The project includes the construction of three proposed storage buildings, associated parking drive aisles, and proposed gravel parking for RV storage.

Detailed watershed information can be found in the HydroCAD calculations found in the Appendix C. The proposed site discharge location will match the current site discharge location. Discharge from the proposed bio-filter will discharge to the south towards the existing quarry. The proposed drainage area is shown on the Post-Development Conditions Drainage Map included in Appendix G.

The post-development conditions runoff volume is to be reduced so that it is less than or equal the pre-development conditions runoff volume. The overall development is required to provide a weighted average of new development and redevelopment TSS reduction. The water quality and quantity summaries are included on page 5 of this report. The calculations are included in Appendices A, B and C.

STORMWATER MANAGEMENT

The post-construction stormwater quantity requirement for the Appleton Avenue Storage project was met using the Volumetric Design Procedure. Detailed watershed information can also be found in the HydroCAD computer analysis printouts found in the Appendices. The table below contains the runoff volumes for the critical period in the Menomonee River, 9.5 hours. They are in compliance with the MMSD's Volumetric Design Procedure.

Table 2 - Water Quantity Requirements

Rain Event	Pre-Dev. Runoff Volume {acre-ft}	Post-Dev. Runoff Volume {acre-ft}
2-year	0.222	0.217
100-year	1.074	0.955

The table below contains the peak flows and elevations for the project wet-detention basin for 2-year and 100-year events.

Table 3 - Post-Development Peak Discharge Rates

Pond	Rain Event	Outflow Peak (cfs)	Peak Elevation (ft)
Pond 1P	2	0.28	981.95
	100	8.11	983.88

The stormwater quality requirement for this project was met using WinSLAMM to demonstrate that the wet-detention basin will effectively remove over 40% of redevelopment and 80% of the new development Total Suspended Solids (TSS) based on the average annual rainfall for the redevelopment of this site. Water Quality calculations can be found in Appendix D. The following table is a summary of the results:

Table 4 - Water Quality Requirements

Annual Pounds Yielded	Pounds after Outlet Controls	Removal Rate
1461	303.1	79.25%

Infiltration

The existing site contains a contaminated soils and is a redevelopment so infiltration will not be required for this site.

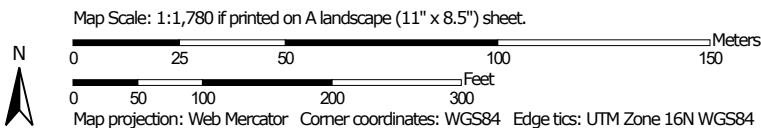
CONCLUSION

The best management practices for the proposed project, will maintain runoff volumes in the post-developed condition compared with the pre-developed condition during the critical time period for the Menomonee River. The detention pond will also provide 40% TSS reduction as required by state and local requirements.

APPENDIX A

SOILS INFORMATION

Hydrologic Soil Group—Washington County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin
 Survey Area Data: Version 20, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 1, 2019—Oct 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CeD2	Casco loam, 12 to 20 percent slopes, eroded	B	0.1	1.1%
FsB	Fox silt loam, 2 to 6 percent slopes	B	1.2	23.2%
GP	Gravel pit		3.9	75.7%
Totals for Area of Interest			5.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

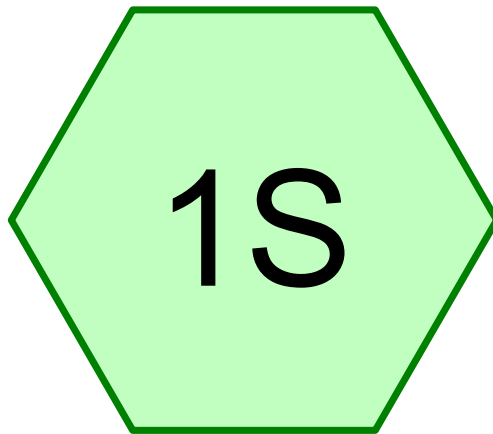
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

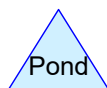
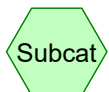
Tie-break Rule: Higher

APPENDIX B

PRE-DEVELOPMENT HYDROLOGY AND HYDRAULICS



Pre-Dev



Routing Diagram for Pre Development

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Pre Development

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Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9208 WI Washington

Rainfall events imported from "NRCS-Rain.txt" for 9208 WI Washington

Pre Development

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.527	61	>75% Grass cover, Good, HSG B (1S)
0.655	98	Existing Asphalt (1S)
0.058	98	Existing Buildings (1S)
0.104	98	Existing Concrete (1S)
0.763	96	Existing Gravel (1S)
0.499	55	Woods, Good, HSG B (1S)
3.607	76	TOTAL AREA

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
2.026	HSG B	1S
0.000	HSG C	
0.000	HSG D	
1.581	Other	1S
3.607		TOTAL AREA

Pre Development

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Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	1.527	0.000	0.000	0.000	1.527	>75% Grass cover, Good	1S
0.000	0.000	0.000	0.000	0.655	0.655	Existing Asphalt	1S
0.000	0.000	0.000	0.000	0.058	0.058	Existing Buildings	1S
0.000	0.000	0.000	0.000	0.104	0.104	Existing Concrete	1S
0.000	0.000	0.000	0.000	0.763	0.763	Existing Gravel	1S
0.000	0.499	0.000	0.000	0.000	0.499	Woods, Good	1S
0.000	2.026	0.000	0.000	1.581	3.607	TOTAL AREA	

Pre Development

MSE 24-hr 3 1-Year Rainfall=2.35"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Pre-Dev

Runoff Area=157,106 sf 22.67% Impervious Runoff Depth>0.57"

Flow Length=217' Tc=18.3 min CN=76 Runoff=2.32 cfs 0.170 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.170 af Average Runoff Depth = 0.57"
77.33% Pervious = 2.789 ac 22.67% Impervious = 0.818 ac

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MSE 24-hr 3 1-Year Rainfall=2.35"

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Summary for Subcatchment 1S: Pre-Dev

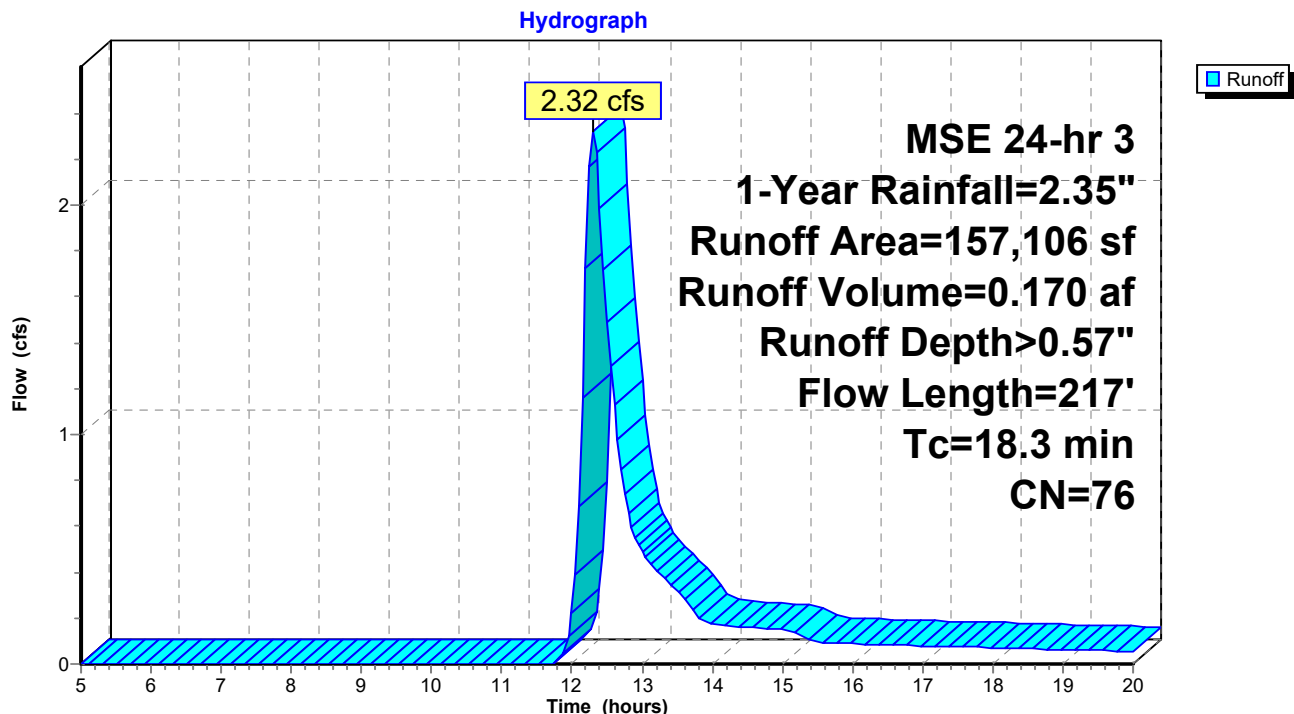
Runoff = 2.32 cfs @ 12.31 hrs, Volume= 0.170 af, Depth> 0.57"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.35"

Area (sf)	CN	Description
* 28,532	98	Existing Asphalt
* 4,543	98	Existing Concrete
* 2,537	98	Existing Buildings
* 33,244	96	Existing Gravel
21,735	55	Woods, Good, HSG B
66,515	61	>75% Grass cover, Good, HSG B
157,106	76	Weighted Average
121,494		77.33% Pervious Area
35,612		22.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.7	150	0.0333	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.6	67	0.1340	1.83		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
18.3	217	Total			

Subcatchment 1S: Pre-Dev



Pre Development

MSE 24-hr 3 2-Year Rainfall=2.65"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Pre-Dev

Runoff Area=157,106 sf 22.67% Impervious Runoff Depth>0.74"

Flow Length=217' Tc=18.3 min CN=76 Runoff=3.12 cfs 0.222 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.222 af Average Runoff Depth = 0.74"
77.33% Pervious = 2.789 ac 22.67% Impervious = 0.818 ac

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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment 1S: Pre-Dev

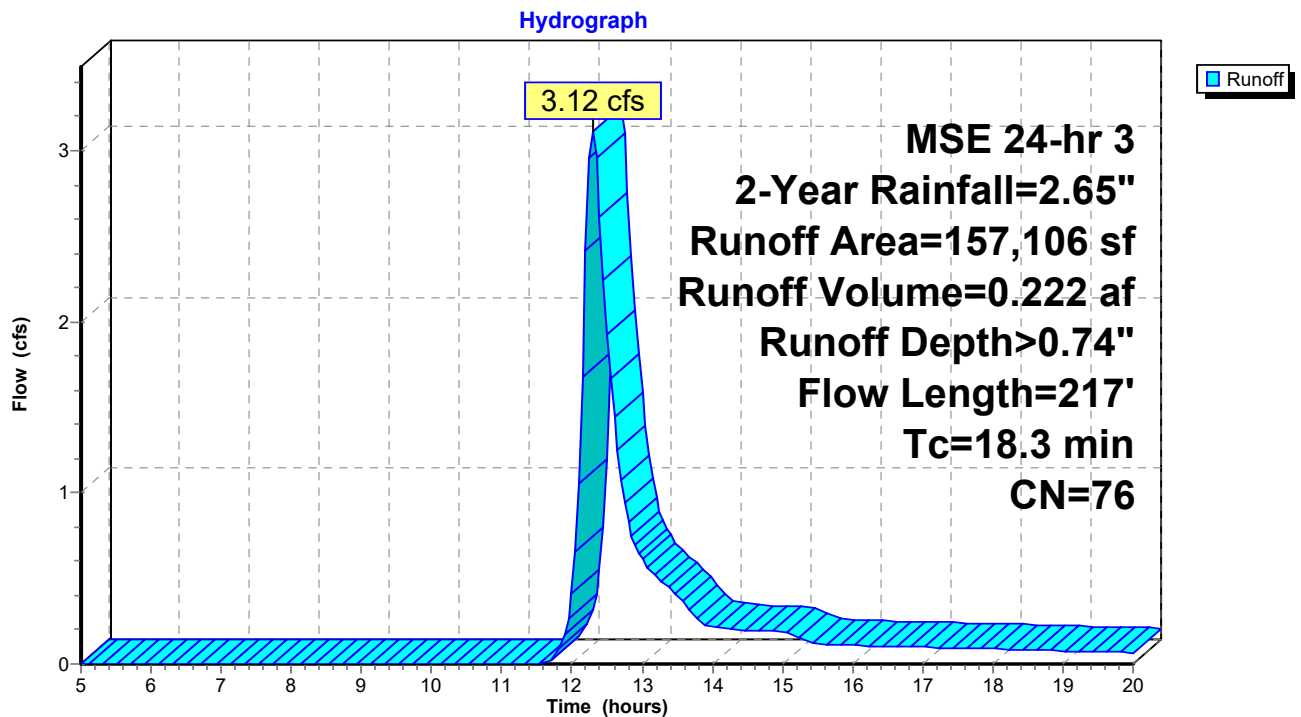
Runoff = 3.12 cfs @ 12.30 hrs, Volume= 0.222 af, Depth> 0.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (sf)	CN	Description
* 28,532	98	Existing Asphalt
* 4,543	98	Existing Concrete
* 2,537	98	Existing Buildings
* 33,244	96	Existing Gravel
21,735	55	Woods, Good, HSG B
66,515	61	>75% Grass cover, Good, HSG B
157,106	76	Weighted Average
121,494		77.33% Pervious Area
35,612		22.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.7	150	0.0333	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.6	67	0.1340	1.83		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
18.3	217	Total			

Subcatchment 1S: Pre-Dev



Pre Development

MSE 24-hr 3 10-Year Rainfall=3.82"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Pre-Dev

Runoff Area=157,106 sf 22.67% Impervious Runoff Depth>1.52"
Flow Length=217' Tc=18.3 min CN=76 Runoff=6.66 cfs 0.457 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.457 af Average Runoff Depth = 1.52"
77.33% Pervious = 2.789 ac 22.67% Impervious = 0.818 ac

Pre Development

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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment 1S: Pre-Dev

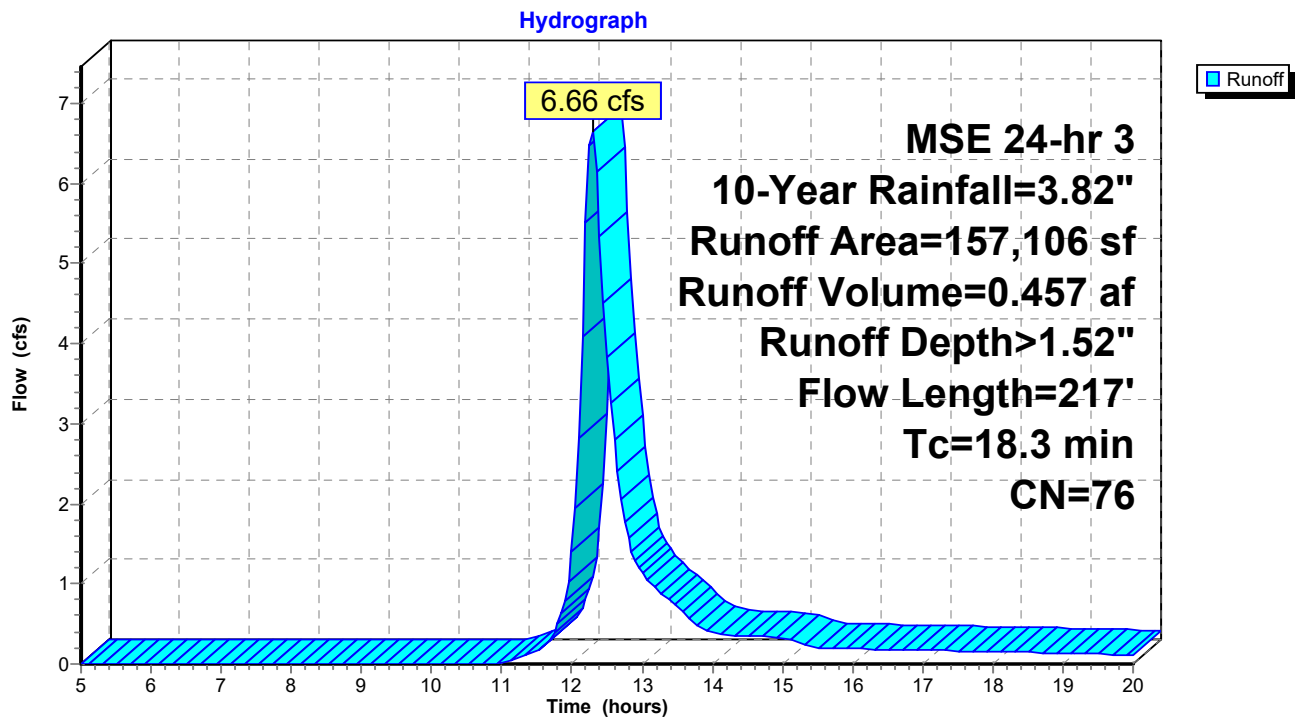
Runoff = 6.66 cfs @ 12.29 hrs, Volume= 0.457 af, Depth> 1.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (sf)	CN	Description
* 28,532	98	Existing Asphalt
* 4,543	98	Existing Concrete
* 2,537	98	Existing Buildings
* 33,244	96	Existing Gravel
21,735	55	Woods, Good, HSG B
66,515	61	>75% Grass cover, Good, HSG B
157,106	76	Weighted Average
121,494		77.33% Pervious Area
35,612		22.67% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.7	150	0.0333	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.6	67	0.1340	1.83		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
18.3	217	Total			

Subcatchment 1S: Pre-Dev



Pre Development

MSE 24-hr 3 100-Year Rainfall=6.41"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: Pre-Dev

Runoff Area=157,106 sf 22.67% Impervious Runoff Depth>3.58"
Flow Length=217' Tc=18.3 min CN=76 Runoff=15.67 cfs 1.074 af

Total Runoff Area = 3.607 ac Runoff Volume = 1.074 af Average Runoff Depth = 3.58"
77.33% Pervious = 2.789 ac 22.67% Impervious = 0.818 ac

Pre Development

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment 1S: Pre-Dev

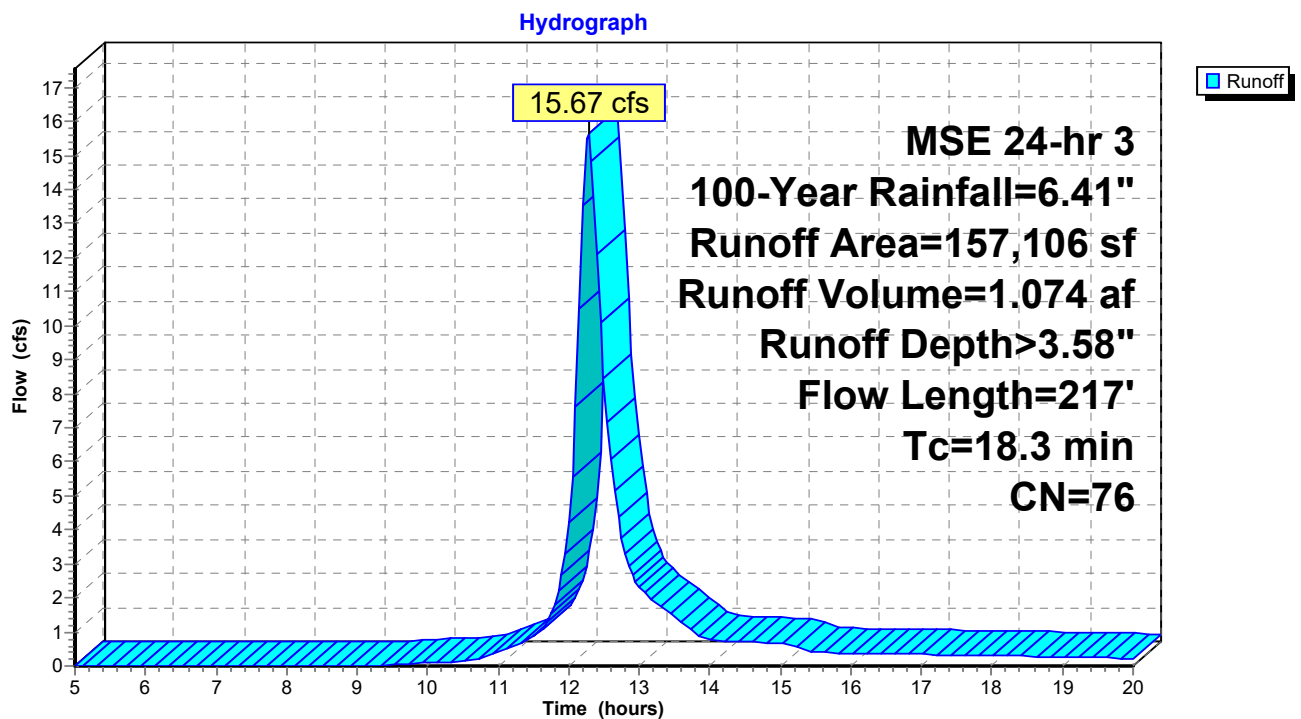
Runoff = 15.67 cfs @ 12.28 hrs, Volume= 1.074 af, Depth> 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (sf)	CN	Description
* 28,532	98	Existing Asphalt
* 4,543	98	Existing Concrete
* 2,537	98	Existing Buildings
* 33,244	96	Existing Gravel
21,735	55	Woods, Good, HSG B
66,515	61	>75% Grass cover, Good, HSG B
157,106	76	Weighted Average
121,494		77.33% Pervious Area
35,612		22.67% Impervious Area

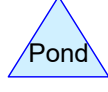
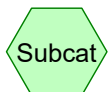
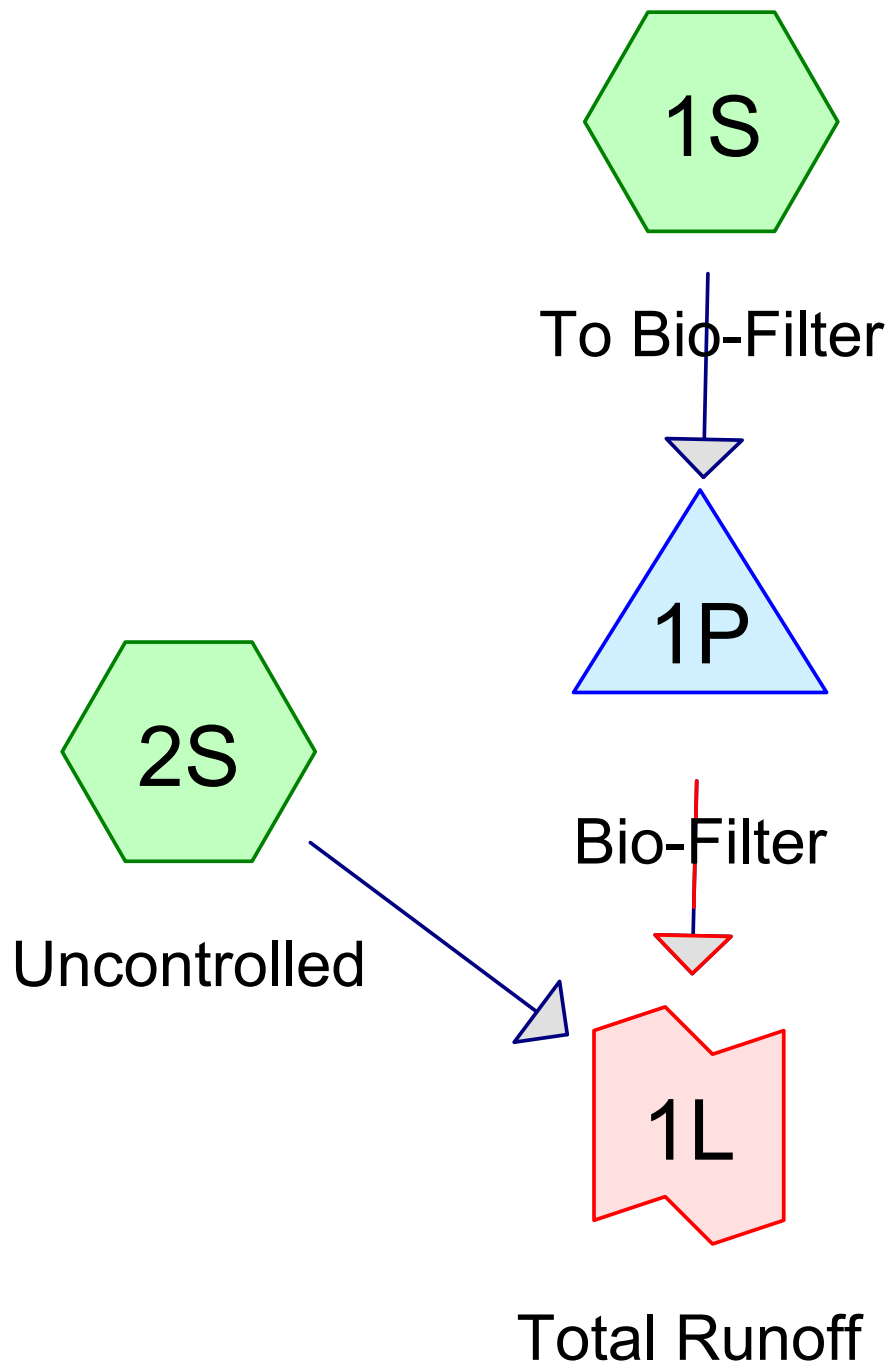
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.7	150	0.0333	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
0.6	67	0.1340	1.83		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
18.3	217	Total			

Subcatchment 1S: Pre-Dev



APPENDIX C

POST-DEVELOPMENT HYDROLOGY AND HYDRAULICS



Routing Diagram for Post Development
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Post Development

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Project Notes

Rainfall events imported from "NRCS-Rain.txt" for 9208 WI Washington

Rainfall events imported from "NRCS-Rain.txt" for 9208 WI Washington

Post Development

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.994	61	>75% Grass cover, Good, HSG B (1S, 2S)
2.042	98	Paved parking (1S)
0.571	98	Proposed Buildings (1S)
3.607	88	TOTAL AREA

Post Development

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Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.994	HSG B	1S, 2S
0.000	HSG C	
0.000	HSG D	
2.613	Other	1S
3.607		TOTAL AREA

Post Development

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Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.994	0.000	0.000	0.000	0.994	>75% Grass cover, Good	1S, 2S
0.000	0.000	0.000	0.000	2.042	2.042	Paved parking	1S
0.000	0.000	0.000	0.000	0.571	0.571	Proposed Buildings	1S
0.000	0.994	0.000	0.000	2.613	3.607	TOTAL AREA	

Post Development

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Page 6

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	1P	976.00	975.50	25.0	0.0200	0.013	12.0	0.0	0.0

Post Development

MSE 24-hr 3 1-Year Rainfall=2.35"

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Time span=11.75-21.25 hrs, dt=0.05 hrs, 191 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: To Bio-Filter

Runoff Area=149,435 sf 76.17% Impervious Runoff Depth>1.21"
Flow Length=687' Tc=10.1 min CN=89 Runoff=6.86 cfs 0.345 af

Subcatchment2S: Uncontrolled

Runoff Area=7,671 sf 0.00% Impervious Runoff Depth>0.14"
Tc=6.0 min CN=61 Runoff=0.02 cfs 0.002 af

Pond 1P: Bio-Filter

Peak Elev=981.43' Storage=9,908 cf Inflow=6.86 cfs 0.345 af
Primary=0.27 cfs 0.202 af Secondary=0.00 cfs 0.000 af Outflow=0.27 cfs 0.202 af

Link 1L: Total Runoff

Inflow=0.28 cfs 0.204 af
Primary=0.28 cfs 0.204 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.347 af Average Runoff Depth = 1.16"
27.55% Pervious = 0.994 ac 72.45% Impervious = 2.613 ac

Post Development

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MSE 24-hr 3 1-Year Rainfall=2.35"

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Summary for Subcatchment 1S: To Bio-Filter

Runoff = 6.86 cfs @ 12.18 hrs, Volume= 0.345 af, Depth> 1.21"

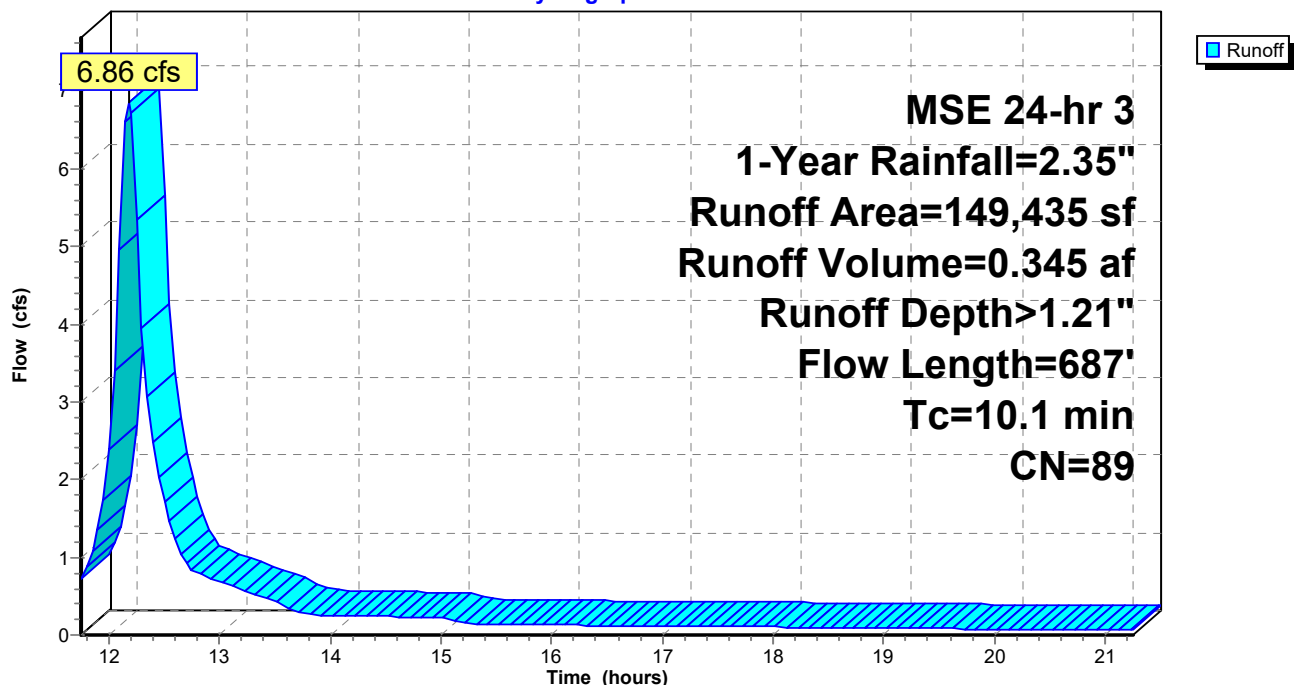
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.35"

	Area (sf)	CN	Description
*	24,873	98	Proposed Buildings
*	88,950	98	Paved parking
	35,612	61	>75% Grass cover, Good, HSG B
	149,435	89	Weighted Average
	35,612		23.83% Pervious Area
	113,823		76.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	54	0.0500	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
2.9	260	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.6	373	0.0270	10.86	65.14	Channel Flow, Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.016 Asphalt, rough
10.1	687	Total			

Subcatchment 1S: To Bio-Filter

Hydrograph



Post Development

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MSE 24-hr 3 1-Year Rainfall=2.35"

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Summary for Subcatchment 2S: Uncontrolled

Runoff = 0.02 cfs @ 12.23 hrs, Volume= 0.002 af, Depth> 0.14"

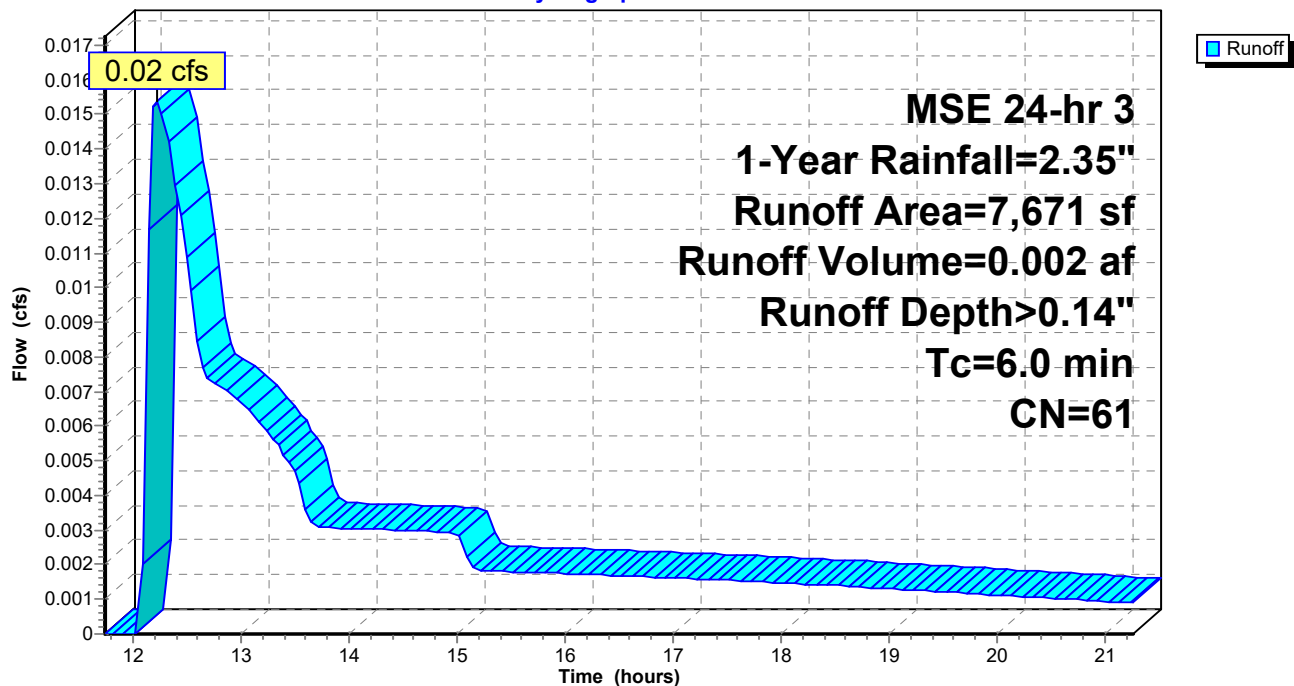
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 1-Year Rainfall=2.35"

Area (sf)	CN	Description
7,671	61	>75% Grass cover, Good, HSG B
7,671		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Uncontrolled

Hydrograph



Post Development

MSE 24-hr 3 1-Year Rainfall=2.35"

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Summary for Pond 1P: Bio-Filter

Inflow Area = 3.431 ac, 76.17% Impervious, Inflow Depth > 1.21" for 1-Year event
Inflow = 6.86 cfs @ 12.18 hrs, Volume= 0.345 af
Outflow = 0.27 cfs @ 13.77 hrs, Volume= 0.202 af, Atten= 96%, Lag= 95.4 min
Primary = 0.27 cfs @ 13.77 hrs, Volume= 0.202 af
Secondary = 0.00 cfs @ 11.75 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs / 3
Peak Elev= 981.43' @ 13.77 hrs Surf.Area= 4,666 sf Storage= 9,908 cf

Plug-Flow detention time= 261.4 min calculated for 0.199 af (58% of inflow)
Center-of-Mass det. time= 191.7 min (991.6 - 800.0)

Volume	Invert	Avail.Storage	Storage Description
#1	975.00'	4 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 1,443 cf Overall x 0.3% Voids
#2	977.00'	34,245 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		34,249 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
975.00	725	0	0
976.99	725	1,443	1,443

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
977.00	725	0	0
978.00	1,340	1,033	1,033
979.00	2,035	1,688	2,720
980.00	2,780	2,408	5,128
981.00	3,575	3,178	8,305
982.00	4,435	4,005	12,310
983.00	5,355	4,895	17,205
984.00	7,725	6,540	23,745
985.00	13,275	10,500	34,245

Device	Routing	Invert	Outlet Devices (Turned on 1 times)
#1	Primary	976.00'	12.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 976.00' / 975.50' S= 0.0200 ' / ' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	975.10'	Tube/Siphon/Float Valve 3.000" Diameter, C= 0.600 122.0' Long Tube, Hazen-Williams C= 150 Inlet / Outlet Elev. = 0.00' / 975.00' Starts@975.10' Breaks@975.05'
#3	Device 1	982.25'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	984.00'	40.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65

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MSE 24-hr 3 1-Year Rainfall=2.35"

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2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.27 cfs @ 13.77 hrs HW=981.43' TW=0.00' (Dynamic Tailwater)

1=Culvert (Passes 0.27 cfs of 6.63 cfs potential flow)

2=Tube/Siphon/Float Valve (Tube Controls 0.27 cfs @ 5.52 fps)

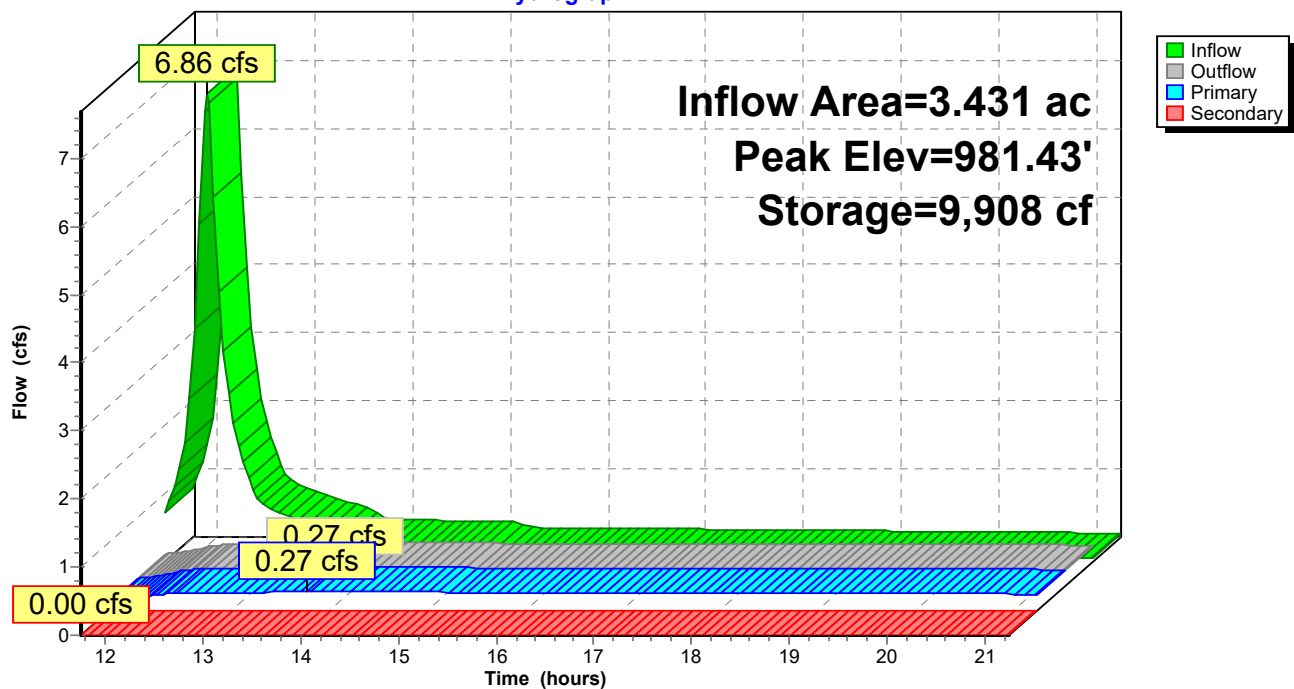
3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 11.75 hrs HW=977.07' TW=0.00' (Dynamic Tailwater)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Bio-Filter

Hydrograph



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MSE 24-hr 3 1-Year Rainfall=2.35"

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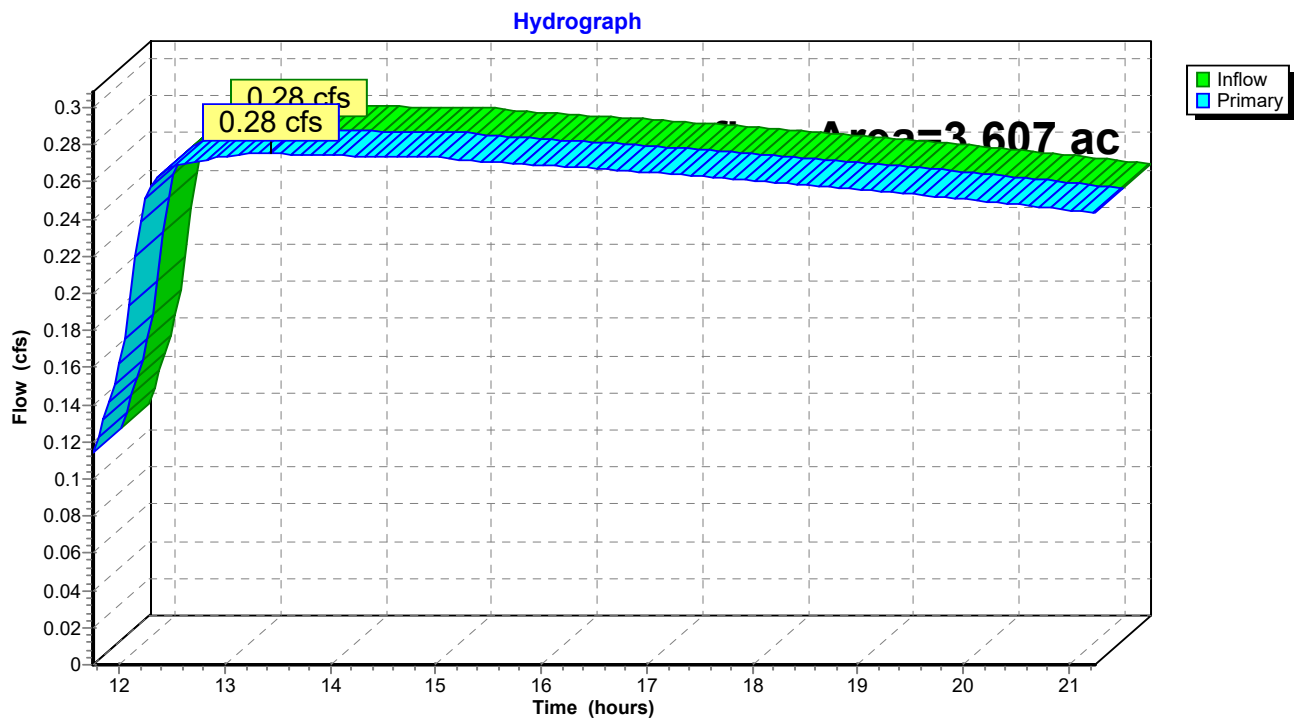
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Summary for Link 1L: Total Runoff

Inflow Area = 3.607 ac, 72.45% Impervious, Inflow Depth > 0.68" for 1-Year event
Inflow = 0.28 cfs @ 13.45 hrs, Volume= 0.204 af
Primary = 0.28 cfs @ 13.45 hrs, Volume= 0.204 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs

Link 1L: Total Runoff



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Time span=11.75-21.25 hrs, dt=0.05 hrs, 191 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: To Bio-Filter

Runoff Area=149,435 sf 76.17% Impervious Runoff Depth>1.43"
Flow Length=687' Tc=10.1 min CN=89 Runoff=8.19 cfs 0.409 af

Subcatchment2S: Uncontrolled

Runoff Area=7,671 sf 0.00% Impervious Runoff Depth>0.23"
Tc=6.0 min CN=61 Runoff=0.04 cfs 0.003 af

Pond 1P: Bio-Filter

Peak Elev=981.95' Storage=12,081 cf Inflow=8.19 cfs 0.409 af
Primary=0.28 cfs 0.214 af Secondary=0.00 cfs 0.000 af Outflow=0.28 cfs 0.214 af

Link 1L: Total Runoff

Inflow=0.29 cfs 0.217 af
Primary=0.29 cfs 0.217 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.412 af Average Runoff Depth = 1.37"
27.55% Pervious = 0.994 ac 72.45% Impervious = 2.613 ac

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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment 1S: To Bio-Filter

Runoff = 8.19 cfs @ 12.18 hrs, Volume= 0.409 af, Depth> 1.43"

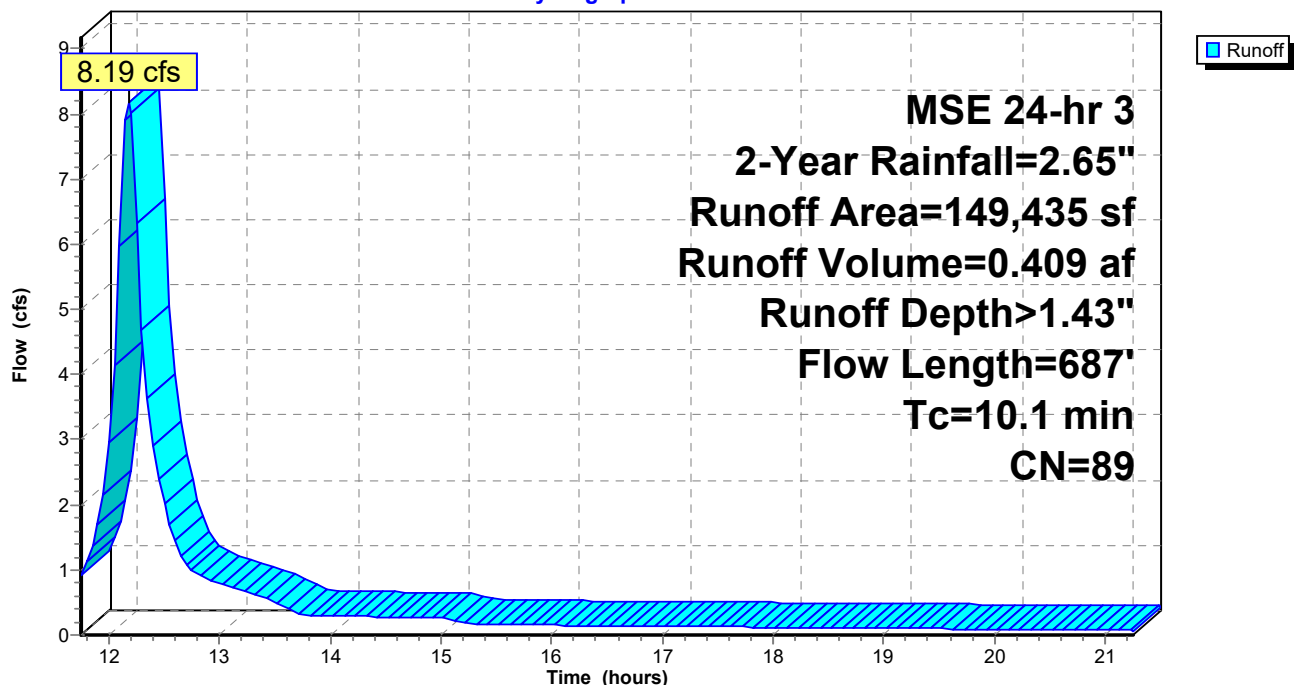
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (sf)	CN	Description
* 24,873	98	Proposed Buildings
* 88,950	98	Paved parking
35,612	61	>75% Grass cover, Good, HSG B
149,435	89	Weighted Average
35,612		23.83% Pervious Area
113,823		76.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	54	0.0500	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
2.9	260	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.6	373	0.0270	10.86	65.14	Channel Flow, Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.016 Asphalt, rough
10.1	687	Total			

Subcatchment 1S: To Bio-Filter

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Subcatchment 2S: Uncontrolled

Runoff = 0.04 cfs @ 12.17 hrs, Volume= 0.003 af, Depth> 0.23"

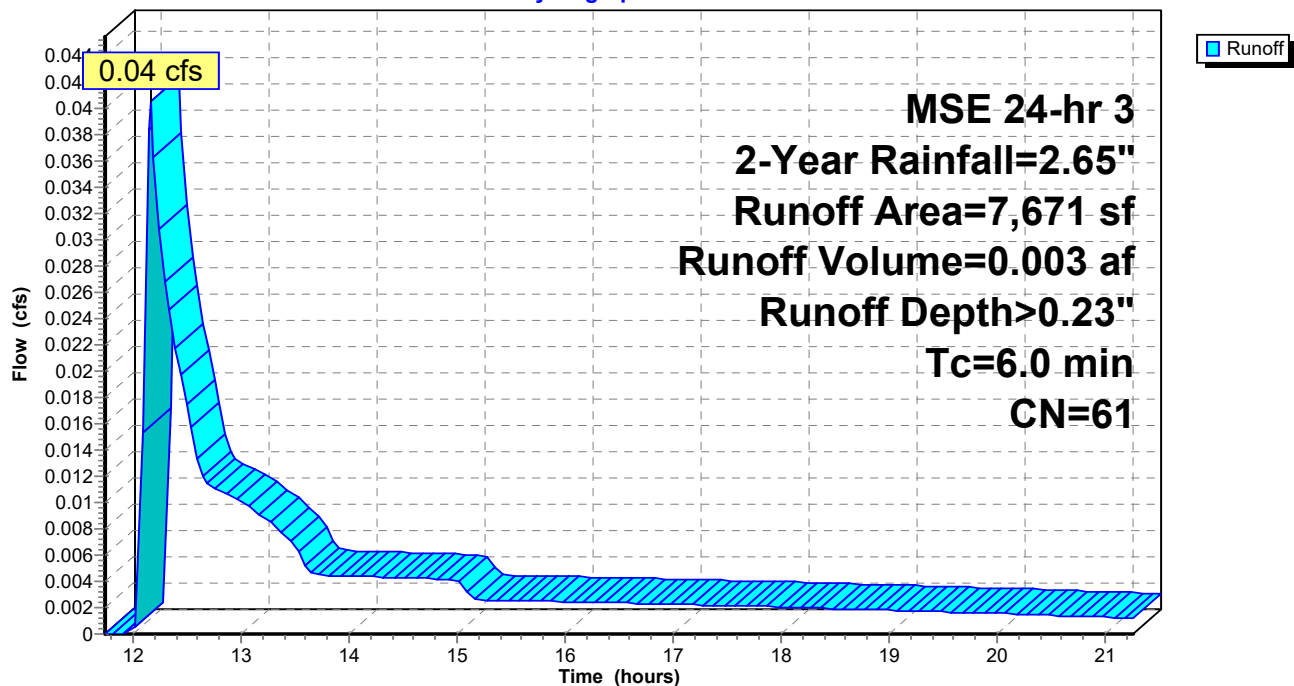
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Year Rainfall=2.65"

Area (sf)	CN	Description
7,671	61	>75% Grass cover, Good, HSG B
7,671		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Uncontrolled

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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Summary for Pond 1P: Bio-Filter

Inflow Area = 3.431 ac, 76.17% Impervious, Inflow Depth > 1.43" for 2-Year event
Inflow = 8.19 cfs @ 12.18 hrs, Volume= 0.409 af
Outflow = 0.28 cfs @ 14.27 hrs, Volume= 0.214 af, Atten= 97%, Lag= 125.3 min
Primary = 0.28 cfs @ 14.27 hrs, Volume= 0.214 af
Secondary = 0.00 cfs @ 11.75 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs / 3
Peak Elev= 981.95' @ 14.27 hrs Surf.Area= 5,115 sf Storage= 12,081 cf

Plug-Flow detention time= 265.6 min calculated for 0.211 af (52% of inflow)
Center-of-Mass det. time= 194.6 min (993.0 - 798.4)

Volume	Invert	Avail.Storage	Storage Description
#1	975.00'	4 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 1,443 cf Overall x 0.3% Voids
#2	977.00'	34,245 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		34,249 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
975.00	725	0	0
976.99	725	1,443	1,443

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
977.00	725	0	0
978.00	1,340	1,033	1,033
979.00	2,035	1,688	2,720
980.00	2,780	2,408	5,128
981.00	3,575	3,178	8,305
982.00	4,435	4,005	12,310
983.00	5,355	4,895	17,205
984.00	7,725	6,540	23,745
985.00	13,275	10,500	34,245

Device	Routing	Invert	Outlet Devices (Turned on 1 times)
#1	Primary	976.00'	12.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 976.00' / 975.50' S= 0.0200 ' / ' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	975.10'	Tube/Siphon/Float Valve 3.000" Diameter, C= 0.600 122.0' Long Tube, Hazen-Williams C= 150 Inlet / Outlet Elev. = 0.00' / 975.00' Starts@975.10' Breaks@975.05'
#3	Device 1	982.25'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	984.00'	40.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65

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MSE 24-hr 3 2-Year Rainfall=2.65"

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2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=0.28 cfs @ 14.27 hrs HW=981.95' TW=0.00' (Dynamic Tailwater)

1=Culvert (Passes 0.28 cfs of 6.97 cfs potential flow)

2=Tube/Siphon/Float Valve (Tube Controls 0.28 cfs @ 5.80 fps)

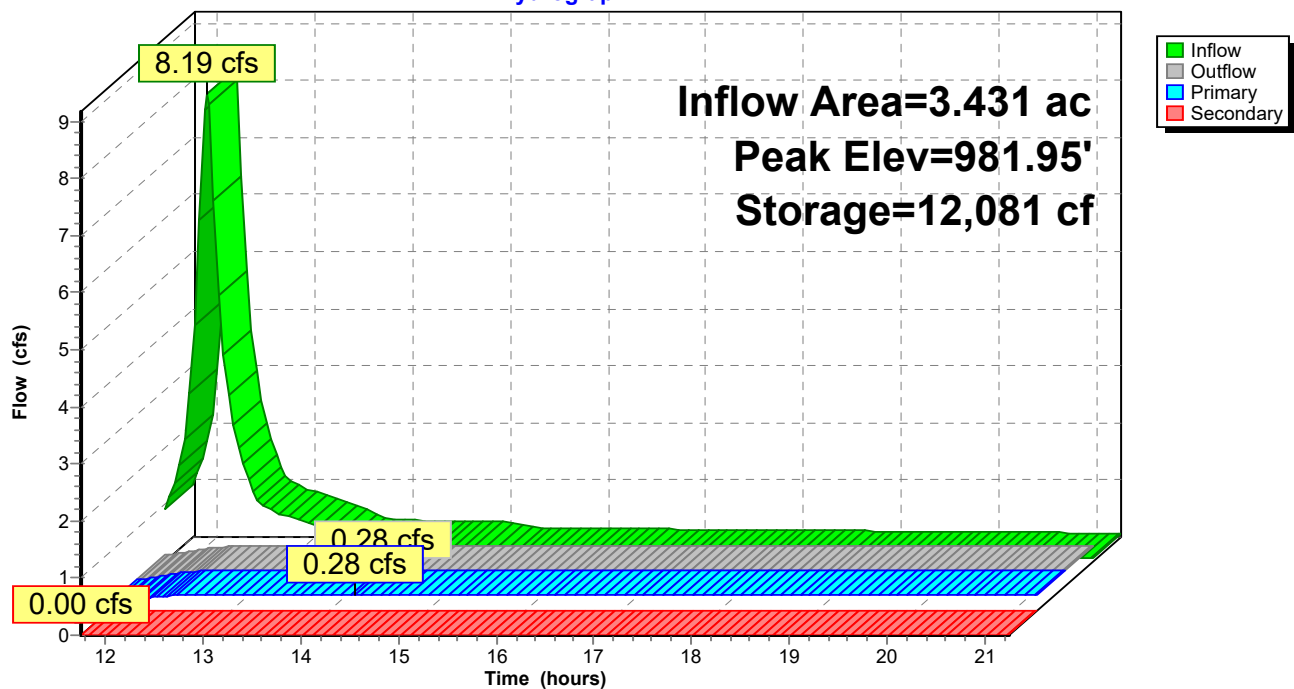
3=Orifice/Grate (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 11.75 hrs HW=977.09' TW=0.00' (Dynamic Tailwater)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Bio-Filter

Hydrograph



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MSE 24-hr 3 2-Year Rainfall=2.65"

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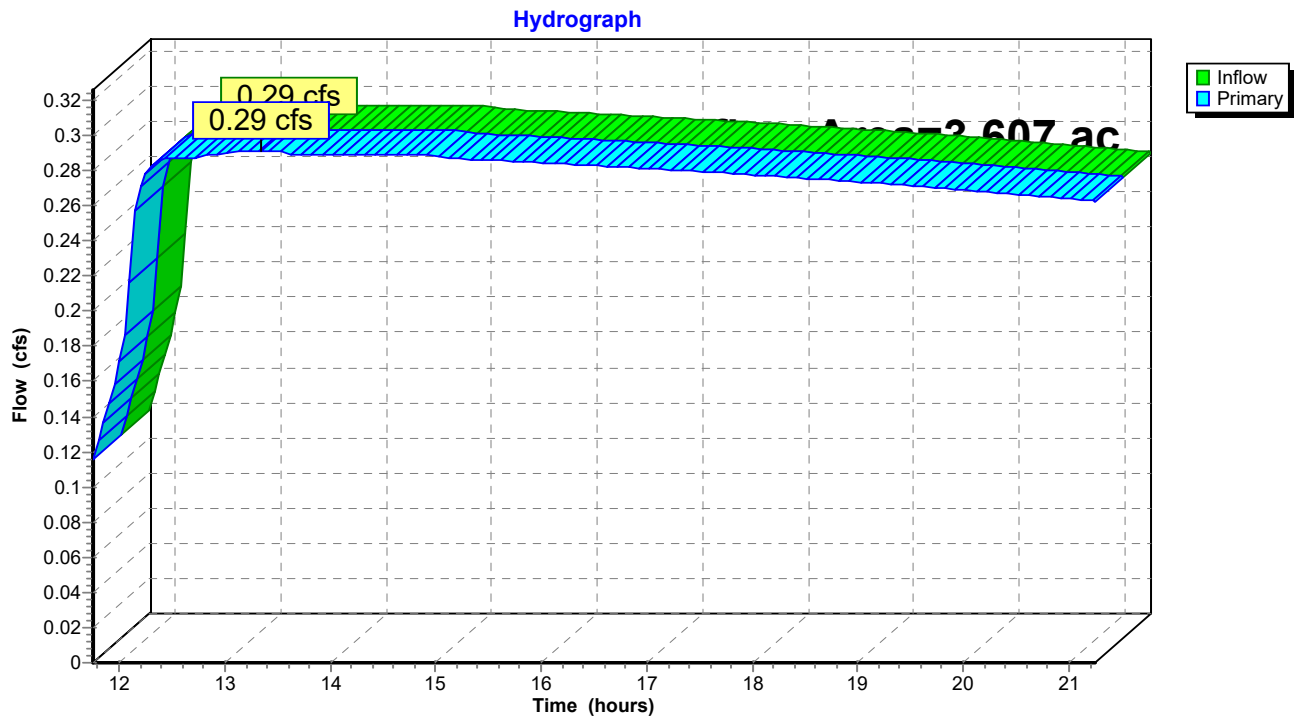
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Summary for Link 1L: Total Runoff

Inflow Area = 3.607 ac, 72.45% Impervious, Inflow Depth > 0.72" for 2-Year event
Inflow = 0.29 cfs @ 13.34 hrs, Volume= 0.217 af
Primary = 0.29 cfs @ 13.34 hrs, Volume= 0.217 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs

Link 1L: Total Runoff



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MSE 24-hr 3 10-Year Rainfall=3.82"

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Time span=11.75-21.25 hrs, dt=0.05 hrs, 191 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: To Bio-Filter

Runoff Area=149,435 sf 76.17% Impervious Runoff Depth>2.31"
Flow Length=687' Tc=10.1 min CN=89 Runoff=13.47 cfs 0.661 af

Subcatchment2S: Uncontrolled

Runoff Area=7,671 sf 0.00% Impervious Runoff Depth>0.69"
Tc=6.0 min CN=61 Runoff=0.20 cfs 0.010 af

Pond 1P: Bio-Filter

Peak Elev=982.50' Storage=14,632 cf Inflow=13.47 cfs 0.661 af
Primary=4.08 cfs 0.408 af Secondary=0.00 cfs 0.000 af Outflow=4.08 cfs 0.408 af

Link 1L: Total Runoff

Inflow=4.14 cfs 0.418 af
Primary=4.14 cfs 0.418 af

Total Runoff Area = 3.607 ac Runoff Volume = 0.671 af Average Runoff Depth = 2.23"
27.55% Pervious = 0.994 ac 72.45% Impervious = 2.613 ac

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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment 1S: To Bio-Filter

Runoff = 13.47 cfs @ 12.17 hrs, Volume= 0.661 af, Depth> 2.31"

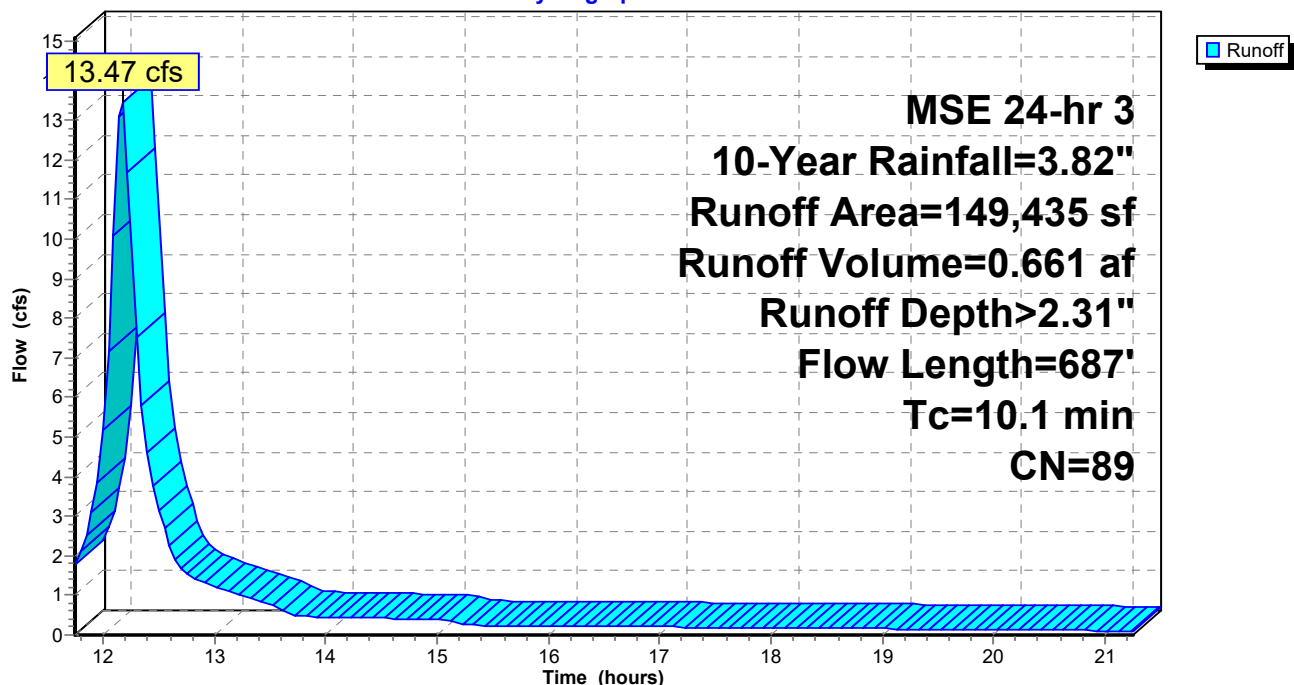
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

	Area (sf)	CN	Description
*	24,873	98	Proposed Buildings
*	88,950	98	Paved parking
	35,612	61	>75% Grass cover, Good, HSG B
	149,435	89	Weighted Average
	35,612		23.83% Pervious Area
	113,823		76.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	54	0.0500	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
2.9	260	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.6	373	0.0270	10.86	65.14	Channel Flow, Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.016 Asphalt, rough
10.1	687	Total			

Subcatchment 1S: To Bio-Filter

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=3.82"

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Summary for Subcatchment 2S: Uncontrolled

Runoff = 0.20 cfs @ 12.15 hrs, Volume= 0.010 af, Depth> 0.69"

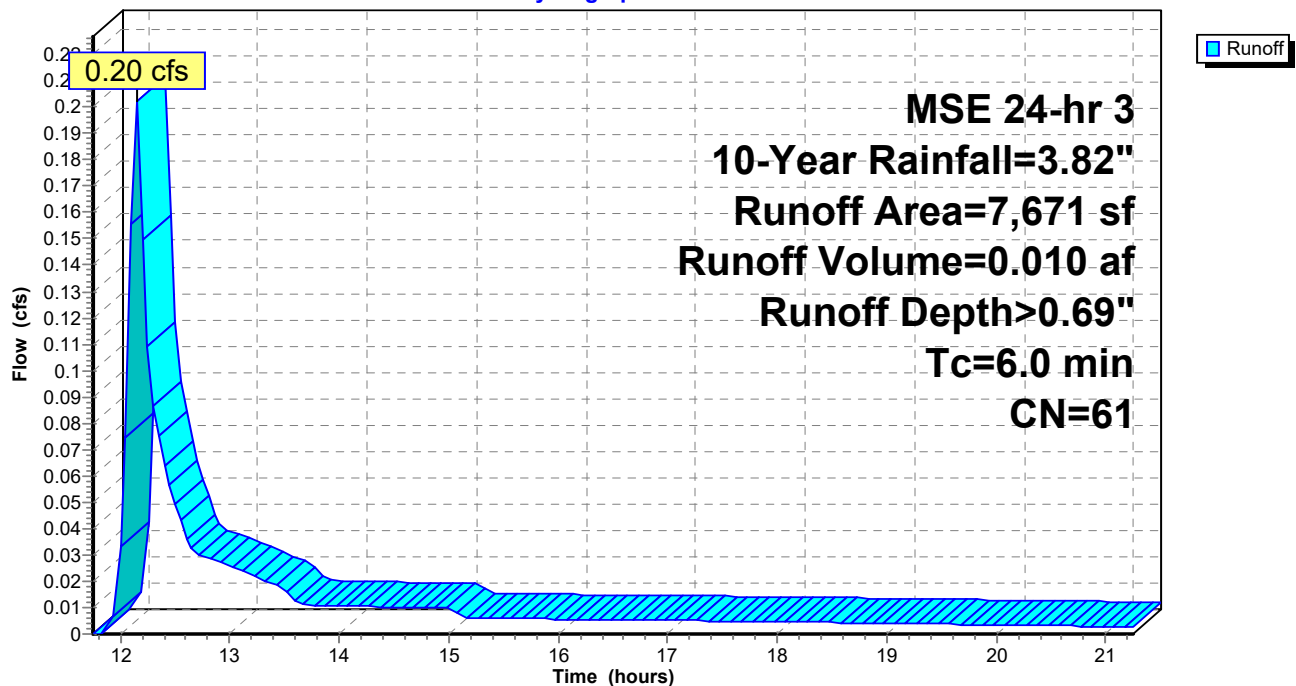
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Year Rainfall=3.82"

Area (sf)	CN	Description
7,671	61	>75% Grass cover, Good, HSG B
7,671		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Uncontrolled

Hydrograph



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Summary for Pond 1P: Bio-Filter

Inflow Area = 3.431 ac, 76.17% Impervious, Inflow Depth > 2.31" for 10-Year event
Inflow = 13.47 cfs @ 12.17 hrs, Volume= 0.661 af
Outflow = 4.08 cfs @ 12.44 hrs, Volume= 0.408 af, Atten= 70%, Lag= 16.0 min
Primary = 4.08 cfs @ 12.44 hrs, Volume= 0.408 af
Secondary = 0.00 cfs @ 11.75 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs / 3
Peak Elev= 982.50' @ 12.44 hrs Surf.Area= 5,617 sf Storage= 14,632 cf

Plug-Flow detention time= 167.1 min calculated for 0.404 af (61% of inflow)
Center-of-Mass det. time= 101.1 min (895.7 - 794.6)

Volume	Invert	Avail.Storage	Storage Description
#1	975.00'	4 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 1,443 cf Overall x 0.3% Voids
#2	977.00'	34,245 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		34,249 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
975.00	725	0	0
976.99	725	1,443	1,443

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
977.00	725	0	0
978.00	1,340	1,033	1,033
979.00	2,035	1,688	2,720
980.00	2,780	2,408	5,128
981.00	3,575	3,178	8,305
982.00	4,435	4,005	12,310
983.00	5,355	4,895	17,205
984.00	7,725	6,540	23,745
985.00	13,275	10,500	34,245

Device	Routing	Invert	Outlet Devices (Turned on 1 times)
#1	Primary	976.00'	12.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 976.00' / 975.50' S= 0.0200 ' / ' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	975.10'	Tube/Siphon/Float Valve 3.000" Diameter, C= 0.600 122.0' Long Tube, Hazen-Williams C= 150 Inlet / Outlet Elev. = 0.00' / 975.00' Starts@975.10' Breaks@975.05'
#3	Device 1	982.25'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	984.00'	40.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65

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MSE 24-hr 3 10-Year Rainfall=3.82"

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2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=4.04 cfs @ 12.44 hrs HW=982.50' TW=0.00' (Dynamic Tailwater)

1=Culvert (Passes 4.04 cfs of 7.31 cfs potential flow)

2=Tube/Siphon/Float Valve (Tube Controls 0.30 cfs @ 6.08 fps)

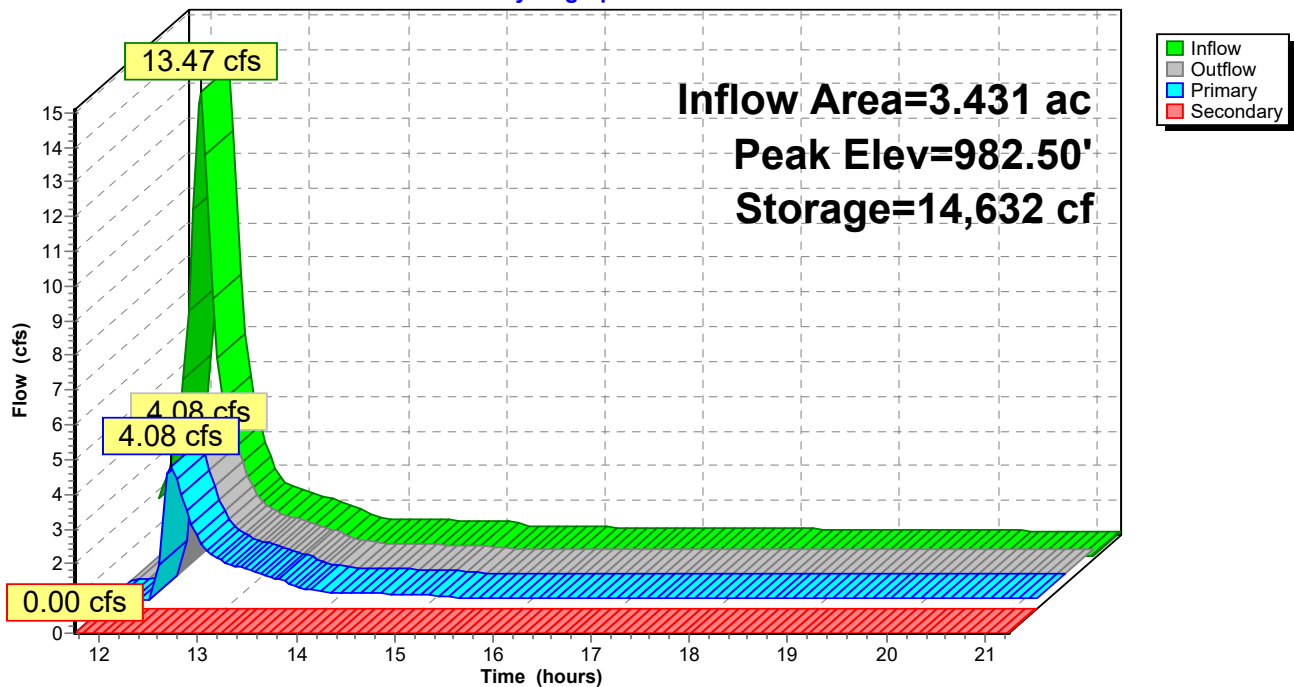
3=Orifice/Grate (Weir Controls 3.75 cfs @ 1.62 fps)

Secondary OutFlow Max=0.00 cfs @ 11.75 hrs HW=977.18' TW=0.00' (Dynamic Tailwater)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Bio-Filter

Hydrograph



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MSE 24-hr 3 10-Year Rainfall=3.82"

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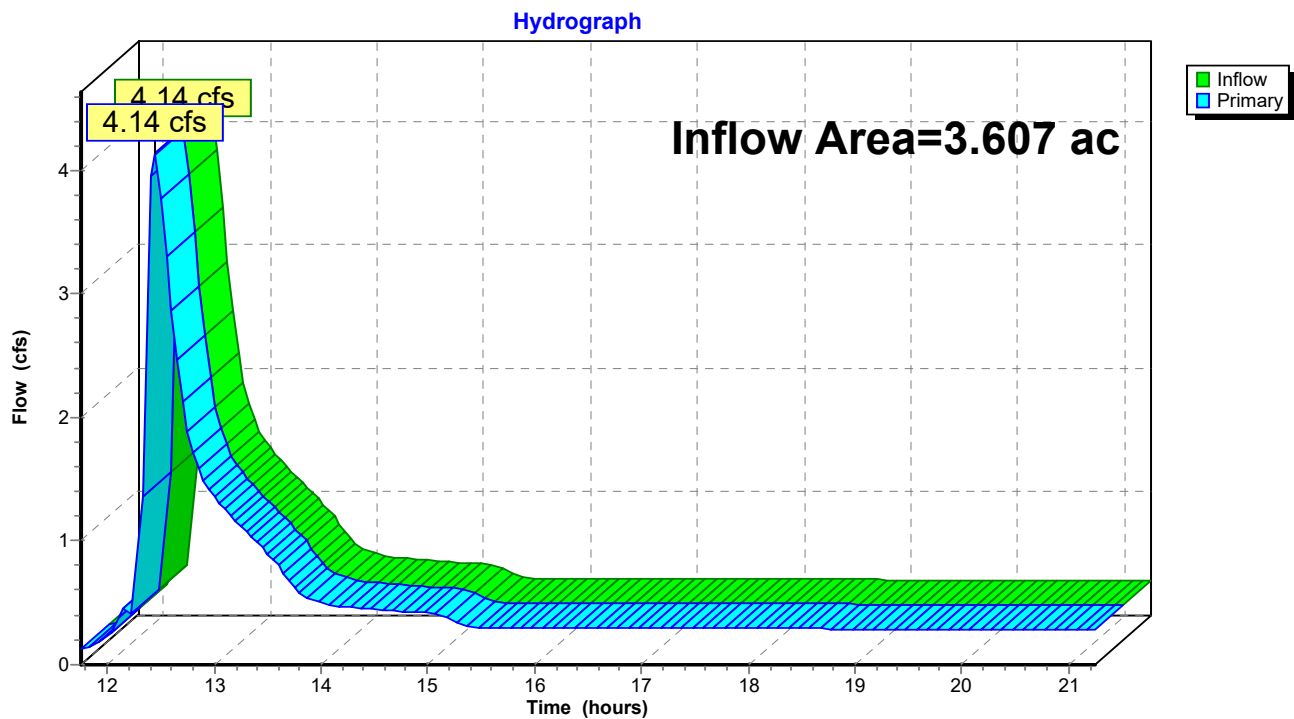
Page 24

Summary for Link 1L: Total Runoff

Inflow Area = 3.607 ac, 72.45% Impervious, Inflow Depth > 1.39" for 10-Year event
Inflow = 4.14 cfs @ 12.44 hrs, Volume= 0.418 af
Primary = 4.14 cfs @ 12.44 hrs, Volume= 0.418 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs

Link 1L: Total Runoff



Post Development

MSE 24-hr 3 100-Year Rainfall=6.41"

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Time span=11.75-21.25 hrs, dt=0.05 hrs, 191 points x 3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN

Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment1S: To Bio-Filter

Runoff Area=149,435 sf 76.17% Impervious Runoff Depth>4.27"
Flow Length=687' Tc=10.1 min CN=89 Runoff=25.15 cfs 1.220 af

Subcatchment2S: Uncontrolled

Runoff Area=7,671 sf 0.00% Impervious Runoff Depth>2.18"
Tc=6.0 min CN=61 Runoff=0.72 cfs 0.032 af

Pond 1P: Bio-Filter

Peak Elev=983.88' Storage=22,812 cf Inflow=25.15 cfs 1.220 af
Primary=8.11 cfs 0.923 af Secondary=0.00 cfs 0.000 af Outflow=8.11 cfs 0.923 af

Link 1L: Total Runoff

Inflow=8.31 cfs 0.955 af
Primary=8.31 cfs 0.955 af

Total Runoff Area = 3.607 ac Runoff Volume = 1.252 af Average Runoff Depth = 4.17"
27.55% Pervious = 0.994 ac 72.45% Impervious = 2.613 ac

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Subcatchment 1S: To Bio-Filter

Runoff = 25.15 cfs @ 12.17 hrs, Volume= 1.220 af, Depth> 4.27"

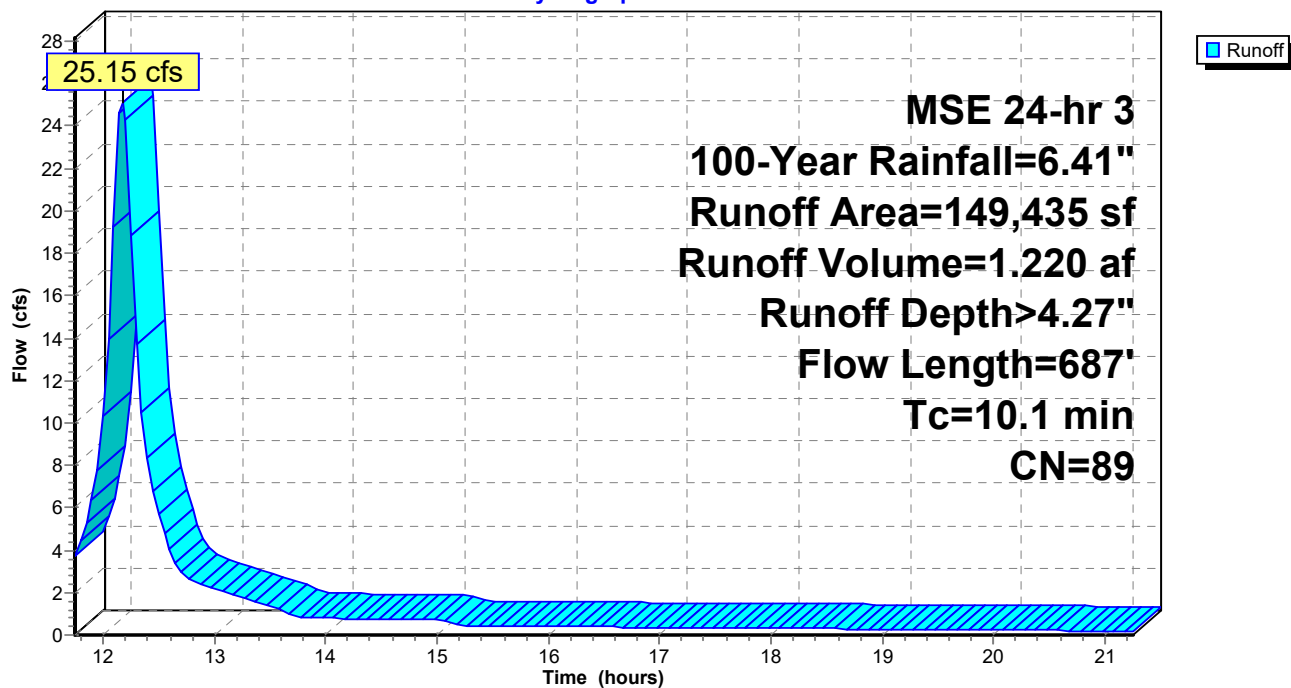
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

	Area (sf)	CN	Description
*	24,873	98	Proposed Buildings
*	88,950	98	Paved parking
	35,612	61	>75% Grass cover, Good, HSG B
	149,435	89	Weighted Average
	35,612		23.83% Pervious Area
	113,823		76.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.6	54	0.0500	0.14		Sheet Flow, Grass: Dense n= 0.240 P2= 2.65"
2.9	260	0.0100	1.50		Shallow Concentrated Flow, Grassed Waterway Kv= 15.0 fps
0.6	373	0.0270	10.86	65.14	Channel Flow, Area= 6.0 sf Perim= 10.0' r= 0.60' n= 0.016 Asphalt, rough
10.1	687	Total			

Subcatchment 1S: To Bio-Filter

Hydrograph



Post Development

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Page 27

Summary for Subcatchment 2S: Uncontrolled

Runoff = 0.72 cfs @ 12.14 hrs, Volume= 0.032 af, Depth> 2.18"

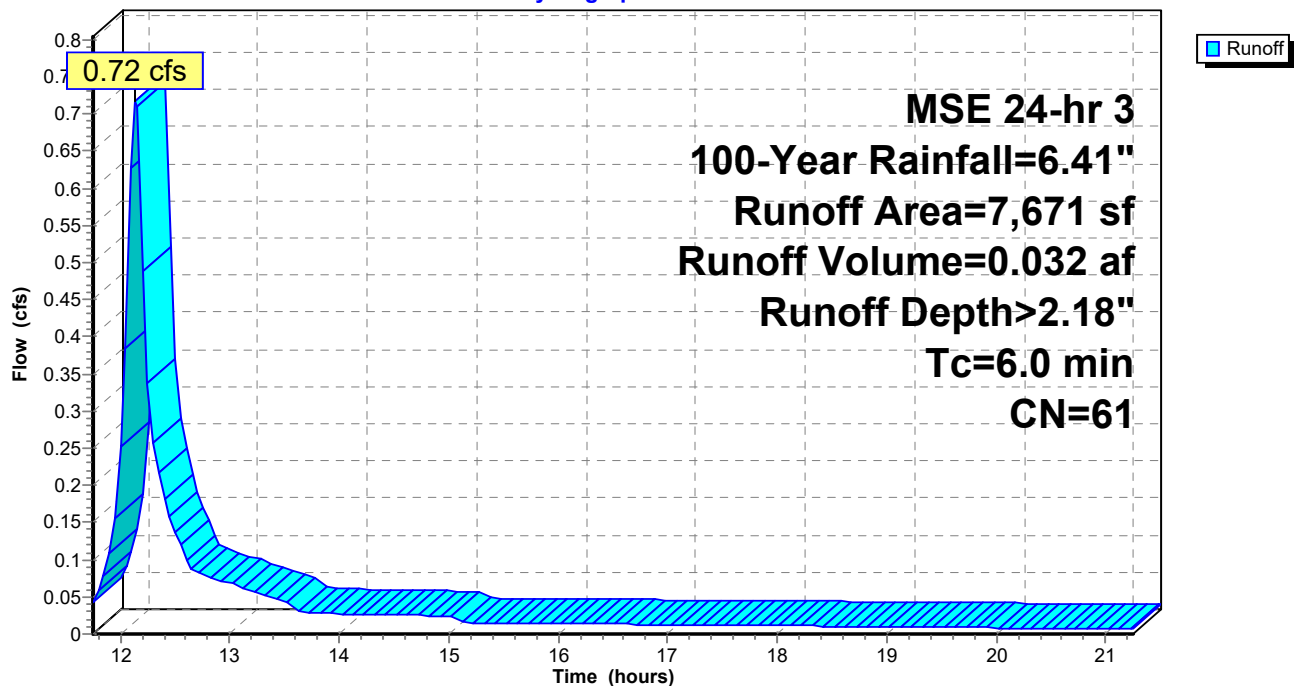
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-Year Rainfall=6.41"

Area (sf)	CN	Description
7,671	61	>75% Grass cover, Good, HSG B
7,671		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Subcatchment 2S: Uncontrolled

Hydrograph



Post Development

MSE 24-hr 3 100-Year Rainfall=6.41"

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Summary for Pond 1P: Bio-Filter

Inflow Area = 3.431 ac, 76.17% Impervious, Inflow Depth > 4.27" for 100-Year event
Inflow = 25.15 cfs @ 12.17 hrs, Volume= 1.220 af
Outflow = 8.11 cfs @ 12.41 hrs, Volume= 0.923 af, Atten= 68%, Lag= 14.3 min
Primary = 8.11 cfs @ 12.41 hrs, Volume= 0.923 af
Secondary = 0.00 cfs @ 11.75 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs / 3
Peak Elev= 983.88' @ 12.41 hrs Surf.Area= 8,157 sf Storage= 22,812 cf

Plug-Flow detention time= 95.2 min calculated for 0.916 af (75% of inflow)
Center-of-Mass det. time= 39.3 min (830.5 - 791.3)

Volume	Invert	Avail.Storage	Storage Description
#1	975.00'	4 cf	Custom Stage Data (Prismatic) Listed below (Recalc) 1,443 cf Overall x 0.3% Voids
#2	977.00'	34,245 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
		34,249 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
975.00	725	0	0
976.99	725	1,443	1,443

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
977.00	725	0	0
978.00	1,340	1,033	1,033
979.00	2,035	1,688	2,720
980.00	2,780	2,408	5,128
981.00	3,575	3,178	8,305
982.00	4,435	4,005	12,310
983.00	5,355	4,895	17,205
984.00	7,725	6,540	23,745
985.00	13,275	10,500	34,245

Device	Routing	Invert	Outlet Devices (Turned on 1 times)
#1	Primary	976.00'	12.0" Round Culvert L= 25.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 976.00' / 975.50' S= 0.0200 ' / ' Cc= 0.900 n= 0.013, Flow Area= 0.79 sf
#2	Device 1	975.10'	Tube/Siphon/Float Valve 3.000" Diameter, C= 0.600 122.0' Long Tube, Hazen-Williams C= 150 Inlet / Outlet Elev. = 0.00' / 975.00' Starts@975.10' Breaks@975.05'
#3	Device 1	982.25'	36.0" Horiz. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#4	Secondary	984.00'	40.0' long x 5.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.34 2.50 2.70 2.68 2.68 2.66 2.65 2.65 2.65

Post Development

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MSE 24-hr 3 100-Year Rainfall=6.41"

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Page 29

2.65 2.67 2.66 2.68 2.70 2.74 2.79 2.88

Primary OutFlow Max=8.11 cfs @ 12.41 hrs HW=983.87' TW=0.00' (Dynamic Tailwater)

1=Culvert (Inlet Controls 8.11 cfs @ 10.32 fps)

2=Tube/Siphon/Float Valve (Passes < 0.33 cfs potential flow)

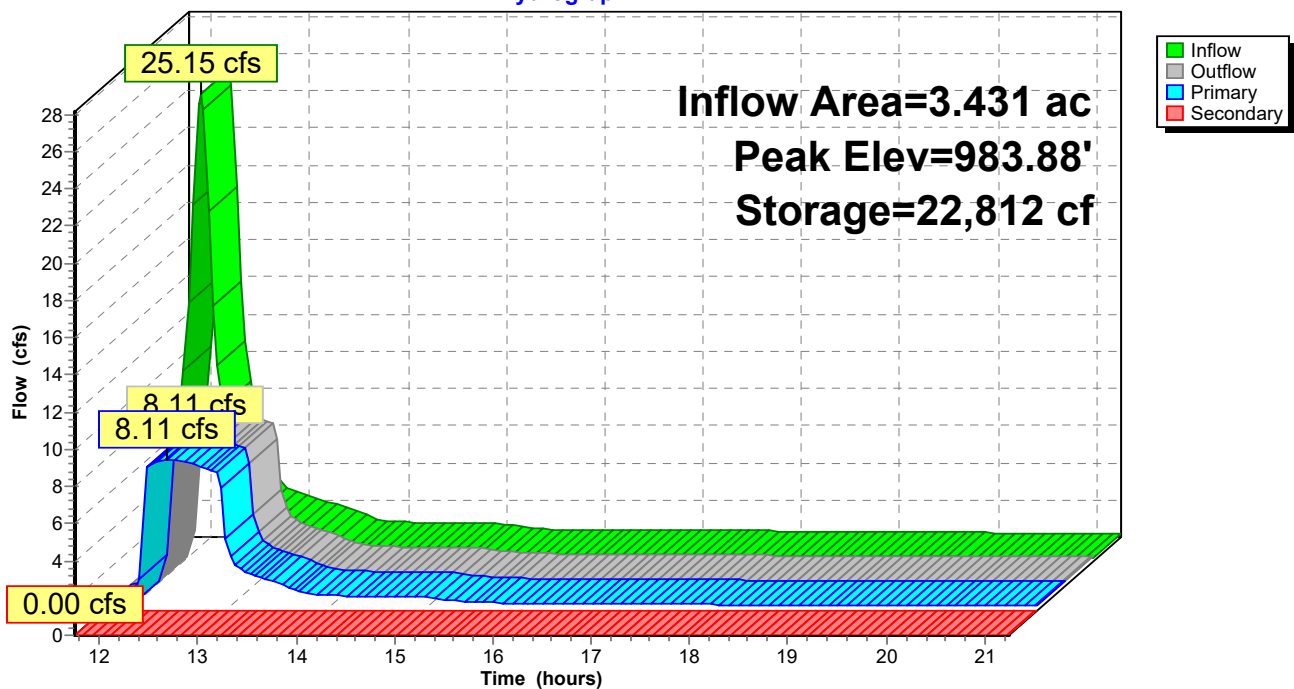
3=Orifice/Grate (Passes < 43.35 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 11.75 hrs HW=977.38' TW=0.00' (Dynamic Tailwater)

4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Pond 1P: Bio-Filter

Hydrograph



Post Development

MSE 24-hr 3 100-Year Rainfall=6.41"

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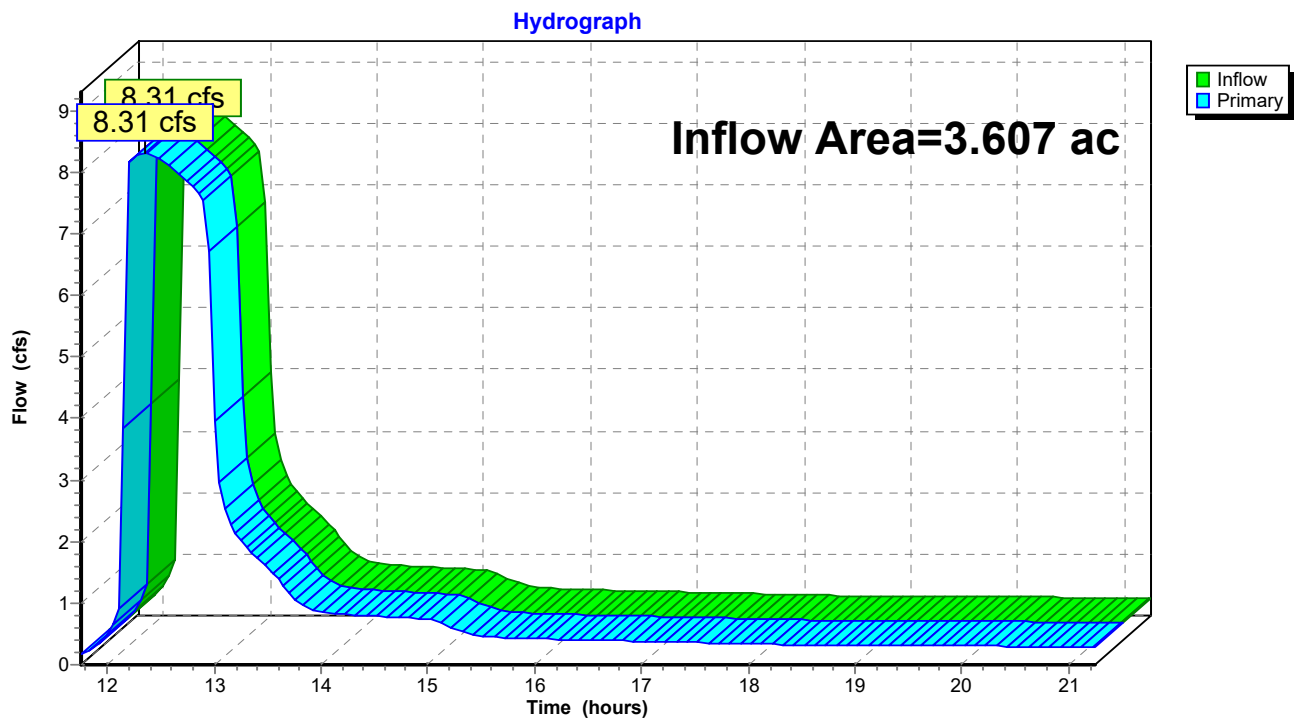
Page 30

Summary for Link 1L: Total Runoff

Inflow Area = 3.607 ac, 72.45% Impervious, Inflow Depth > 3.18" for 100-Year event
Inflow = 8.31 cfs @ 12.35 hrs, Volume= 0.955 af
Primary = 8.31 cfs @ 12.35 hrs, Volume= 0.955 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 11.75-21.25 hrs, dt= 0.05 hrs

Link 1L: Total Runoff



Post Development

MSE 24-hr 3 100-Year Rainfall=6.41"

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Events for Link 1L: Total Runoff

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)
1-Year	0.28	0.28	0.00
2-Year	0.29	0.29	0.00
10-Year	4.14	4.14	0.00
100-Year	8.31	8.31	0.00

Post Development

MSE 24-hr 3 100-Year Rainfall=6.41"

Prepared by {enter your company name here}

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Events for Pond 1P: Bio-Filter

Event	Inflow (cfs)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)	Elevation (feet)	Storage (cubic-feet)
1-Year	6.86	0.27	0.27	0.00	981.43	9,908
2-Year	8.19	0.28	0.28	0.00	981.95	12,081
10-Year	13.47	4.08	4.08	0.00	982.50	14,632
100-Year	25.15	8.11	8.11	0.00	983.88	22,812

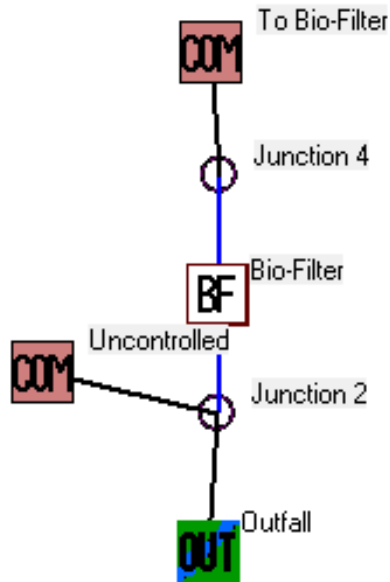
APPENDIX D

TSS REDUCTION CALCULATIONS

TSS REDUCTION CALCULATIONS

TSS Calculations:

The detention pond will remove a minimum of 40% of total suspended solids (TSS). See page 3 below for percent reduction.



WinSLAMM Version 10.4.0

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Milwaukee WI 1969.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Study period starting date: 01/05/69 Study period ending date: 12/31/69

Start of Winter Season: 12/06 End of Winter Season: 03/28

Date: 11-04-2021 Time: 09:43:41

Site information:

Old Germantown Farmstead-Village of Germantown, Wisconsin

LU# 1 - Commercial: To Bio-Filter Total area (ac): 3.431

1 - Roofs 1: 0.571 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

Stormwater Submittal

JT-04-21

11/4/2021

Appendix D-1

13 - Paved Parking 1: 2.042 ac. Connected Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz

45 - Large Landscaped Areas 1: 0.818 ac. Normal Silty Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz

LU# 2 - Commercial: Commercial 6 Total area (ac): 0.176

45 - Large Landscaped Areas 1: 0.176 ac. Normal Silty Source Area PSD File: C:\WinSLAMM
Files\NURP.cpz

Control Practice 1: Biofilter CP# 1 (DS) - Bio-Filter

1. Top area (square feet) = 13275
2. Bottom area (square feet) = 725
3. Depth (ft): 10
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.07
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 40
2. Weir crest width (ft): 5
3. Height of datum to bottom of weir opening: 9

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 3
2. Stand pipe height above datum (ft): 7.25

Outlet type: Drain Tile/Underdrain

1. Underdrain outlet diameter (ft): 0.25
2. Invert elevation above datum (ft): 0
3. Number of underdrain outlets: 1

File Name:

W:\JT-04-21\SWM Submittal\Post-Development.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	217407		0.50	107.6	1461	
Outfall Total with Controls	211993	2.49 %	0.49	22.91	303.1	79.25 %
Current File Output: Annualized Total After Outfall Controls	214937		Years in Model Run: 0.99		307.4	

Print Output
Summary to Text
File

Print Output
Summary to .csv
File

Total Area Modeled (ac)

3.607

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall
Flow Duration
Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff (CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.50	Poor
With Controls	0.49	Poor

APPENDIX E

USLE WORKSHEET



Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)



YEAR 1

Developer: TR Capital, LLC

Project: Appleton Avenue Storage Facility

Date: 09/07/21

County: Washington

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	04/01/22	09/01/22	76.0%	120	Silt Loam	0.43	3.3%	212	0.44	1.00	17.3	1.061	Sediment Basin	3.7
Seed with Mulch or En	09/01/22	11/01/22	17.0%	120	Silt Loam	0.43	3.3%	212	0.44	0.10	0.4	1.061	Sediment Basin	0.1
End	11/01/22	----	----	----	-----	----	3.3%	212	0.44	-----	-----	0.000		0.0
		----	----	----	-----	----	3.3%	212	0.44	-----	-----	0.000		0.0
		----	----	----	-----	----	3.3%	0	-----	-----	-----	0.000		0.0
		----	----	----	-----	----	0.0%	0	-----	-----	-----	0.000		0.0
TOTAL												17.6	TOTAL	3.7
													% Reduction Required	NONE

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.

The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.

For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	JIW
Date	9/7/2021

APPENDIX F

STORMWATER MAINTENANCE AGREEMENT

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between TR Capital, LLC, hereinafter called the "Owner," and the Village of Germantown, a municipal corporation located in Washington County, Wisconsin, hereinafter called the "Village."

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the Village of Germantown, Washington County, State of Wisconsin:

Being a part of the Northeast ¼ of the Southwest ¼ of Section 19, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the "Property."

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Appleton Avenue Storage, hereinafter called the "Plan," which is expressly made a part hereof, as approved or to be approved by the Village, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the Village and the Owner agree that the health, safety and welfare of the residents of the Village of Germantown, require that on-site storm water management practices be constructed and maintained on the Property; and

WHEREAS, the Village requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by the Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.
2. The Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit A and each by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. The Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the Department of Public Works Director and retained by the Village

Return to:
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Parcel No.: GTNV_193.975

for a period of 10 years. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. The Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit A, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.
4. The Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the Village deems necessary. The purpose of the Village's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The Village shall provide the Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the Department of Public Works Director.
5. If the Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the Village may perform the corrective actions identified in the inspection report and charge the Owner for the cost of such work. If the Owner fails pay to such costs to the Village within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. The Owner hereby acknowledges that the Property benefits from the corrective actions taken by the Village and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.
6. The Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibit A.
7. In the event the Village, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Village within 30 days of receipt of an invoice for all actual costs incurred by the Village hereunder.
8. This Agreement imposes no liability of any kind whatsoever on the Village, its officers, agents and employees, and the Owner agrees to indemnify and hold the Village harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the Village may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the Village to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.
9. This Agreement shall be recorded at the Washington County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.

VILLAGE OF GERMANTOWN

By: _____
Steven Kreklow, Village Administrator

Dated: _____

By: _____
Deanna Braunschweig, Village Clerk

Dated: _____

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 2____ the above named Steven Kreklow, to me known to be the Village Administrator of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 2____ the above named Deanna Braunschweig, to me known to be the Clerk of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

TR Capital, LLC

By: _____ Dated: _____
Name, Title

*This Document Drafted By Jonathan Worden
Quam Engineering, LLC*

September 7, 2021

Exhibit A

Operation and Maintenance Manual

This exhibit explains the basic function of each of the storm water facilities and prescribes the minimum maintenance requirements to remain compliant with conditions of development approval, storm water management plan approval, and Village ordinances and policies. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity.

Minimum Maintenance Requirements:

To ensure the proper function of the storm water management facilities, the following activities must be completed:

Detention Basin

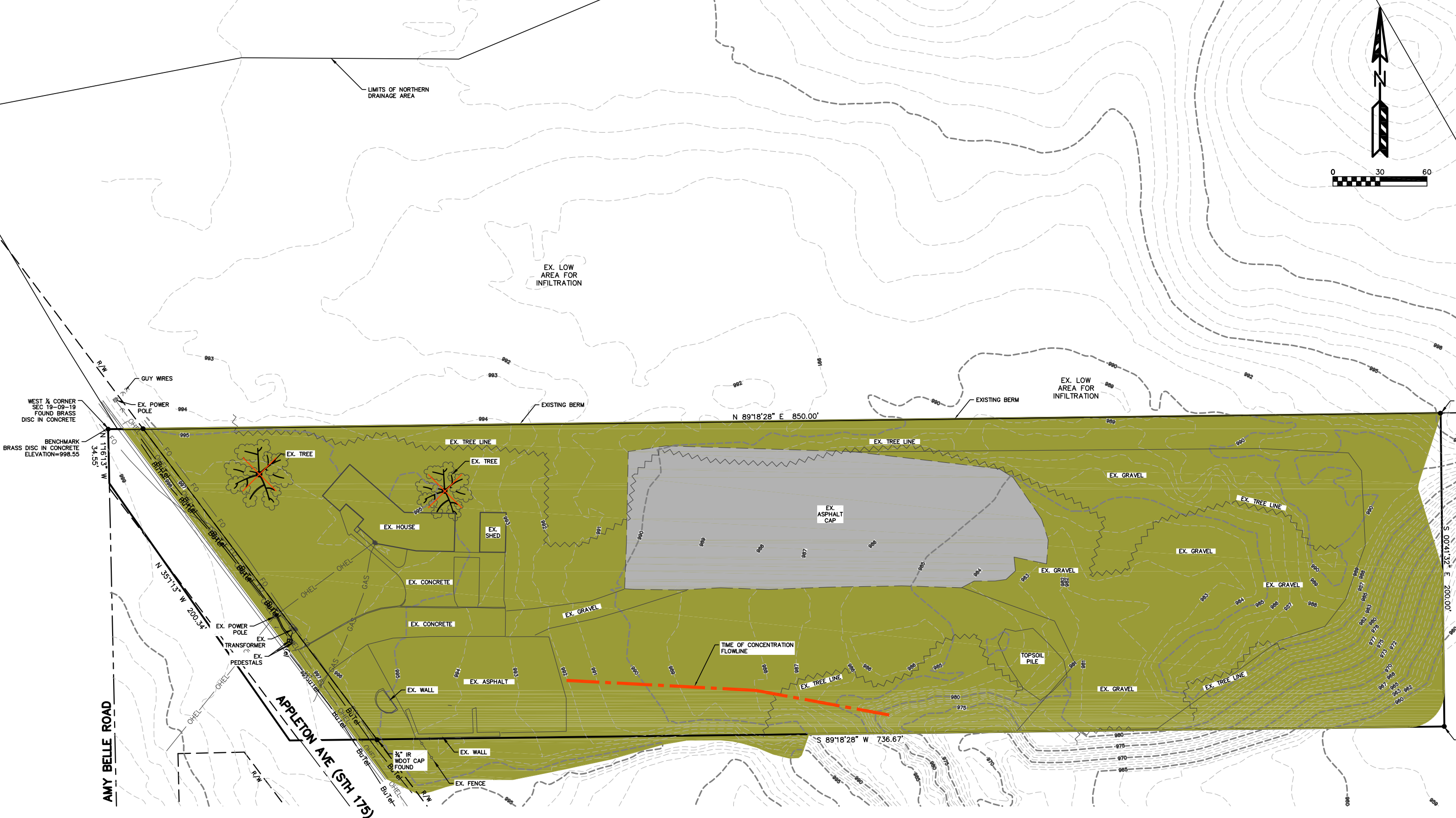
1. Outlet structures and outlet pipes shall be kept clear of debris. Non-structurally sound devices shall be replaced. Litter and debris shall be removed. All grassed areas, embankments and flow control devices showing signs of erosion shall be repaired to the original plan requirements.
2. The Owner shall visually inspect the basin outlet structures and basin perimeters annually. The basin perimeter areas shall be mowed a minimum of twice per year.
3. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed, including close proximity to the outlet structures.
4. No plantings or structures of any kind are permitted within the detention basin areas, without prior written approval of the Village.
5. Siltation in the basins shall be dredged and disposed offsite in accordance with NR 528.
6. The Owner shall maintain records of all inspections.

Grassed Swales:

- Swales should be inspected periodically during the first year of use and after all major storm events in perpetuity for possible erosion to the channel.
- Trash and other debris should be removed seasonally.
- Ditch Checks should be inspected for evidence of bypassing.
- Channelization, barren areas, and low spots within the channel should be repaired and reseeded.
- Accumulated biomass should be removed periodically.

APPENDIX G

Exhibits



Existing Area Table	
Description	Area (sf)
Building	2,537
Concrete	4,543
Asphalt	28,532
Gravel	7,180
Total Impevious Area	42,792
Total Lot Area	150,873

EXISTING DRAINAGE AREAS

PRE-DEVELOPMENT
AREA=157,106 s.f.
CN=76



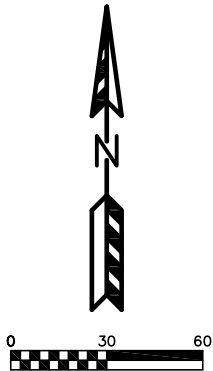
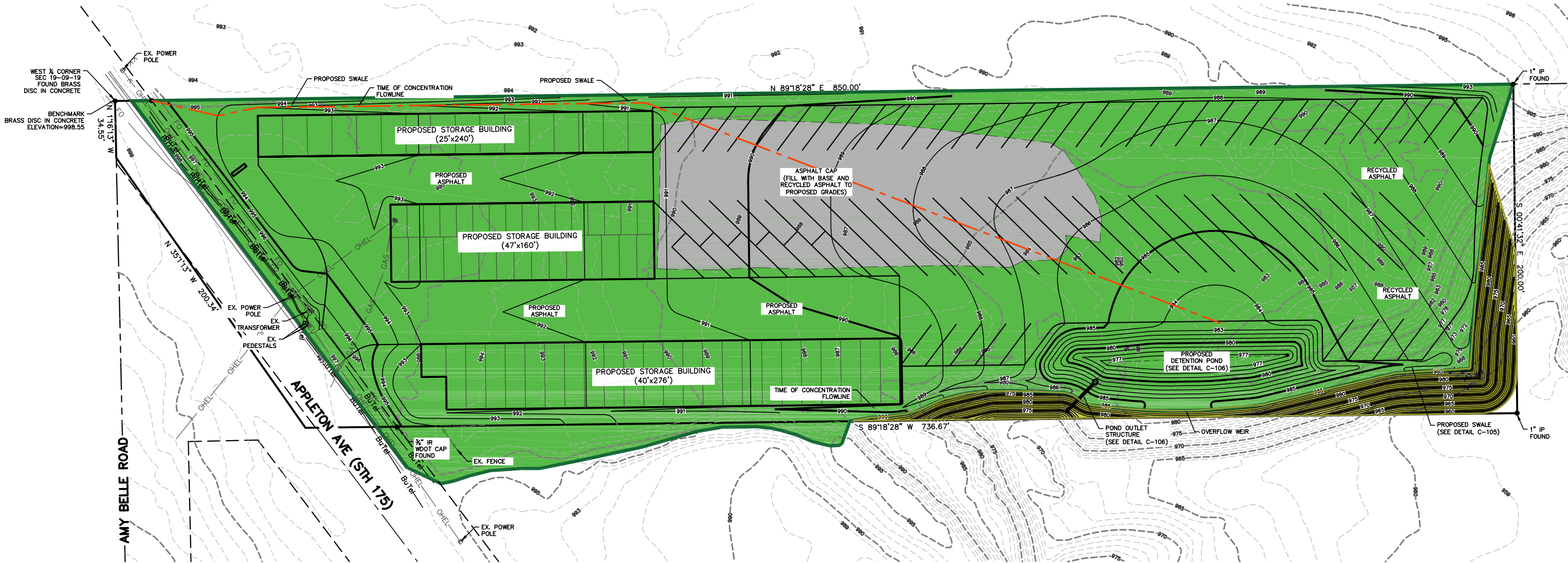
APPLETON AVENUE STORAGE FACILITY

EXISTING DRAINAGE PLAN
DATED: NOVEMBER 4, 2021

C-200



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



Proposed Area Table	
Description	Area (sf)
Total Lot Area	150,873
Building	24,860
Asphalt	88,950
Total Impevious Area	113,810
% Impervious	75.4
Total Green Space	37,063
% Green Space	24.6

PROPOSED DRAINAGE AREAS

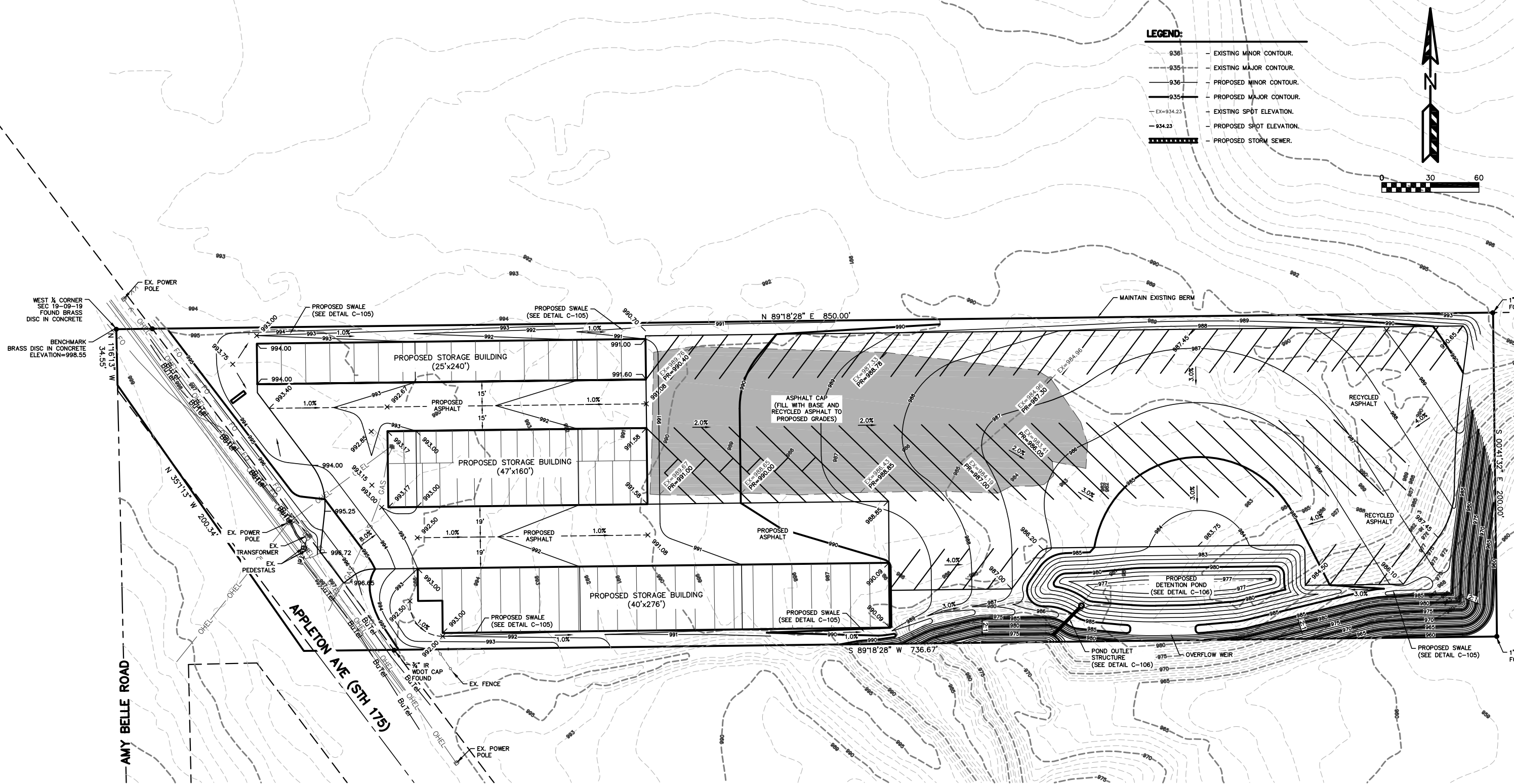
- TO POND
AREA=149,435 s.f.
CN=89
- UNCONTROLLED
AREA=7,671 s.f.
CN=61

APPLETON AVENUE STORAGE FACILITY
PROPOSED DRAINAGE PLAN
DATED: NOVEMBER 4, 2021

C-201

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



APPLETON AVENUE STORAGE FACILITY

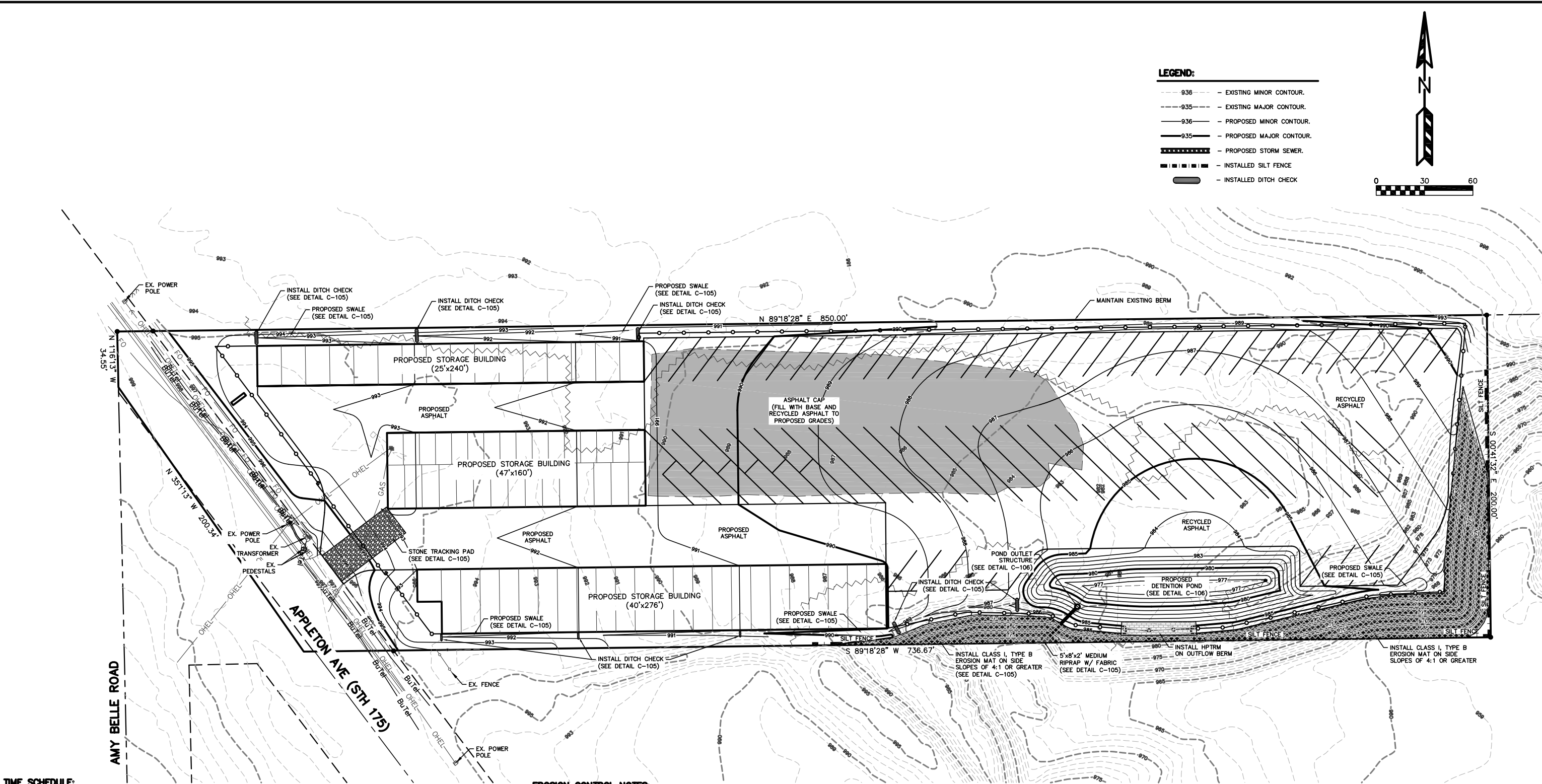
GRADING PLAN

DATED: NOVEMBER 4, 2021

C-103



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TIME SCHEDULE:

NOVEMBER 15, 2021

INSTALL SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON PLANS.

NOVEMBER 15, 2021 – SEPTEMBER 1, 2022

DEMO EXISTING BUILDINGS, CRUSH CONCRETE AND ASPHALT AND STOCKPILE FOR USE AS FILL.

STRIP TOPSOIL AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".

BEGIN PROPOSED SITE GRADING INCLUDING BUILDING PAD PREPARATION.

INSTALL BASE COURSE, PAVEMENT, AND RECYCLED ASPHALT.

SEPTEMBER 2 – 15, 2022

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS. SLOPES SHALL NOT EXCEED 3:1 EXCEPT IN BIO-FILTER.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF MILWAUKEE PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.

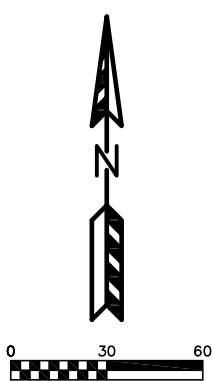
REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPs.

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. OWNER IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF OWNER. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE. (Rev. February 2017)
12. PROVIDE ANTI-SOIL PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (Rev. February 2017)
13. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.
15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD STANDARD DITCH CHECKS #1062.
17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

LEGEND:

- 936 --- EXISTING MINOR CONTOUR.
- 935 --- EXISTING MAJOR CONTOUR.
- 936 --- PROPOSED MINOR CONTOUR.
- 935 --- PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- INSTALLED SILT FENCE
- — — — — INSTALLED DITCH CHECK



APPLETON AVENUE STORAGE FACILITY

EROSION CONTROL PLAN

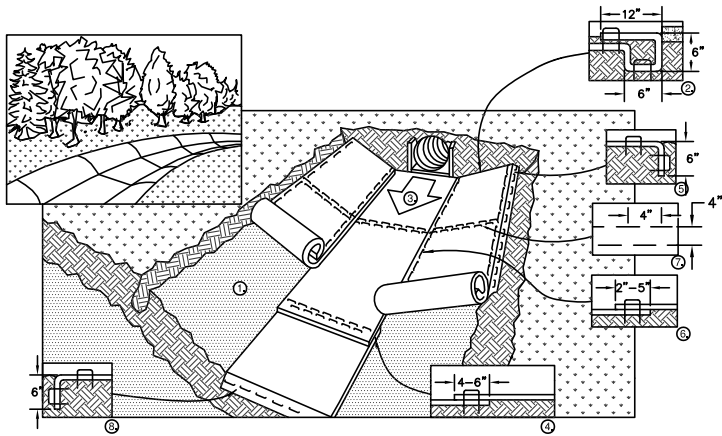
DATED: NOVEMBER 4, 2021

C-104



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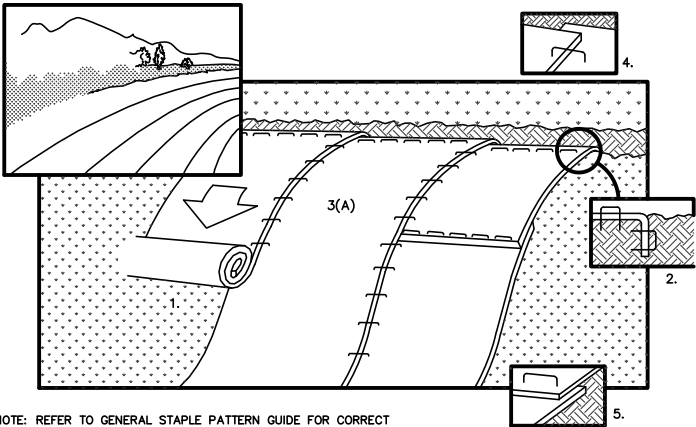
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH	
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

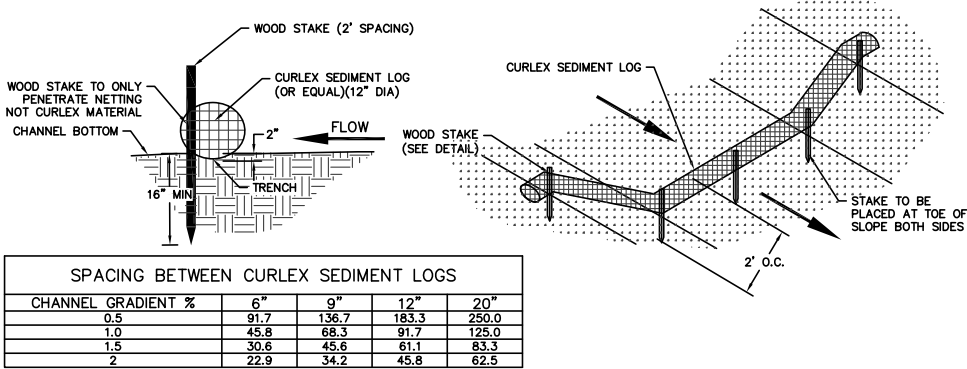
EROSION CONTROL MAT - CHANNEL INSTALLATION



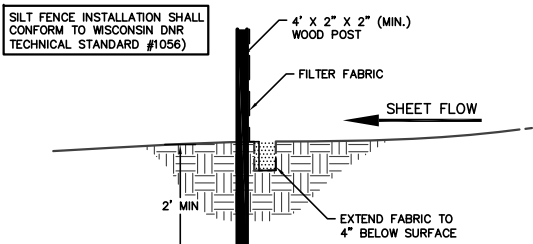
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

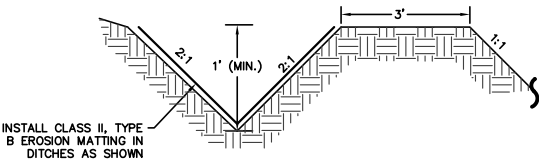
EROSION CONTROL MAT - SLOPE INSTALLATION



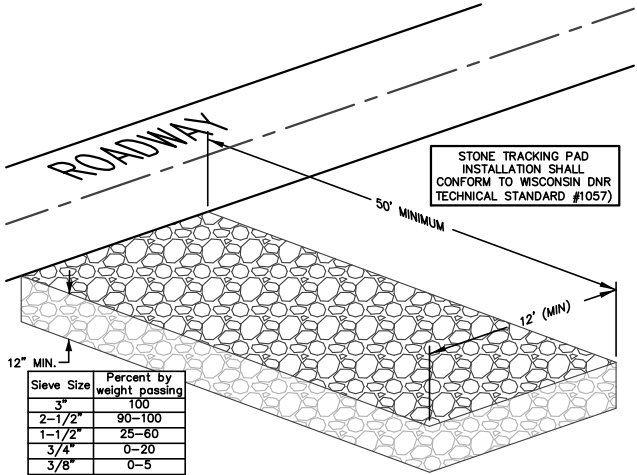
SEDIMENT LOG DETAIL



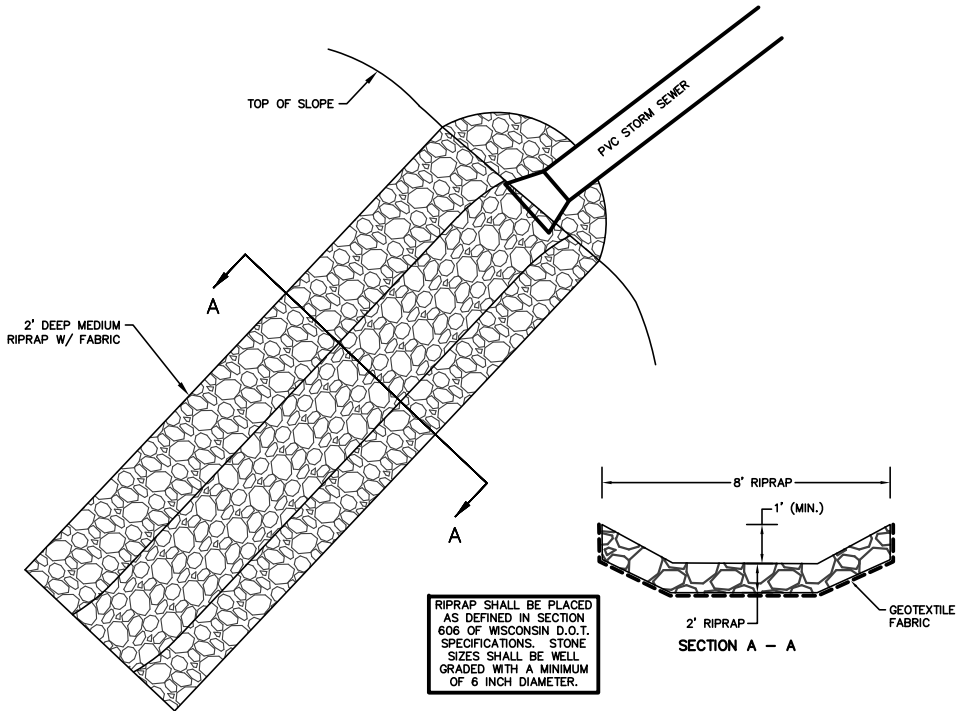
SILT FENCE CONSTRUCTION (SHEET FLOW)



BERM/SWALE DETAIL



STONE TRACKING PAD DETAIL



RIPRAP SLOPE STABILIZATION DETAIL

APPLETON AVENUE STORAGE FACILITY

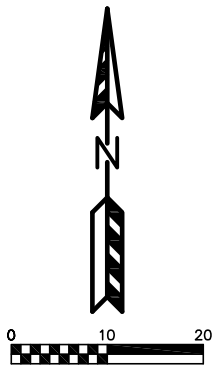
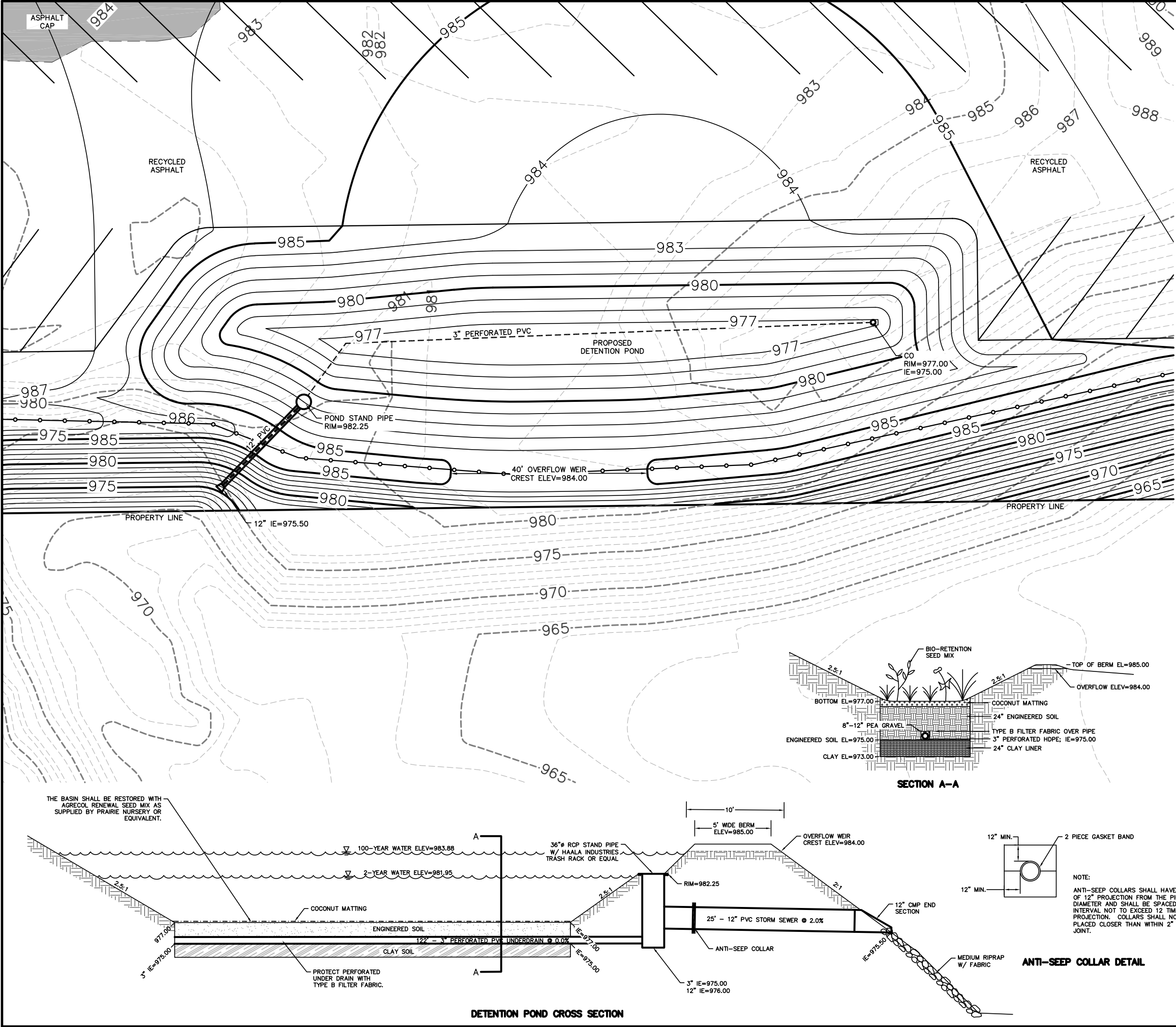
EROSION CONTROL DETAILS

DATED: NOVEMBER 4, 2021

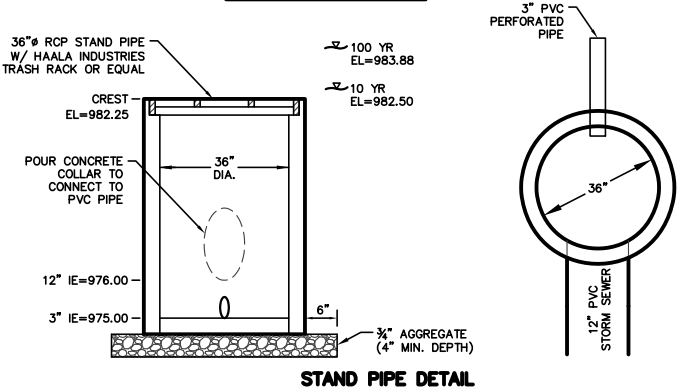
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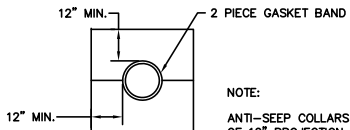
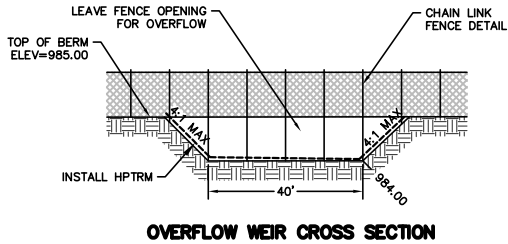


OUTLET STRUCTURE
CONSTRUCTION SHALL CONFORM
TO WISCONSIN DNR TECHNICAL
STANDARD (#1001)



BIO-FILTER NOTES:

1. BIO-FILTER BASIN CONSTRUCTION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003.
2. ESTABLISHMENT - COVER CROPS NEED TO BE APPLIED IN CONJUNCTION WITH THE INITIAL SEEDING OF PERMANENT VEGETATION. WHEN ESTABLISHING TURF TYPE GRASS, USE THE CRITERIA CONTAINED IN THE DNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059). SOD SHALL NOT BE USED. IF TURF GRASS IS UTILIZED, THE BASIN CANNOT BE USED FOR RECREATIONAL PURPOSES DUE TO COMPACTION CONCERNS.
3. NATIVE SEEDING - NATIVE VEGETATION SHALL BE ESTABLISHED IN CONFORMANCE WITH RECOMMENDATIONS FROM A QUALIFIED NATIVE NURSERY IN THE AREA. IF TREES ARE TO BE USED, SPECIES SHALL BE SELECTED THAT WILL NOT INTERFERE WITH THE FUNCTION OF THE BASIN, OR CAUSE MAINTENANCE PROBLEMS. SECTION IX REFERENCES, LISTS SOURCES THAT PROVIDE SUGGESTED SEED MIXTURES. NATIVE (PRAIRIE) SEEDING SHALL BE COMPLETED IN THE FALL (AS DORMANT SEEDING PRIOR TO FIRST SNOWFALL) OR IN THE SPRING (BETWEEN MAY 1 AND JUNE 20), OR PLUGS SHALL BE USED.
4. FERTILIZER - SOIL TESTING SHALL BE USED TO DETERMINE PROPER APPLICATIONS FOR NUTRIENTS AND LIMING. FERTILIZER APPLICATION SHALL CONFORM TO THE CRITERIA LOCATED IN NRCS CONSERVATION PRACTICE TECHNICAL STANDARD, CRITICAL AREA PLANTING (342) OR WDNR CONSERVATION PRACTICE STANDARD SEEDING FOR CONSTRUCTION SITE EROSION CONTROL (1059).
5. MULCH - MULCH SHALL CONFORM TO THE CRITERIA LOCATED IN WDNR CONSERVATION PRACTICE STANDARD MULCHING FOR CONSTRUCTION SITES (1058).
6. BIO-FILTER BASIN SHALL NOT BE INSTALLED UNTIL THE SITE IS STABILIZED.
7. ONCE CONSTRUCTION OF THE BIO-FILTER BASIN BEGINS, THE BASIN SHALL BE CORDONED OFF AND PROTECTED FROM COMPACTION FROM HEAVY EQUIPMENT.
8. SEED MIXTURE FOR INFILTRATION BASIN BOTTOM SHALL BE AGRECOL RENEWAL.



NOTE:
ANTI-SEEP COLLARS SHALL HAVE A MINIMUM
OF 12" PROJECTION FROM THE PIPE OUTSIDE
DIAMETER AND SHALL BE SPACED AT AN
INTERVAL NOT TO EXCEED 12 TIMES THE
PROJECTION. COLLARS SHALL NOT BE
PLACED CLOSER THAN WITHIN 2" OF A PIPE
JOINT.

APPLETON AVENUE STORAGE FACILITY
STORMWATER MANAGEMENT PLAN AND DETAILS
DATED: NOVEMBER 4, 2021

C-106

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

ZONING PERMIT REVIEW

11/8/21 Plan Commission Meeting

Jacob & Julia Schneider

Planning & Zoning Report

Germantown, Wisconsin

Summary

Jacob & Julia Schneider, property owners, are seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N115W20265 Woodland Drive.

Property Location: N115W20265 Woodland Drive

Applicant/

Property Owners: Jacob & Julia Schneider
N115W20265 Woodland Drive
Germantown, WI

Current Zoning: Rs-5: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-5
South	Residential	Rs-5
East	Residential	Rs-5
West	Residential	Rs-5



Proposal

Jacob & Julia Schneider, property owners, are seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N115W20265 Woodland Drive.

As indicated in the supporting information, the applicant would like to install a 6' high, wood privacy fence to enclose the rear yard, side yard, and a portion of the front yard along Woodland Drive.

Staff Comments

The Schneider property is located in the southwest corner of the Woodland Drive and Merkel Drive intersection in the Woodland Manor Subdivision. This lot is considered a corner lot on which both streets are deemed front lot lines.

As indicated below, Section 17.50(2)(f) of the Zoning Code prohibits fences over 4' in height in a front yard unless approved by the Plan Commission:

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

As indicated above, the Planning Commission may authorize the installation of a residential fence up to 6' in height after considering such things as visibility, privacy and access.

The proposed fence will be located approximately 4' south of the Woodland Drive right-of-way line and approximately 20' from the edge of Woodland Drive. Visibility along Woodland Drive, the Schneider driveway, and the intersection of Woodland Drive and Merkel Drive will not be impacted.

Village Staff Recommendation

APPROVE the proposed installation of a fence 6' in height along the Woodland Drive front/street yard for the residential lot located at N115W20265 Woodland Drive.



Village of
★★★
Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 10-19-21

Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Jacob + Julia Schneider

Address: N115W20265 Woodland

City/State/Zip: Germantown, WI 53022

Phone: 414-336-2966

E-Mail: juliaschneider223@yahoo.com

PROPERTY or Business OWNER: '1

Name: + Roger + Susan Schneider

Address: _____

City/State/Zip: _____

Phone: _____

E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

N115W20265 Woodland Dr Germantown

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

6' privacy fence in the front yard on the west side.
To protect our 4 young children + larger breed dog. Taking
place ASAP by Pools by Dre.
(See attached)

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☒ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☒ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Julia Schneider
Applicant

10/18/2021
Date

Property Owner

Date

VILLAGE USE ONLY

To Whom it May Concern,

My name is Julia Schneider. My husband and I live at N115W20265 Woodland Dr in Germantown. We have four young kids ages 1, 3, 5, and 6. We also have a German shepherd dog. We have built a play set in our back yard for the kids, have a trampoline, and put a small pool that stays up at all times during the summer.

We intend on putting a 6' privacy fence up surrounding our back yard along with the entire west side of our property. Our purpose for this is so our children can grow independence by experiencing outside play without us having to follow them when they go along side of the house. We want to protect our children from wondering where we cannot see them. Our dog is included in this concern as well.

We also want to protect our privacy. I work as an RN at Froedert Hospital on the trauma unit and have many high profile cases. We also get patients who have stalked our license plates, facebook, and other means of ways to locate us. I intend on adding any amount of protection for myself and my family as possible.

An added concern for our playset, trampoline, and swimming pool is a liability and enticing factor to other children of the neighborhood. I want to decrease the temptation along with protecting ourselves financially to prevent any chance for a need to sue, God forbid.

We have hired Roofs by Dre, who put up a 6' fence north of us on Merkle Dr. We also have a neighbor who has a playset and a 6' privacy fence east of us down Woodland.

We have already started the project in the back by taking down our bushes separating us from our southern neighbor. We hope to continue this project this year so our children can enjoy the yard during the winter months in the snow.

Both direct neighbors, Dennis Meyer and Dave to the south of us are very on board with our project and have expressed excitement and the need for the project. It has been acknowledged that fences also add value to our property, which would benefit us all.

We hope that you accept our request to this attention to help us protect our family,

The Schneiders

Julia Schneider 10/18/2021
Jul J. Schneider 10/18/2021

P.S. I am currently at work and am not able to print an exact picture of the fence we are planning on putting up. We have already ordered them from Minards. They are the 4 x 8 Cedar Dog Ear Wood Fence Panel model # 1731374.

Thank you. I can also email a copy of our order if this is needed.



SURVEYING SSOCIATES, INC.

MEMBER WISCONSIN SOCIETY OF LAND SURVEYORS
AND AMERICAN CONGRESS ON SURVEYING AND MAPPING

2554 N. 100TH STREET
P.O. BOX 26596
WAUWATOSA, WISCONSIN 53226
(414) 257-2212

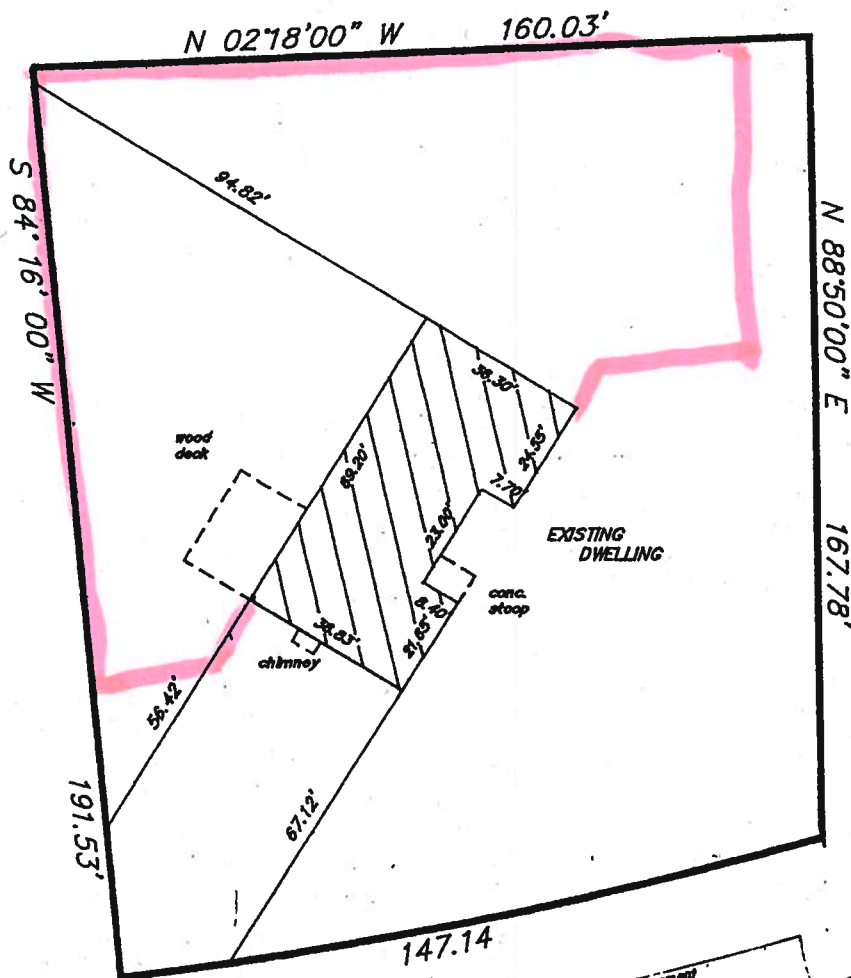
PLAT OF SURVEY

LOT 4, BLOCK 6, WOODLAND MANOR, a Subdivision of part of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 20, Town 9 North, Range 20 East, in the Town of Germantown, County of Washington, Wisconsin.

Survey location: N115 W20265 Woodland Drive
Buyer: Janet & James MacFall



C-1
RAD. 940.20'
CHD. 146.99'
S 11°28'00" E
CENT. 8°28'00"



Surveyed for: THE FINANCIAL CENTER INC.

"I hereby certify that I have surveyed the above described property and that the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.

"This survey is made for the use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one year from date hereof."

MONUMENTATION BY WRITTEN AGREEMENT WITH THE ABOVE NAMED CLIENT HAS NOT BEEN WAIVED IN ACCORDANCE WITH A-E 5.01 (1) (b) OF THE WISCONSIN ADMINISTRATIVE CODE.



NOTE: THIS IS NOT AN ORIGINAL SURVEY UNLESS THIS SEAL IS HERE

From: Julia Schneider <
Sent: Tuesday, October 19, 2021 8:54 AM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: Fence details

Hi Roger Schneider,

Thanks for your recent order from Menards®, where you always Save BIG Money! Your order is ready to be picked up, see below for pick up information.

Pick up at Store

Location Information

GERMANTOWN
W186N9754 APPLETON AVE
GERMANTOWN, WI, 53022

Description	SKU	QTY
4 x 8 Cedar Dog Ear Wood Fence Panel Model Number: 1731374	1731374	9
AC2® 4 x 4 x 6' #2 Ground Contact Green Pressure Treated Timber Model Number: 1112201	1112201	8
Instant Post Concrete Mix - 50 lb Model Number: 1894027	1894027	112
AC2® 4 x 4 x 8' #2 Ground Contact Green Pressure Treated Timber Model Number: 1112214	1112214	46



SITE PLAN & SIGN REVIEW

11/8/21 Plan Commission Meeting

Wendy's Restaurant / Blaeser Construction LLC

Village Planner Report

Germantown, Wisconsin

Summary

Blaeser Construction LLC, agent for ARC CAFÉ USA001 LLC, property owner has submitted building plans for site and building renovations and replacement signage for the existing restaurant located at N96 W17600 County Line Road.

Property Location: N96 W17600 County Line Road

Applicant/

Property Owners:

M Blaeser
Blaeser Const LLC
19 N. Greeley Street
Palatine, IL

J Rawlings
ARC CAFÉ USA001 LLC
3309 Collins Lane
Louisville, KY

Current Zoning: B-5: Highway Commercial

Adjacent Land Uses		Zoning
North	Residential (Riversbend)	Rm-3
South	Commercial (Arby's)	B-5
East	Commercial (McDonald's)	B-5
West	Commercial (Panda Express)	B-5



Proposal

W Blaeser Construction LLC, agent for ARC CAFÉ USA001 LLC, property owner has submitted building plans for site and building renovations and replacement signage for the existing restaurant located at N96 W17600 County Line Road:

Site improvements include:

- Install new drive-through clearance bar & sign
- Install new ADA-compliant handrails @ entrances

The exterior remodeling includes:

- Remove existing glass solarium feature @ south elevation & replace w/ pre-finished metal panel system & standing seam metal roof
- Install awnings/canopies above drive-thru order station & pick-up window
- Install new storefront windows systems @ south elevation
- Repaint existing brick elevations

Interior remodeling of the customer vestibule, dining/seating area, counter area & bathrooms includes:

- Install new flooring, ceiling & wall finishes
- Install new lighting
- Install new seating, tables, counters & cabinet finishes
- seating layout changes in dining room

Replacement Signage includes:

- 3' x 10' 10" (32.5 sqft) wall-mounted "Wendy's" channel letters & Logo on south elevation
- Face replacement of existing pylon sign in south parking lot
- Face replacement of existing on-site direction signage

Access & Parking. Access and parking to the site remains the same with a driveway/access easement to Rivercrest Drive shared with the Arby's restaurant to the south.

Storm Water Management. No change in existing impervious surfaces is proposed.

Landscaping & Buffering. No change in existing landscaping on the site is proposed.

Lighting. No change to existing exterior lighting of the site is proposed.

Staff CommentsCommunity Development: Planning & Zoning

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. County Line Road is NOT a "Germanic Theme" corridor as are portions of Mequon Road and Main Street. The contemporary design and exterior appearance can be approved or modified to satisfy

the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission. The proposed exterior changes are minimal and intended to update the exterior appearance.

While there are no changes proposed to the rooftop HVAC mechanicals, there is not detailed roof plan sheet provided. In the event there is a need to replace the existing HVAC mechanicals, a separate plan should be submitted for review and the possible need for visual screening.

The proposed wall sign on the south elevation and directional signs are considered face replacements and have already been approved under a Zoning Permit approved by staff (as shown herein) back in August. Similarly, the pylon sign is a face replacement. However, unlike the wall and directional signs, the pylon sign face replacement was not previously approved and requires action by the Plan Commission.

Community Development: Inspection Services

Because of the extensive interior remodeling that includes building, plumbing and electrical facilities, Inspection Services (SAFEbuilt) has indicated that the submission of state-approved plans is required as part of a building permit application along with the required \$20,000 occupancy bond.

Public Works/Utilities

As set forth in the November 2, 2021 memo from the Public Works Director, the Wastewater Utility has the following issues:

1. The existing sample manhole serving the Wendy's restaurant needs to be reconstructed to eliminate the deck (per Village standards). Reconstruction shall include the proper cone size, chimney replacement, seal installation, and replacement of all iron per current Village specifications. The current Village specifications shall be documented in a revised plan sheet added to the application. Contact Tim Zimmerman, Wastewater Utility Superintendent, for details and specifications.

Village Planner Recommendation:
Site Development & Building Plans

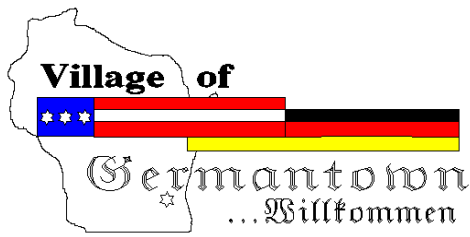
APPROVE the site and building plans for the proposed interior and exterior building remodeling renovations for the Wendy's restaurant located at N96 W17600 County Line Road subject to the following (4) conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated September 14, 2021, unless superseded by subsequent plan sheets approved by the Village Planner or pursuant to revisions required herein and/or by the Plan Commission.
2. In the event there is a need to replace the existing HVAC mechanicals as part of this remodeling project or in the future, a separate plan shall be submitted for review and the possible need for visual screening from County Line Road and Rivercrest Drive.
3. The existing sample manhole serving the Wendy's restaurant needs to be reconstructed to eliminate the deck (per Village standards). Reconstruction shall include: proper cone size, chimney replacement, seal installation, and replacement of all iron per current Village specifications. The current Village specifications shall be documented in a revised plan sheet added to the application. Contact Tim Zimmerman, Wastewater Utility Superintendent, for details and specifications.
4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.

Village Planner Recommendation:
Signage

APPROVE the proposed pylon sign face replacement for the Wendy's restaurant located at N96 W17600 County Line Road subject to the following condition:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : November 2, 2021

Re : Wendy's

Wastewater Utility Comments:

1. Reconstruct sample manhole to eliminate deck. Replace with proper size cone, replace chimney, install seal, replace iron all per current specifications and detail. Show manhole detail on plans. Most current is attached.

MAXIMUM TOTAL CHIMNEY HEIGHT, EXCLUDING MANHOLE FRAME, SHALL NOT EXCEED 16 INCHES AND BE A MINIMUM OF 2". ALL CHIMNEY'S SHALL BE BUILT ACCORDING TO THE SAN. MH. CHIMNEY ASSEMBLY DETAILS. ASSEMBLY DIFFERS FOR MH. IN PAVEMENT OR TURF.

ADAPTOR, INC.
INTERNAL/EXTERNAL
FRAME/CHIMNEY SEAL

2" - 16"
MEASURED
INTERNALLY
FROM TOP OF
CORBEL SECTION

2 LAYERS
OF 8 MIL
POLYETHYLENE
WRAP

5" MIN.

MANHOLE STEPS
16" ON CENTER

HALF DEPTH BENCH
BOTH SIDES
2"/FT. SLOPE

6"

MIN. 4" GRAVEL STONE BASE

FRAME AND COVER IN PAVED AREAS:
NEENAH R-1661 W/SELF SEALING COVER &
CONCEALED PICKHOLES.
ALL MANHOLES SHALL REQUIRE A 2" PAVING
RING, NEENAH R-1979 SERIES REF.
1661-7158, SET TO 1/4" BELOW FINISH
PAVEMENT GRADE.

IN TURF AREAS:
NEENAH R-1661 BOLT DOWN GASKETED
SELF-SEALING LID & 2 CONCEALED PICKHOLES.
FRAMES SHALL BE BOLTED TO THE CHIMNEY
W/1/2" DIA. STAINLESS STEEL ANCHOR BOLTS
EXTENDING 4" INTO CHIMNEY

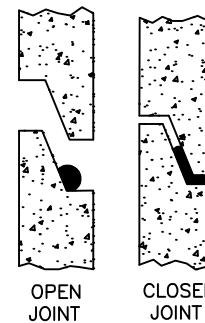
ALL CHIMNEY'S SHALL BE BUILT USING VILLAGE
SPECIFICATIONS. RINGS SHALL BE INSTALLED
PER MANUFACTURES INSTRUCTIONS.

NOTE:

ALL SANITARY SEWER MANHOLES AND ALL
SAMPLING MANHOLES SHALL HAVE A MINIMUM
PITCH OF 0.10' THRU THE TROUGH, FROM END
TO END, UNLESS OTHERWISE DIRECTED BY THE
VILLAGE ENGINEER.

ALL SANITARY SAMPLING MANHOLES
SHALL BE BUILT USING A PRECAST CONCRETE
CONE SECTION. CONCRETE FLAT TOP SECTIONS
SHALL NOT BE ALLOWED UNLESS APPROVED BY
THE VILLAGE ENGINEER

PRECAST CONCRETE MANHOLE BARREL SECTIONS
SHALL BE JOINED WITH AN BUTYL RUBBER
SEALANT OR APPROVED EQUAL.



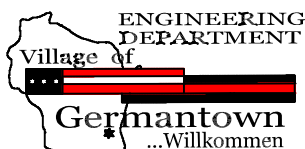
TYPICAL BUTYL
SEALANT
INSTALLATION

EXTERNAL JOINT SEAL SHALL BE MACWRAP
EXTERNAL JOINT SEALERS (TYP.)

THE ANNULAR SPACE BETWEEN THE SPRING LINE
OF THE PIPE AND MANHOLE WALL SHALL BE
FILLED WITH CONCRETE.

SPRAY EPOXY
COATINGS

MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.



STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

REVISED DATE: 10/11/2019 FJR

NOT TO SCALE

**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 _____ DATE _____

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**

Blaeser Construction, LLC

PO Box 2107

Brookfield WI 53008

Phone (414) 305-8377

E-Mail mblaeser1@yahoo.com**PROPERTY OWNER**

ARC CafeUSA001 LLC/Bridgeman Foods II Inc

3309 Collins Lane

Louisville KY 40245

Phone (502) 254-7130

E-Mail jrawlings@bfcompanies.com**2****PROPERTY ADDRESS**

Wendy's
N96W17600County Line Rd.
Germantown, WI 53022

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

North	South	East	West
Gomolla - Condominium	Arby's - Restaurant	McDonald's - Restaurant	Keller Williams - Realty

4**READ AND INITIAL THE FOLLOWING:**

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I 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!

Applicant

Date

Owner

Date

Blaeser Design and Construction

P.O. Box 2107

Brookfield, WI 53008

October 26th, 2021

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

Re: Wendy's Germantown

N96W17600 County Line Road

Germantown, WI 53022

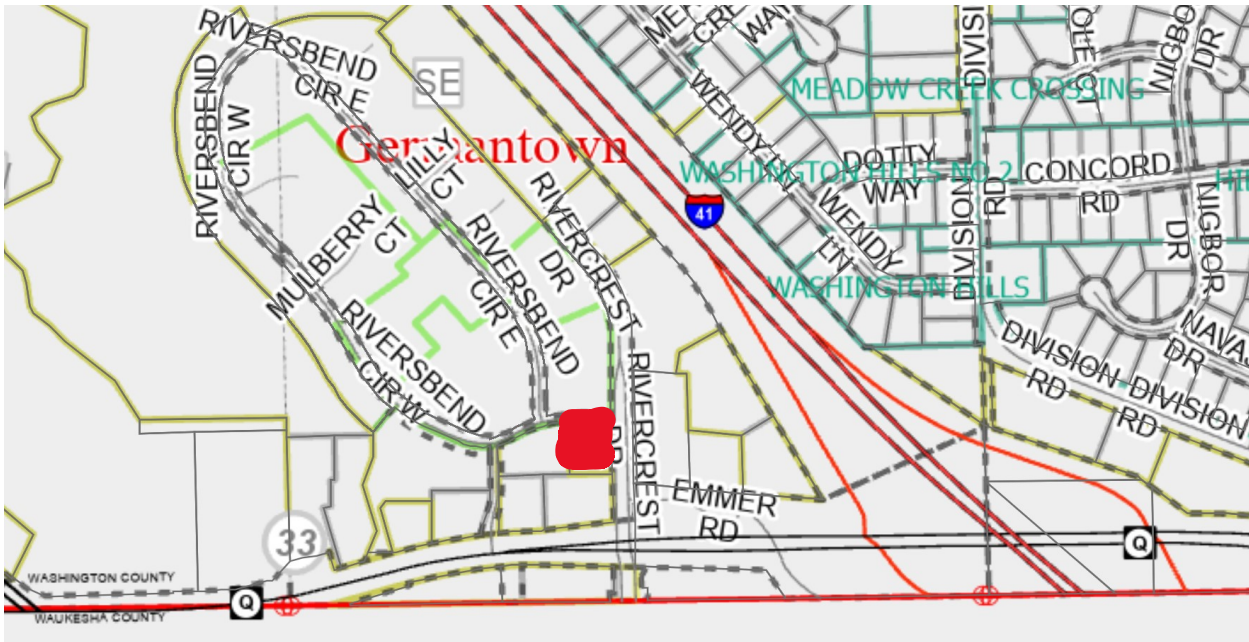
Description of project:

The curved fascia on the south will be removed and replaced with corrugated metal – Wendy's international spec – outlined in previously sent photos. We will also be covering the existing solarium with a 5V crimp metal roof to stop existing leaking into solarium. A drive-thru canopy will be added over the pay window.

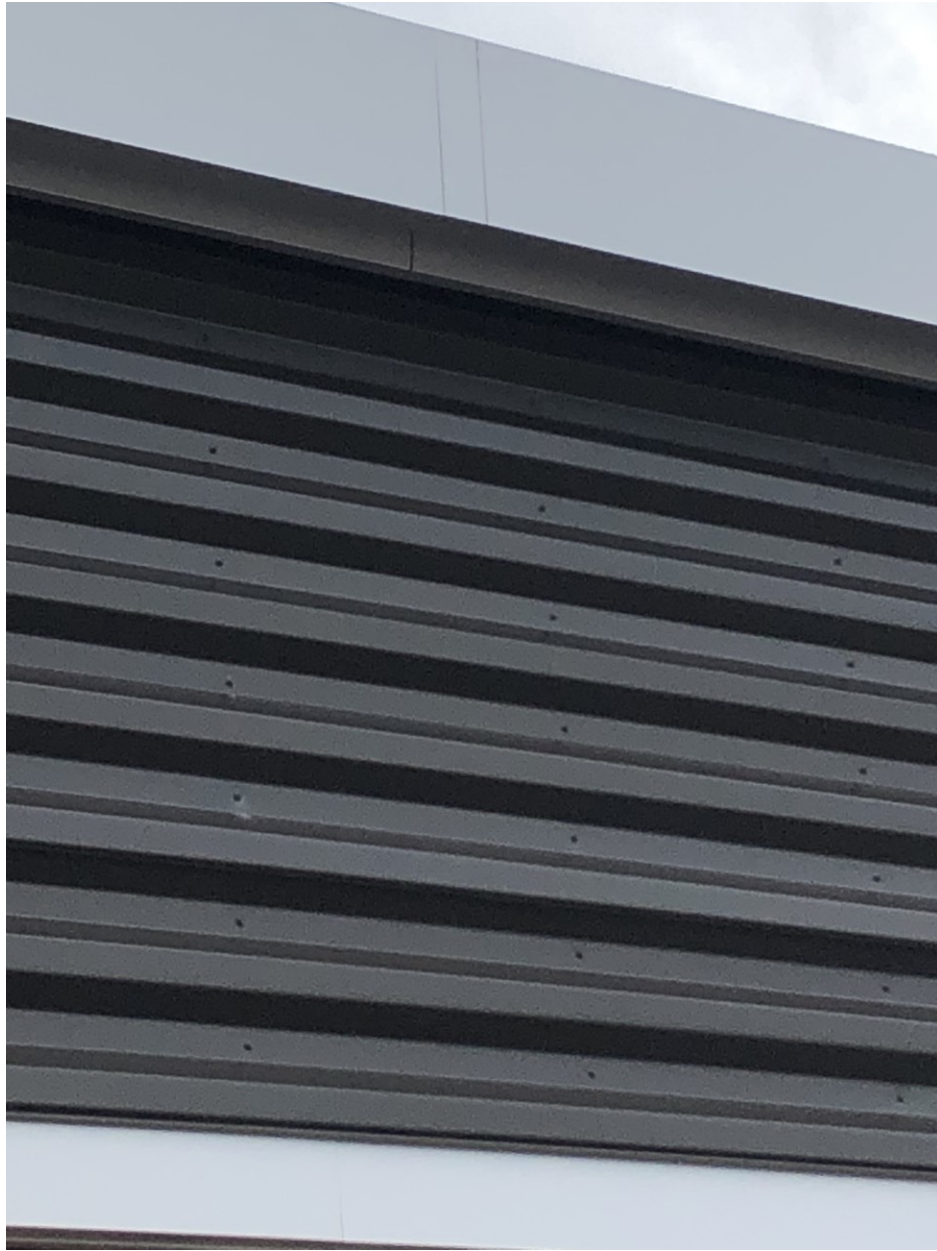
WENDY'S

N96W17600 COUNTY LINE ROAD, GERMANTOWN WI 53022

PROPERTY DESCRIPTION: PAR 1 CSM 2762 DOC 1344722 PT OF SW SE ●







OPTION LIST													
☐ = OPTION NOT INCLUDED IN SET ■ = OPTION INCLUDED IN SET													
INTERIOR OPTIONS						EXTERIOR OPTIONS							
DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION		DESCRIPTION			
☐	NEW BACKLIT MENU BOARD	☐	DOUBLE SIDED GRILL	☐	MUSIC W/ CEILING MOUNTED SPEAKERS	☐	RAISED CAMEL COLORED CENTER CEILING IN DINING ROOM	■	NEW BUILDING SIGNAGE	☐	PUW VESTIBULE	☐	PUW AWNING AT PAY WINDOW
☐	NEW BACKLIT QUEUING BOARD	☐	30 LB FRYER	☐	BANQUETTE SEATING	☐	SELF-SERVE DRINKS ONE FREESTYLE IN DT (EXISTING)	☐	REPLACE DIRECTIONAL FACES	☐	PATIO	☐	FRONT AND PUW FINISH (EIFS)
☐	NEW BACKLIT RHR	☐	NEXT GEN POS W/ ALOHA	☐	NEW KITCHEN FLOORING	☐	NEW FOH CEILING GRID AND TILES	☐	LANDSCAPING	☐	BLADE	☐	FULL HEIGHT VISION GLASS
☐	SELF SERVE DRINK - ONE FREESTYLE	☐	WOOD LOOK PORCELAIN PLANK TILE	☐	NEW KITCHEN CEILING								
☐	NEW CONDIMENT STAND	☐	1 FIREPLACE, 1 TV / LOUNGE SEATING	☐	NEW KITCHEN FRP			☐	ORDER STATION CANOPY	☐	ONE PUW		
☐	COUNTER CLOCKWISE QUEUE	☐	ARTPACK	☐	WINDOW BLINDS			☐	PUW AWNING	☐	RAISED PUW BLADE		
☐	SEPARATION OF ORDER/PAY FROM PICKUP	☐	WIFI SERVICE W/ DEDICATED WIFI BAR	☐	RED BLADE			☐	EXPANDED 8'-0" PUW	☐	BLADE BACK DESIGN		

GENERAL NOTES

1. DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH WORK.

2. REVIEW DOCUMENTS AND VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT WORK IS CONSTRUCTIBLE AS SHOWN. CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF WORK IN QUESTION.

3. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN PARTITION LOCATIONS. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT OF RECORD. FLOOR PLAN BY ARCHITECT OF RECORD SUPERSEDES OTHER PLANS. DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC

4. INTERIOR DIMENSIONS ARE TO THE FACE OF GYP. BD. OF NEW WALL OF NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.

5. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.

6. MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. COORDINATE AND VERIFY CONDITIONS TO ENSURE PROPER FIT.

7. CONTRACTOR IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE OWNER'S REPRESENTATIVE TO REVIEW SPECIFIC REQUIREMENTS. CONTRACTOR IS RESPONSIBLE TO FOLLOW THE WENDY'S COMPANY RULES AND REGULATIONS.

8. WHEN CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE TO THESE ITEMS.

9. THE CONTRACTOR SHALL MAINTAIN, FOR THE ENTIRE DURATION OF THE WORK, ALL EXITS, EXIT/ EGRESS LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

10. EXISTING WORK: WITH PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND RETURN OF PROPER CREDIT, EXISTING WORK WHICH FITS THE SCHEME MAY BE RE-USED.

11. DEMOLITION: REMOVE INTERIOR PARTITIONS, CASEWORK, STOREFRONTS, CEILING, FINISHED FLOORING AND OTHER ITEMS NOT USED IN NEW SCHEME. REMOVE UTILITIES, ELECTRICAL, PLUMBING, PIPING AS REQUIRED BACK TO EXISTING CONSTRUCTION TO REMAIN AND TERMINATE &/OR CAP AS REQUIRED BY LOCAL AUTHORITIES.

12. SAW CUTTING AND CORING LOCATIONS SHALL BE REVIEWED IN FIELD AND COORDINATED WITH THE OWNER'S REPRESENTATIVE PRIOR TO CUTTING/CORING.

13. DURING ALL PHASES OF WORK, DO NOT DISTURB THE DELIVERIES AND FUNCTIONS OF ADJACENT AND NEIGHBORING TENANTS.

14. "TYP." MEANS THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.

15. PROVIDE PORTABLE FIRE EXTINGUISHER(S) IN ACCORDANCE WITH NFPA 10, WITH U.L. LABEL AND A RATING OF NOT LESS THAN 2-A WITH 75 FT. TRAVEL DISTANCE TO ALL POSITIONS OF RESTAURANT OR AS DIRECTED BY THE FIRE DEPARTMENT FIELD INSPECTOR. PROVIDE CLASS K FIRE EXTINGUISHER WITHIN 30 FT. OF COMMERCIAL FOOD HEAT-PROCESSING EQUIPMENT.

16. EXTERIOR BUILDING SIGNS SHALL BE SUBMITTED UNDER SEPARATE PERMIT APPLICATION FOR REVIEW AND APPROVAL AS REQUIRED BY LOCAL AUTHORITIES. EXTERIOR SIGNS ARE NOT WITHIN THE SCOPE OF BUILDING DEPARTMENT APPROVAL.

17. PRIOR TO COMMENCEMENT OF WORK - OBTAIN A COPY OF THE BUILDING CONSTRUCTION PERMIT FROM THE JURISDICTION HAVING AUTHORITY (JHA) AND A COPY OF THE SET OF CONSTRUCTION DOCUMENTS SIGNED AND SEALED BY A LICENSED DESIGN PROFESSIONAL FOR ALL DISCIPLINES AS REQUIRED AND USED TO OBTAIN THE BUILDING PERMIT.

18. IF REQUIRED BY LOCAL JURISDICTION - SPRINKLER, LIFE SAFETY, AND FIRE ALARM SYSTEMS ARE TO BE DESIGNED AND SUBMITTED FOR REVIEW AND APPROVAL BY LOCALLY LICENSED DESIGN PROFESSIONAL. THE DESIGN OF SYSTEM(S) MUST COMPLY TO LOCAL, STATE, AND NATIONAL CODES.

19. EXISTING ENERGY MANAGEMENT SYSTEM (VERIFY IN FIELD) TO REMAIN IN STORE AND BE FULLY FUNCTIONAL AND OPERATIONAL AT COMPLETION OF REMODEL PROJECT.

20. COORDINATE SALVAGE AND REUSE OF EXISTING FIXTURES AND EQUIPMENT WITH WENDY'S OR FRANCHISEE REPRESENTATIVE.

CONSTRUCTION / PRODUCT WARRANTIES

THESE CONSTRUCTION DOCUMENTS NOTE SPECIFIC PRODUCTS, DETAILS, AND SPECIFICATIONS THAT WILL PROVIDE CONSTRUCTION / PRODUCT WARRANTIES FOR THE FOLLOWING AREAS OF CONSTRUCTION:

ROOFING (DURO-LAST)
INTERIOR TILE (LATICRETE)
ALTERING THESE DOCUMENTS MAY ALTER THE WARRANTY GUIDELINES DURO-LAST AND LATICRETE WILL BE REQUIRED TO APPROVE THE DRAWINGS TO MAINTAIN THE WARRANTIES. THE CONTRACTOR IS ALSO RESPONSIBLE FOR CONTACTING DURO-LAST AND LATICRETE FOR ON-SITE INSTALLATION INSPECTIONS OF EACH OF THE AREAS OF WORK.

DESCRIPTIVE SUMMERY OF WORK

THE WORK INCLUDES ALL LABOR, MATERIAL, AND EQUIPMENT TO BUILD, FINISH, AND PROVIDE ALL SITE WORK AND UTILITIES, FOR A PROPOSED REMODEL OF AN EXISTING RESTAURANT FOR THE "OWNER". THE WORK SHALL INCLUDE ALL ITEMS REQUIRED AS SHOWN ON THE DRAWINGS. IN ADDITION ALL WORK ASSOCIATED WITH THE REPAIR / REPLACEMENT OF ANY PAVING, PARKING, WALKWAYS, PATIO, SLAB, AND SITE UTILITIES TO THE BUILDING ARE TO BE PROVIDED IN THIS CONTACT. ALL MECHANICAL EQUIPMENT AND SYSTEMS, ALL ELECTRICAL SYSTEMS, AND EQUIPMENT ARE TO BE INCLUDED FOR A COMPLETE OPERATING SYSTEM WITH COORDINATION AND INSTALLATION INCLUDED.

ABBREVIATIONS

CL

ACM
ACT
A.F.F.
ALUM.
A.O.R.
ARCH.
BD.
BLDG.
BLKG.
BM.
BOT.
CAB.
CER.
CLG.
CLKG.
CLR.
COL.
CONC.
CONT.
DBL.
DET.
DIA.
DIM.
DND
UNO
DR.
DS.
DWG.
(E)
EA.
ELEV.
ELEC.
EMER.
EQ.
F/MAS
F.E.
F.O.
F.O.F.
F.O.S.
F/F
F.R.
FIN.
FL.
FLOUR.
FT.
F.V.
G.B.
G.C.
GA.
GL.
GYP.
H.
H.C.
H.M.
HC.
HDWD.
HORIZ.
HGT.
H.T.
HVAC

CENTERLINE
ALUMINUM COMPOSITE PANEL
ACOUSTICAL CEILING TILE
ABOVE FINISH FLOOR
ALUMINUM
ARCHITECT OF RECORD
ARCHITECTURAL
BOARD
BUILDING
BLOCKING
BEAM
BOTTOM
CABINET
CERAMIC
CEILING
CAULKING
CLEAR
COLUMN
CONCRETE
CONTINUOUS
DOUBLE
DETAIL
DIAMETER
DIMENSION
DO NOT DEMOLISH
UNLESS NOTED OTHERWISE
DOOR
DOWNSPOUT
DRAWING
EXISTING
EACH
ELEVATION
ELECTRICAL
EMERGENCY
EQUAL
FACE OF MASONRY
FIRE EXTINGUISHER
FACE OF
FACE OF FINISH
FACE OF STUDS
FINISH TO FINISH
FIRE RETARDANT
FINISH
FLOOR
FLOURESCENT
FOOT, FEET
FILED VERIFY
GRAB BAR
GENERAL CONTRACTOR
GAUGE
GLASS
GYPSUM
HIGH
HOLLOW CORE
HOLLOW METAL
HANDICAP
HARDWOOD
HORIZONTAL
HEIGHT
HANGER-TIGHT UNIT
HEATING, VENTILATION
AIR CONDITIONING

I.D.
INSUL.
JT.
KES
LB(S).
MAX.
MECH.
MFR.
MGR.
MIN.
MISC.
MTL.
N.
N.I.C.
N.T.S.
(N)
NO.
NOM.
O.D.
OPNG.
OPP.
P.LAM.
PL.
PLAS.
PLYWD.
PR.
POINT
P.T.
RAD.
REF.
REG.
REQ'D.
RM.
S.
S.C.
S.F.
S.S.
SCHED.
SHT.
SIM.
SPEC.
SQUARE
STD.
STL.
STOR.
SUSP.
T.C.
T.O.
TEL.
THK.
TYP.
U.N.O.
VERT.
V.I.F.
W.
W/C
W/O
W/R
WD.

INSIDE DIAMETER
INSULATION
JOINT
KITCHEN EQUIPMENT SUPPLIER
POUND(S)
MAXIMUM
MECHANICAL
MANUFACTURER
MANAGER
MINIMUM
MISCELLANEOUS
METAL
NORTH
NOT IN CONTRACT
NOT TO SCALE
NEW
NUMBER
NOMINAL
OUTSIDE DIAMETER
OPENING
OPPOSITE
PLASTIC LAMINATE
PLATE
PLASTER
PLYWOOD
PAIR
POINT
PRESSURE-TREATED
RADIUS
REFERENCE
REQUIRED
ROOM
SOUTH
SOLID CORE
SQUARE FOOT
STAINLESS STEEL
SCHEDULE
SHEET
SIMILAR
SPECIFICATION
SQUARE
STANDARD
STEEL
STORAGE
SUSPENDED
TIME CLOCK
TOP OF
TELEPHONE
THICK
TYPICAL
UNLESS OTHERWISE NOTED
VERTICAL
VERIFY IN FIELD
WEST
WITH
WATER CLOSET
WITHOUT
WATER RESISTANT
WOOD

CODE DATA AND SQUARE FOOTAGE

STORE TYPE:

4058

LOCATION:

N96w17600 County Line Rd., Germantown, Wisconsin 53022

BUILDING LEVEL:

1 OF 1

BUILDING CODE:

2015 WISCONSIN BUILDING CODE SPS 381

EXISTING BUILDING CODE:

N/A

PLUMBING CODE:

2018 WISCONSIN PLUMBING CODE SPS 384

ELECTRICAL CODE:

2017 NFPA 70 NATIONAL ELECTRIC CODE

MECHANICAL CODE:

2015 INTERNATIONAL MECHANICAL CODE

FIRE CODE:

2012 NFPA 1 FIRE PREVENTION CODE

FUEL AND GAS CODE:

2009 NFPA 54 NATIONAL FUEL GAS CODE

ENERGY CONSERVATION CODE:

2012 INTERNATIONAL ENERGY CONSERVATION CODE

ACCESSIBILITY CODE:

2009 ANSI 117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES / 2010 FEDERAL ADA STANDARDS FOR ACCESSIBLE DESIGN

ZONING CLASSIFICATION:

IMPROVED COMMERCIAL

OCCUPANCY CLASSIFICATION:

A-2 (RESTAURANT)

CONSTRUCTION TYPE:

VB

AREA / HEIGHT LIMITATIONS:

ALLOWED: ONE STORY, 40'-0" HIGH, MAXIMUM 6,000 SQ. FT.
PROVIDED: ONE STORY, 15'-4" HIGH, 2931 SQ.FT.

OCCUPANCY CALCULATIONS:

FLOOR	USE	SQUARE FOOTAGE	OCCUPANT LOAD FACTOR	NUMBER OF OCCUPANTS	NUMBER OF SEATS
1 OF 1	DINING (UNCONCENTRATED)	1,248 SQ. FT.	1:15	83	60
1 OF 1	KITCHEN	1,181 SQ. FT.	1:200	6	6
1 OF 1	RESTROOMS	142 SQ. FT.	-	-	-
1 OF 1	UNOCCUPIED ACCESSORY AREAS*	360 SQ. FT.	-	-	-
TOTAL NUMBER OF OCCUPANTS:				89	66

* UNOCCUPIED AREAS INCLUDE: COOLER/FREEZER, WALLS, CLOSET, CORRIDORS, AND VESTIBULE
** BOOTH (FIXED SEATING CALCULATIONS BASED ON LENGTH OF BOOTHS: 1 PER 24" OF BOOTH LENGTH)

EGRESS CALCULATION:

	TOTAL OCCUPANTS:	INCH PER OCCUPANT:	EGRESS WIDTH REQUIRED:	EGRESS WIDTH PROVIDED:
	89	0.20"	21"	102"

TOTAL EXITS REQUIRED: 2 TOTAL EXISTS PROVIDED: 4
CLEAR EGRESS WIDTH PROVIDED PER EXIT: 34" MIN.
THE LOSS OF ONE REQUIRED MEANS OF EGRESS SHALL NOT REDUCE THE EGRESS CAPACITY TO LESS THAN 50% OF THE REQUIRED.

FIRE RESISTIVE REQUIREMENTS:

EXTERIOR BEARING WALL: (2HOUR)
ROOF CONSTRUCTION: (0 HOUR)
CEILING: (0 HOUR)

FIRE SPRINKLERS:

NO

FIRE ALARM:

NOT REQUIRED

MAX. TRAVEL DISTANCE:

75'-0" PERMITTED, 70'-0" PROVIDED

FEMALE - REQUIRED FIXTURES 1:75
MALE - REQUIRED FIXTURES 1:75
REQUIRED LAVATORIES 1:200

	WATER CLOSET MALE	URINAL MALE	WATER CLOSET FEMALE	LAVATORY MALE/FEMALE
	1	1	1	1

TYPE OF FIXTURE

	MALE		FEMALE	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
WATER CLOSET	1	1	1	1
URINAL	0	1		
LAVATORY	1	1	1	1

DRINKING FOUNTAINS: NOT REQUIRED PER IPC 410.1

PUBLIC ACCESS: RESTROOMS FOR EMPLOYEE USE ONLY

UNISEX IS PERMITTED: YES

* URINALS SHALL NOT BE MORE THAN 67% OF WATER CLOSETS

SPECIAL INSPECTIONS:

KITCHEN HOODS: TYPE 1

HOOD SUPPRESSION: ANSUL SYSTEM

EGRESS DIAGRAM

SCALE: 1/16" =1'-0"

MAX COMMON PATH OF EGRESS 67'

Wendy's

4058 REFRESH LITE

SHEET INDEX

			REVISION				
			1	2	3	4	5
G1.1	COVER SHEET						
AS1.1	ARCHITECTURAL SITE PLAN						
D1.1	DEMOLITION FLOOR PLAN						
D1.2	DEMOLITION REFLECTED CEILING PLAN						
D2.1	DEMOLITION EXTERIOR ELEVATIONS						
D7.1	DEMOLITION INTERIOR ELEVATIONS						
A1.1	ARCHITECTURAL FLOOR PLAN						
A1.2	REFLECTED CEILING PLAN						
A2.1	EXTERIOR ELEVATIONS						
A3.1	WALL SECTIONS AND DETAILS						
A5.1	FLOOR FINISHES PLAN						
A6.1	FINISH SCHEDULE						
A6.2	SUPPLIERS						
A6.3	DOOR SCHEDULE						
A7.1	INTERIOR ELEVATIONS						
A7.2	RESTROOM ELEVATIONS						
EQ1.1	EQUIPMENT PLAN						
SP1	SPECIFICATIONS						
SP2	SPECIFICATIONS						
SP3	SPECIFICATIONS						
SP4	SPECIFICATIONS						

PROJECT TEAM | DIRECTORY

CLIENT

BRIDGEMAN FOODS II, INC.

3309 COLLINS LANE
LOUISVILLE, KENTUCKY 40291
CONTACT: TED OWEN
TEL: (502) 888-3718
E-FAK: (502) 855-3192
townen@bfccompanies.com

ARCHITECT

JAMES C. RAWLINGS, AIA
3309 COLLINS LANE
LOUISVILLE, KY 40245
CONTACT: JAMES RAWLINGS, AIA
TEL: (502)272-2261
FAX: (502)272-2262
jrawlings@bfccompanies.com

ELECTRICAL ENGINEER

ELECTRICAL ENGINEERING TO BE DESIGN BUILD. ANY REQUIRED PERMITS OR INSPECTIONS WILL BE APPLIED FOR BY INSTALLING CONTRACTOR

GENERAL CONTRACTOR

RESPONSIBILITY MATRIX

ITEM OR SERVICE	FURNISHED BY	INSTALLED BY	CONNECTIONS BY	REMARKS
MILLWORK	GC	GC	GC	
INTERIOR DECOR	O	SC	SC	
FURNITURE	O	GC	GC	
TV'S, TV BRACKETS & FIREPLACE	GC	GC	GC	
FRAMING MATERIAL	GC	GC	GC	
GYPSUM BOARD / TILE	CG	CG	GC	
INTERIOR BLADE WALL	O	GC	GC	
POS SYSTEM	O	O	O	
PLUMBING FIXTURES & RESTROOM ACCESSORIES	GC	PC	PC	
PAINTING	GC	GC	GC	
WALLPAPER	O	GC	GC	
LIGHTING / POWER PLUGS	GC	EC	EC	
EXTERIOR A.C.M. FLAG	SP	SP	SP	
EXTERIOR FASCIA PANELS / DRIVE-THRU CANOPIES	SP	SP	SP	
EXTERIOR SOFFIT PANELS	GC	GC	GC	
INTERIOR & EXTERIOR SIGNAGE	SP	GC	SP	
EXTERIOR RAILING	GC	CG	GC	
SITE WORK	GC	CG	GC	

KEY: O OWNER SP SUPPLIER EC ELECTRICAL CONTRACTOR SC SIGN CONTRACTOR
GC GENERAL CONTRACTOR UC UTILITY CONTRACTOR PC PLUMBING CONTRACTOR

VICINITY MAP

PROJECT SITE

TRUE NORTH

SITE NUMBER: 1200

BASE MODEL: 4058

ASSET TYPE: FRANCHISE

CLASSIFICATION: REFRESH LITE

OWNER: BRIDGEMAN FOODS II, INC.

BASE VERSION: IMAGE

UPGRADE CLASSIFICATION: FRAN NEW BASE

PROJECT YEAR: 2021

FURNITURE PACKAGE: UM BRITE 2.0

DESIGN BULLETINS: DB 2021-09

PROJECT TYPE:

REFRESH LITE

Bridgeman Foods II, Inc.

3309 Collins Lane
Louisville, Kentucky 40245
Phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

DATE REMARK

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▲

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ISSUED FOR PERMIT

ISSUE DATE: 9/14/2021

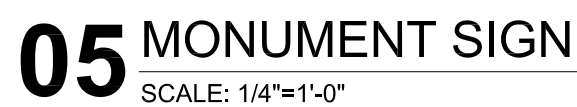
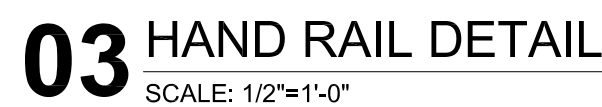
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CHECKED BY: JAMES RAWLINGS

SHEET NAME
COVER SHEET

SHEET NUMBER
G1.1

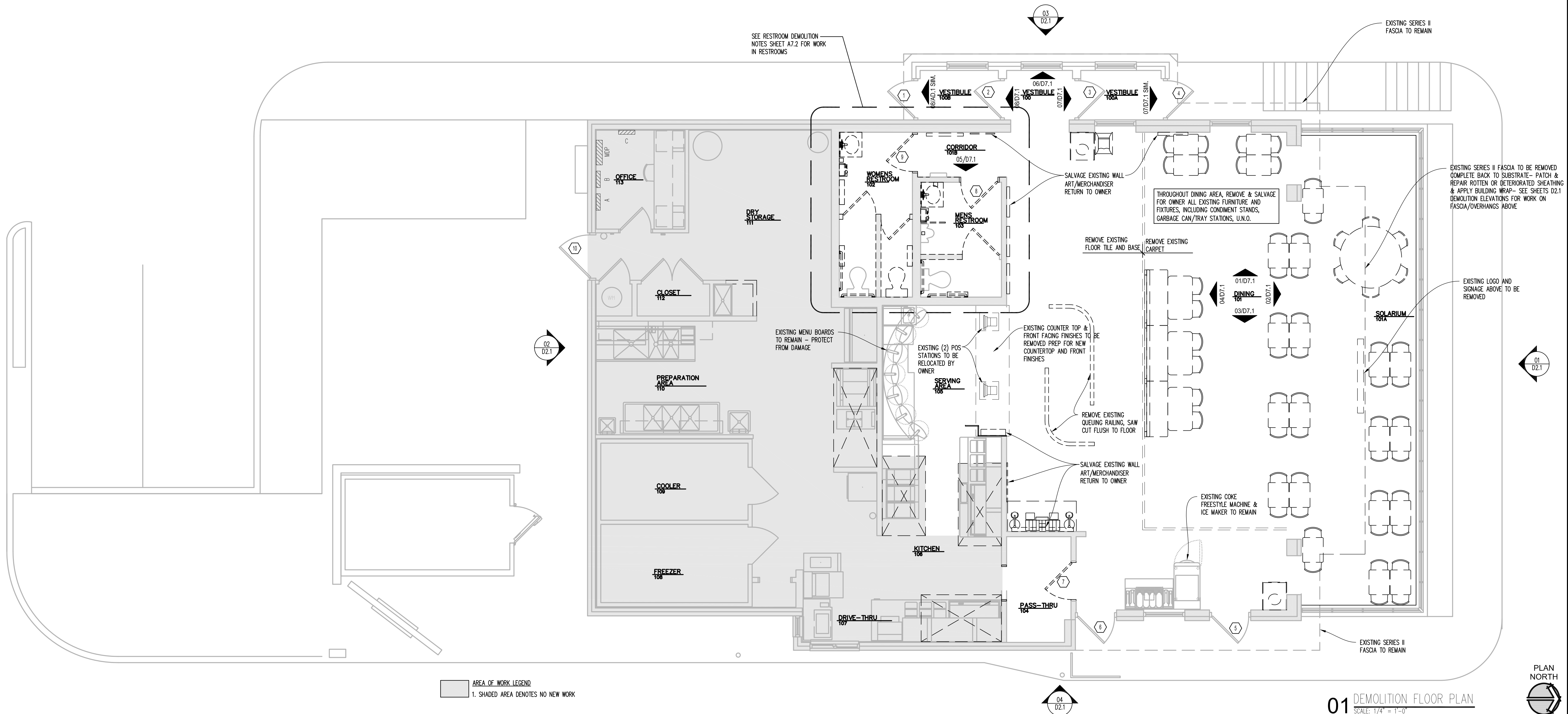
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AS1.1

- DEMOLITION FLOOR PLAN GENERAL NOTES

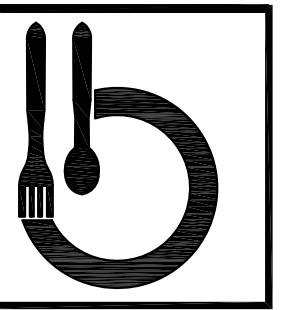
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION WORK REQUIRED TO IMPLEMENT NEW WORK, AS SHOWN ON OTHER DRAWINGS. THIS PLAN INDICATES ONLY THE APPROXIMATE DEMOLITION REQUIRED FOR COMPLETION OF THIS REMODEL. EXISTING CONDITIONS NOT SHOWN OR NOTED SHALL REMAIN UNCHANGED UNLESS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL EXISTING MATERIALS ADJACENT TO THE NEW CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND FINISHED TO PROVIDE A SMOOTH, LEVEL AND UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING FINISHES.
2. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY WENDY'S REPRESENTATIVE AND ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
3. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE AND PLACE BRACING OR SHORING TO ENSURE SAFETY AND SUPPORT OF STRUCTURE. G.C. TO ASSUME LIABILITY FOR SUCH MOVEMENT, DAMAGE, OR INJURY.
4. CEASE OPERATIONS AND NOTIFY THE WENDY'S REPRESENTATIVE IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE COMPROMISED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
5. PROVIDE, ERECT, AND MAINTAIN BARRICADES, LIGHTING, AND GUARD RAILS AS REQUIRED BY APPLICABLE CODES TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
6. BEFORE DISCONNECTING, REMOVING, AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION, NOTIFY THE LOCAL UTILITY COMPANY AND WENDY'S REPRESENTATIVE IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THE WORK.
7. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION, AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
8. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
9. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
10. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.
11. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
12. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO OWNER.
13. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
14. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN CONDITION ACCEPTABLE TO WENDY'S REPRESENTATIVE.
15. G.C. TO REMOVE ALL F.F.&E. PRIOR TO G.C.'S DEMOLITION START. G.C. TO PROTECT AND SHRINK-WRAP REMAINING F.F.&E. NOT AFFECTED BY REMODEL WORK FOR DURATION OF REMODEL. G.C. TO COORDINATE WITH WENDY'S REPRESENTATIVE.
16. PRIOR TO BID SUBMISSION, THE G.C. SHALL MAKE A SITE VISIT TO REVIEW THE DEMOLITION REQUIREMENTS INCLUDING, BUT NOT LIMITED TO SITE WORK, EXTERIOR & INTERIOR OF THE EXISTING STRUCTURE. REVIEW M.P.R. DRAWINGS FOR DEMOLITION REQUIREMENTS / UTILITY RELOCATIONS. COORDINATE ALL DEMOLITION WITH WENDY'S REPRESENTATIVE AND ARCHITECT.
17. REMOVE EXISTING FLOOR & WALL FINISHES AS NOTED AND AS REQUIRED FOR NEW FINISHES. CLEAN, PREP, AND REPAIR ALL SUBSTRATES TO SPECIFICATION REQUIREMENTS OF NEW SCHEDULE FINISHES.
18. DISCONNECT AND/OR REMOVE ALL UNUSED / ABANDONED ELECTRICAL CIRCUITS FROM ELECTRICAL SOURCE PER CODE.
19. CAP, DISCONNECT AND/OR REMOVE ALL PLUMBING LINES NOTED FOR DEMOLITION ACCORDANCE WITH CODE.
20. WHENEVER PRACTICAL TO DO SO AND/OR AS DIRECTED BY WENDY'S REPRESENTATIVE OR ARCHITECT, ALL UNUSED UTILITIES SHALL BE REMOVED IN THEIR ENTIRETY.
21. REMOVE EXISTING FINISHES AND TRIM THROUGHOUT DINING ROOM, HALL, VESTIBULE & RESTROOMS AS REQUIRED FOR NEW WORK. EXISTING GYPSUM BOARD TO REMAIN IF POSSIBLE EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
22. ALL EXISTING CONSTRUCTION NOT NOTED TO BE REMOVED IS EXISTING TO REMAIN. PROTECT FROM DAMAGE. IF DAMAGE OCCURS, GENERAL CONTRACTOR WILL FIX OR REPLACE AT NOT COST TO OWNER.



TE NUMBER:	1200
ASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
ASE VERSION:	IMAGE
PGRADE CLASSIFICATION:	
	FRAN NEW BASE
ROJECT YEAR:	2021
JURNITURE PACKAGE:	UM BRITE 2.0
ESIGN BULLETINS:	DB 2021-09

PROJECT
TYPE:

REFRESH LITE



Bridgeman Foods II, Inc.

3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
awlings@bfcompanies.com

Wendy's.
N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

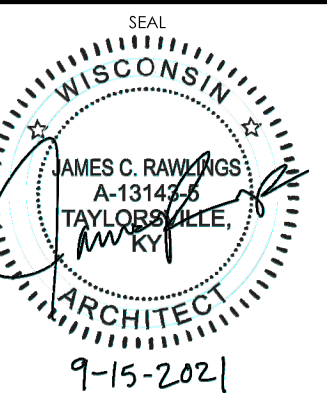
DATE	REMARK

SUED FOR PERMIT

DATE: 9/14/2021

WRITTEN BY: JAMES RAWLINGS

BOOKED BY: JAMES RAWLINGS



SHEET NAME

DEMOLITION
FLOOR PLAN

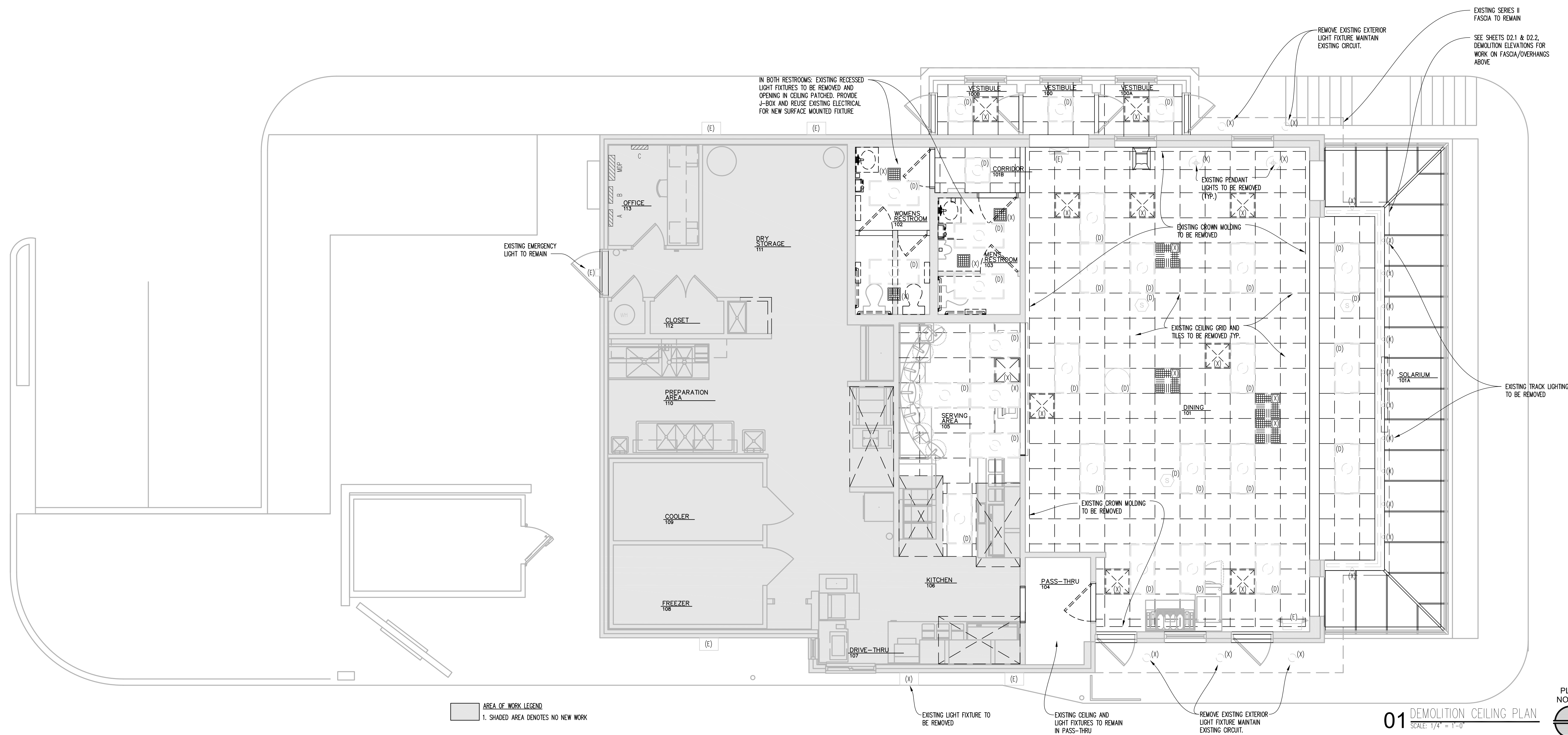
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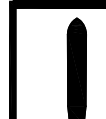


	FLUORESCENT LIGHT FIXTURE		HANGING LIGHT FIXTURE
	FLUORESCENT LIGHT FIXTURE ON NIGHT LIGHT CIRCUIT		RECESSED CAN LIGHT FIXTURE
			WALL MOUNTED LIGHT FIXTURE
	SUSPENDED ACOUSTICAL CEILING TILE		EXIT LIGHT FIXTURE
	SUPPLY AIR DIFFUSER		CEILING RECESSED EMERGENCY FLOOD LIGHT
	RETURN AIR DIFFUSER		EMERGENCY TRACK LIGHTING
			WALL MOUNTED EMERGENCY FLOOD LIGHT AND EXIT LIGHT
			ROOF MOUNTED FLOOD LIGHT
			EXISTING CAMERA
			CEILING SPEAKER
		(E)	EXISTING TO REMAIN
		(R)	RELOCATE EXISTING FIXTURE
		(D)	EXISTING TO BE REMOVED & BE SAVED FOR REUSE
		(X)	EXISTING TO BE REMOVED & DISCARDED

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18. DISCONNECT AND/OR REMOVE UNUSED / ABANDONED ELECTRICAL CIRCUITS FROM ELECTRICAL SOURCE PER CODE.
19. WHENEVER PRACTICAL, TO DO SO AND/OR AS DIRECTED BY WENDY'S REPRESENTATIVE OR ARCHITECT, UNUSED UTILITY LINES SHALL BE REMOVED IN THEIR ENTIRETY.
20. IF EXISTING CEILING TILE AND GRID ARE TO BE REPLACED, REMOVE AND STORE DUFFERS, GRILLES, AND LIGHT FIXTURES FROM AREAS OF DEMOLITION FOR RE-USE. IF EXISTING CEILING AND GRID ARE TO REMAIN, PROTECT DUFFERS, GRILLES, AND LIGHT FIXTURES FROM DAMAGE.
21. IF EXISTING CEILING TILE AND GRID REMOVAL INCLUDE KITCHEN AREAS, G.C. TO MARK EXISTING CEILING GRID IN KITCHEN AREAS PRIOR TO REMOVAL OF EXISTING CEILING GRID AND TILES.



PROJECT
TYPE:
REFRESH LITE



Wendy's.
N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
▲		
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ISSUED FOR PERMIT

ISSUE DATE: 9/14/2021

DRAWN BY: JAMES RAWLINGS

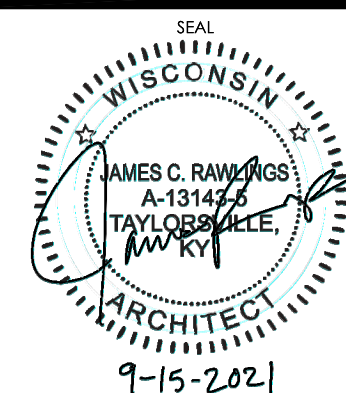
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ISSUED FOR PERMIT

ISSUE DATE: 9/14/2021

DRAWN BY: JAMES RAWLINGS

CHECKED BY: JAMES RAWLINGS



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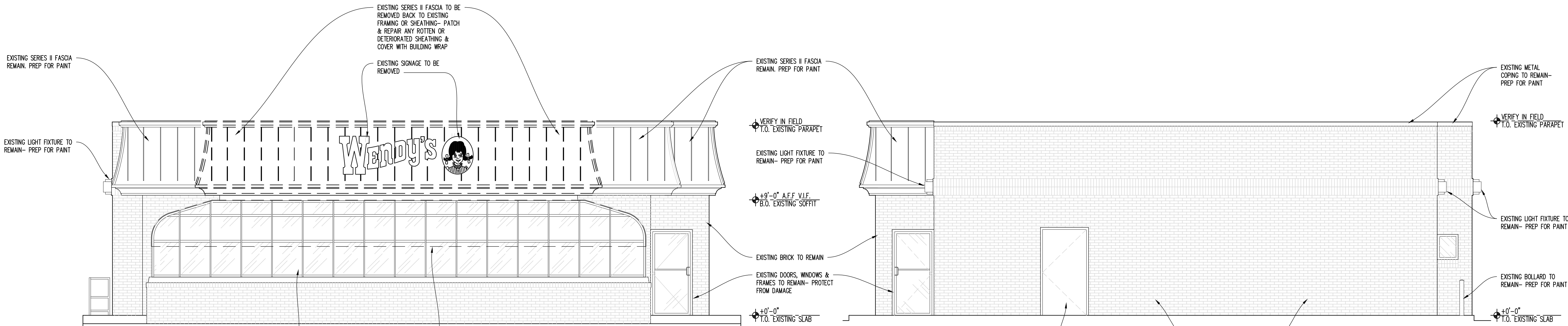
DEMOLITION REFLECTED
CEILING PLAN

SHEET NUMBER

D1.2

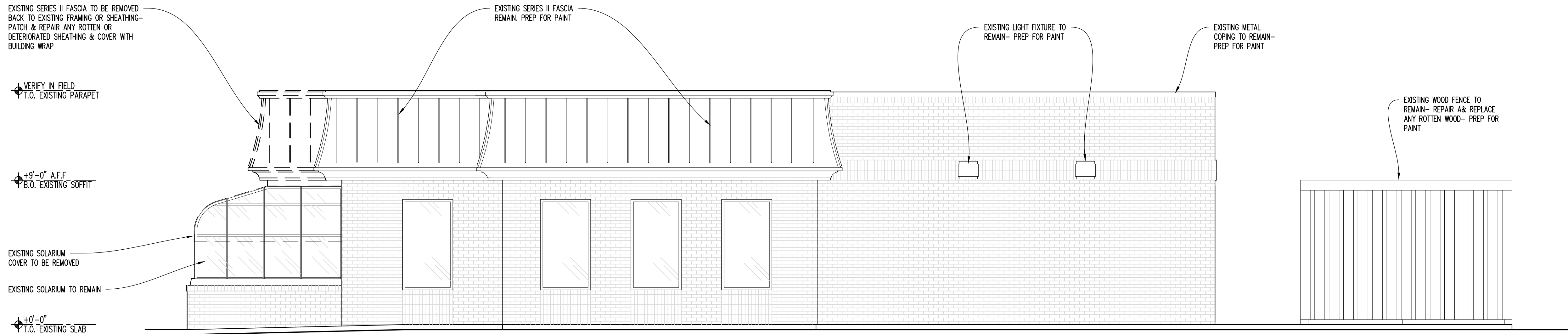


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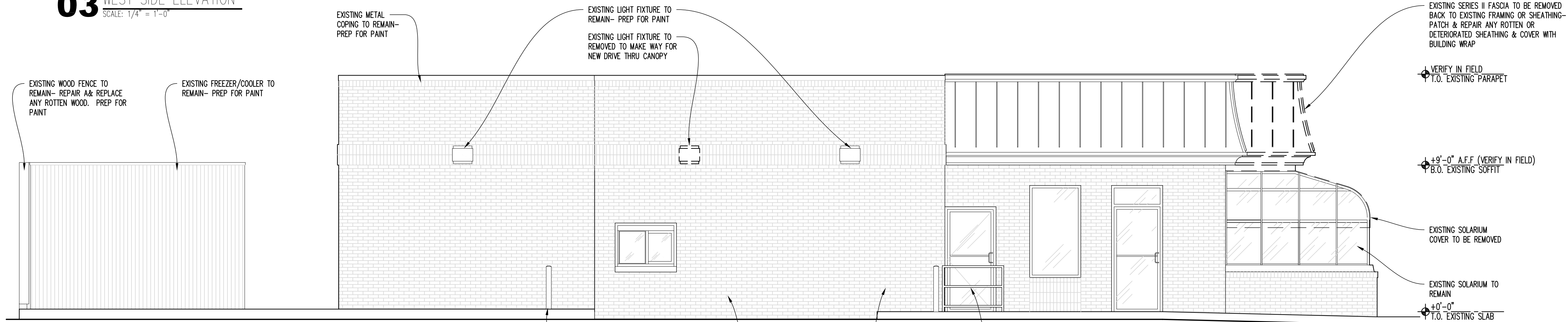


01 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

02 REAR ELEVATION
SCALE: 1/4" = 1'-0"



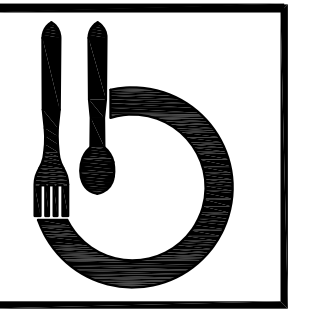
03 WEST SIDE ELEVATION
SCALE: 1/4" = 1'-0"



04 DRIVE-THRU SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



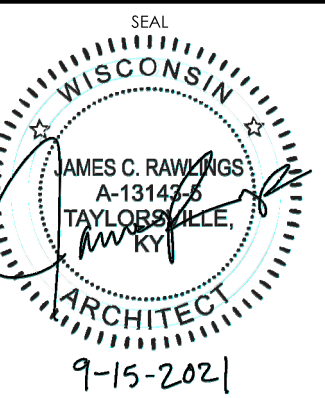
Bridgeman Foods II, Inc.

3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's
N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
1		
2		
3		
4		

ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
DEMO EXTERIOR ELEVATIONS

SHEET NUMBER

D2.1

PROJECT
TYPE:

REFRESH LITE



ISSUED FOR PERMIT

ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS

CHECKED BY: JAMES RAWLINGS



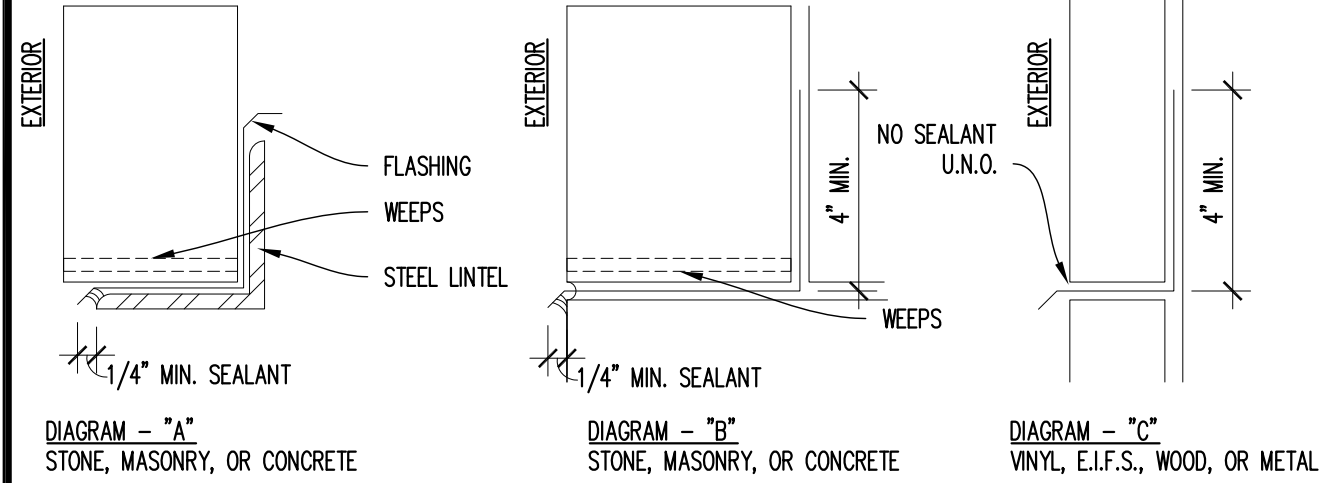
SHEET NUMBER

D7 1



GENERAL FLASHING REQUIREMENTS

1. PROPERLY WEEP FLASHING POINTS & NORMAL DRAINAGE POINTS WITH WEEPS @ 1'-4" O.C. MAX. SPACING. WEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.
2. AT OPENINGS, EXTEND HEAD FLASHING 8" MIN. BEYOND EACH SIDE OF OPENING. TURN FLASHING UP A MIN. OF ONE MASONRY COURSE IN HEAD JOINTS OR A MIN. OF 4" WHERE HEAD JOINTS DO NOT OCCUR, IN ORDER TO FORM A "WATER DAM".
3. WHERE FLASHING IS LOCATED ON THE TOP OF STEEL ANGLES, EXTEND FLASHING 1/4" BEYOND THE TANGENT POINT OF THE ANGLE LEG TO ALLOW FOR DRIP & SEALANT APPLICATION. REFER TO DIAGRAM "A".
4. WHERE FLASHING IS LOCATED IN MASONRY, EXTEND FLASHING A MIN. OF 1/4" BEYOND THE FACE OF THE MASONRY TO ALLOW FOR DRIP & SEALANT APPLICATION. REFER TO DIAGRAM "B".
5. WHERE FLASHING IS LOCATED TO TERMINATE AND/OR SEPARATE MATERIALS, DO NOT SEAL (U.N.O.) - REFER TO DIAGRAM "C." WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED (TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN), THEN SEALANT MUST BE WEEPED IN ACCORDANCE WITH NOTE #1 ABOVE.
6. UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.
7. FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.N.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.N.A. DETAIL THAT MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.
8. UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS, TURN FLASHING HORIZONTALLY INTO BACK-UP MASONRY COURSING OR SEAL WATER TIGHT TO NON-MASONRY BACK-UP.



JOINT TREATMENT SCHEDULE

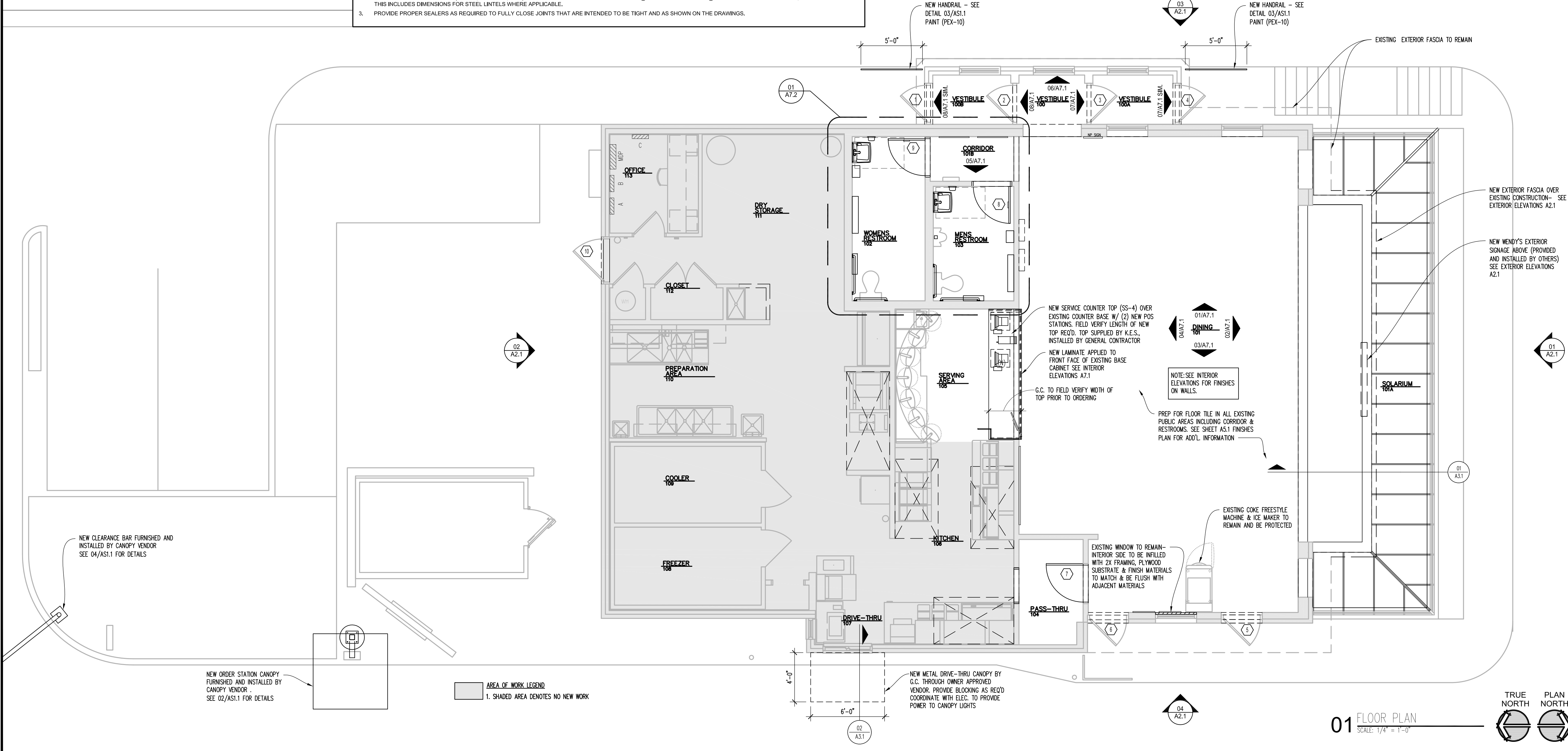
EXT: "E" INT: "I"	CONDITION	TYPE
E	PERIMETER JOINTS OF DOOR FRAMES, WINDOW FRAMES, STOREFRONT, AND/OR WINDOW WALL FRAME ASSEMBLIES, LOUVERS, FIXTURES, AND OTHER PENETRATIONS IN THE BUILDING ENCLOSURES NOT OTHERWISE SEALED WATERTIGHT, U.N.O. PROVIDE CONTINUOUS SEALANT UNDER EXTERIOR DOOR THRESHOLDS AND WINDOW SYSTEMS THAT REST DIRECTLY ON FLOOR SLAB.	JS-1
E	MASONRY/CONCRETE CONTROL JOINTS IN WALLS	JS-1
E	E.I.F.S. JOINTS IN WALLS	JS-1
E	EXPANSION JOINTS IN AND AROUND CONCRETE PAVEMENT, UNIT PAVEMENT, CURBS, OR OTHER HORIZONTAL SURFACES.	JS-3
E	PERIMETER JOINTS AND OTHER OPEN JOINTS AT EXTERIOR SOFFITS.	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS THAT ALLOW AIR OR WATER INFILTRATION.	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS IN WHICH INSTALLATION IS NOT UNIFORM OR WHERE WORKMANSHIP DOES NOT MEET ACCEPTABLE CONSTRUCTION TOLERANCES, BUT SUCH WORKMANSHIP IS ACCEPTED BY THE ARCHITECT.	JS-1
I	PERIMETER JOINTS ON INTERIOR SIDE OF DOOR FRAMES, WINDOW FRAMES, AND OTHER FRAMED MATERIALS IN WALLS WITH NO FINISHED EDGE FLANGE.	JS-2
I	OPEN JOINTS AT PENETRATIONS THROUGH WALLS, CONCRETE, PLASTER, OR GYP. BD. CEILINGS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	OPEN JOINT BETWEEN DISSIMILAR MATERIALS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	JOINTS WHERE EDGE TRIM OF GYP. BD. ABUTTS IRREGULAR SURFACES OR OTHER SURFACES AND LEAVES OPEN JOINTS.	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF COUNTERTOPS, CABINETS, OR OTHER "BUILT-IN" WORK WITH IRREGULAR SURFACES INTENDED TO BE TIGHT SEALED JOINT.	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF WALL MOUNTED PLUMBING FIXTURES AND/OR TOILET ACCESSORIES WITH IRREGULAR SURFACES AND INTENDED TO BE TIGHT SEALED JOINT.	JS-5
I	CONTROL JOINTS, SAWN JOINTS AND OPEN JOINTS IN AND AROUND CONCRETE SLABS AND CURBS.	JS-4

JOINT TREATMENT NOTES

1. THE JOINT TREATMENT SCHEDULE IS INTENDED TO ILLUSTRATE JOINT CONDITIONS WHICH ARE MEANT TO BE SEALED WHETHER REFERENCED FROM OTHER DETAILS OR NOT.
2. AT METAL FRAME LOCATIONS (DOORS, WINDOWS, ETC.) HOLD FRAME BACK FROM SUBSTRATE 3/8" @ HEAD & SILL AND 3/16" @ JAMB TO ALLOW FOR SEALANT, TYPICAL, U.N.O. THIS INCLUDES DIMENSIONS FOR STEEL LINTELS WHERE APPLICABLE.
3. PROVIDE PROPER SEALERS AS REQUIRED TO FULLY CLOSE JOINTS THAT ARE INTENDED TO BE TIGHT AND AS SHOWN ON THE DRAWINGS.

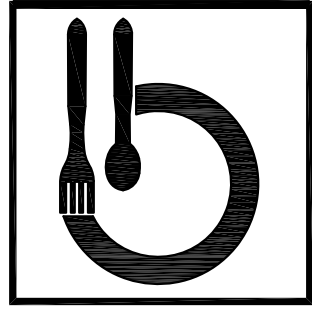
FLOOR PLAN GENERAL NOTES:

1. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF GYP.BD. OF NEW WALL OF NOMINAL THICKNESS U.N.O. DIMENSIONS TO EXISTING WALLS ARE TO FACE OF EXISTING SHEATHING, U.N.O.
2. FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO START OF WORK.
3. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. PROTECT EXISTING AND NEW CONSTRUCTION FROM DAMAGE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF DAMAGE DURING THE COURSE OF WORK AT NO COST TO THE OWNER.
4. ALL EXISTING MATERIALS ADJACENT TO THE NEW CONSTRUCTION SHALL BE PATCHED, REPAIRED AND FINISHED TO PROVIDE A SMOOTH, LEVEL AND UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING FINISHES.
5. INSULATE NEW EXTERIOR WALLS WITH 6" UNFACED FIBERGLASS INSULATION. PROVIDE 6 MIL POLY VAPOR RETARDER ON WARM SIDE OF INSULATION.
6. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING "AS-BUILT" CONDITIONS AND LAYING OUT WORK BEFORE PROCEEDING WITH WORK.
7. EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
8. INSTALL TYVEK COMMERCIAL WRAP WEATHER BARRIER OVER SHEATHING BEHIND METAL PANELS AND ACM LOCATIONS. PROVIDE TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND NEW CERAMIC TILE.
9. SEE FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF NEW INTERIOR FINISHES.
10. PROVIDE AND INSTALL SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.
11. SEE SHEETS A5.1 & A6.1 FOR INTERIOR FINISH PLAN AND SCHEDULES, SEE SHEET A6.3 FOR DOOR AND WINDOW SCHEDULES.
12. SEE SHEET G1.1 COVER SHEET FOR ADDITIONAL GENERAL NOTES.



SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



Bridgeman Foods II, Inc.

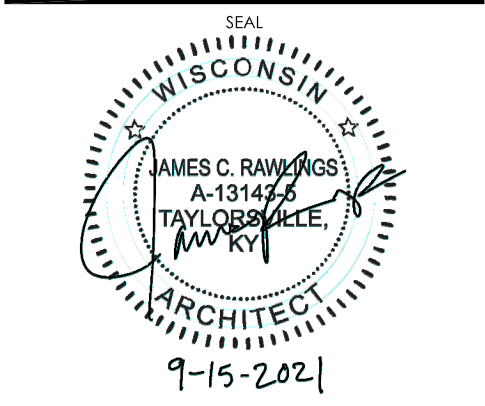
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

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ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
FLOOR PLAN

SHEET NUMBER

A1.1

PROJECT TYPE:

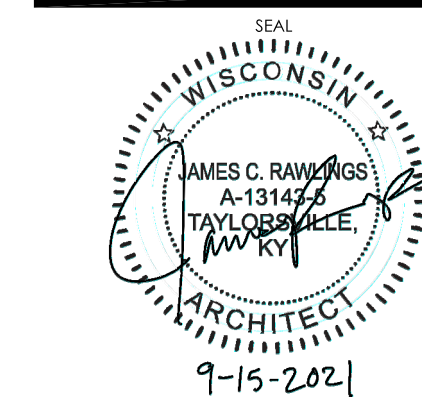
3309 Collins Lane
Louisville, Kentucky 40245
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jrawlings@bfcompanies.com

Wendy's

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ISSUE DATE: 9/14/2021

CHECKED BY: JAMES RAWLINGS

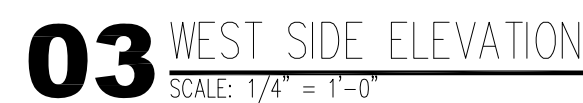
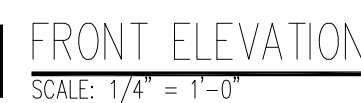


SHEET NAME

SHEET NUMBER

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A2.1



1. WHERE POSSIBLE NEW MASONRY WORK SHALL BE CONSTRUCTED WITH SALVAGED MASONRY TO MATCH EXISTING MASONRY.
2. REPOINT EXISTING VERTICAL AND HORIZONTAL JOINTS WHERE Voids OR CRACKS EXIST.
3. CLEAN, REPAIR, & PAINT EXISTING ELEMENTS WHERE INDICATED.
4. FOR EXISTING DOLLAR COVERS, CONSTRUCTION MANAGER TO DETERMINE IF THEY NEED TO BE REPLACED.
5. EXISTING MATERIALS ADJACENT TO THE NEW CONSTRUCTION SHALL BE PATCHED, REPAIRED, AND FINISHED TO PROVIDE A SMOOTH LEVEL, AND UNNOTICEABLE TRANSITION BETWEEN NEW AND EXISTING FINISHES.

NOTE: REFER TO RESPONSIBILITY MATRIX ON G1.1 AND MATERIAL / FINISH SCHEDULE ON A6.1 FOR SPECIFICATIONS OF ALL EXTERIOR MATERIALS AND FINISHES.

BLADE WALL OPTION #1: ALCOA, REYNOBOND PE; 4mm; ROUTE & RETURN
COLOR; PRE-FINISHED; COLORWELD 500; "BRITE RED"; (RB4CW5BR)

ACM-1
BLADE WALL OPTION #2: ALUCOBOND PR; 1" ROUTE & RETURN
COLOR: PVDF-3; "RED FIRE COOL"; GLOSS LEVEL: 30

B-1 BRICK

E-1 EXISTING EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - "DARK BRONZE"

E-2 EXTERIOR INSULATED FINISH SYSTEM (E.I.F.S.) - "RED"
G-1 1" LOW-E INSULATED GLAZING

G-2 1" INSULATED SPANDREL GLAZING

G-3 1/4" SPANDREL GLAZING

M-1 METAL TRIM AND BREAK

M-2 ARCHITECTURAL METAL PANEL (DARK BRONZE)

M-3 METAL COPING (RED)

M-6 ARCHITECTURAL METAL PANEL (BRITE RED)

PEX-1 PAINT (COLOR: WENDY'S DEEP BRONZE)

PEX-3 PAINT (COLOR: SIGN VENDOR'S DARK BR

PEX-6 PAINT (COLOR: WENDY'S DARK BRONZE (COOLER BOX ONLY))

PEX-8 PAINT (COLOR: WENDY'S ACCENT BROWN (HORIZONTAL ACCENT BANDS))

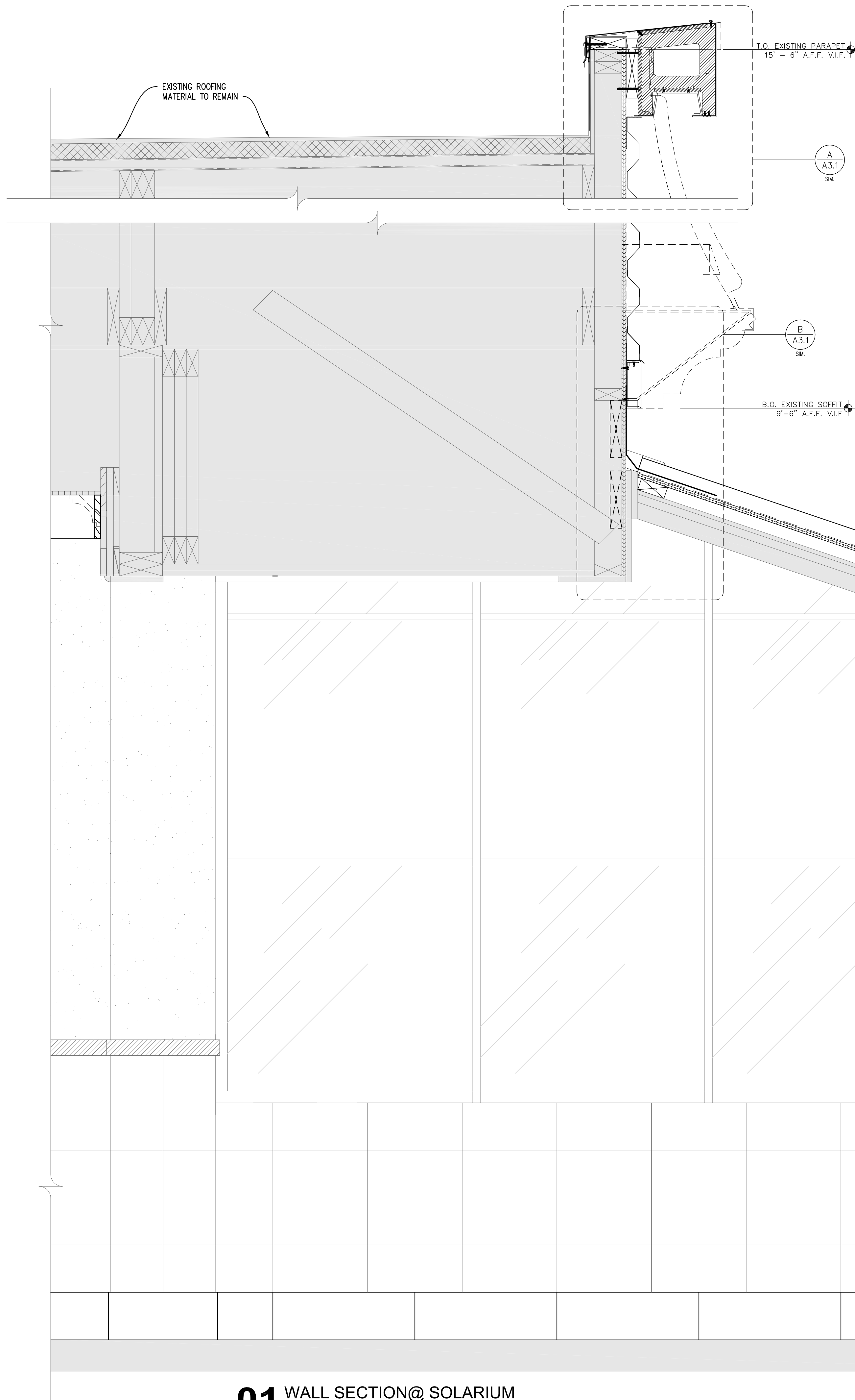
PEX-9 PAINT (COLOR: WENDY'S ACCENT SILVER (HORIZONTAL ACCENT BANDS/LIGHTBOX))

PEX-11) PAINT (COLOR: LIGHT TAN)

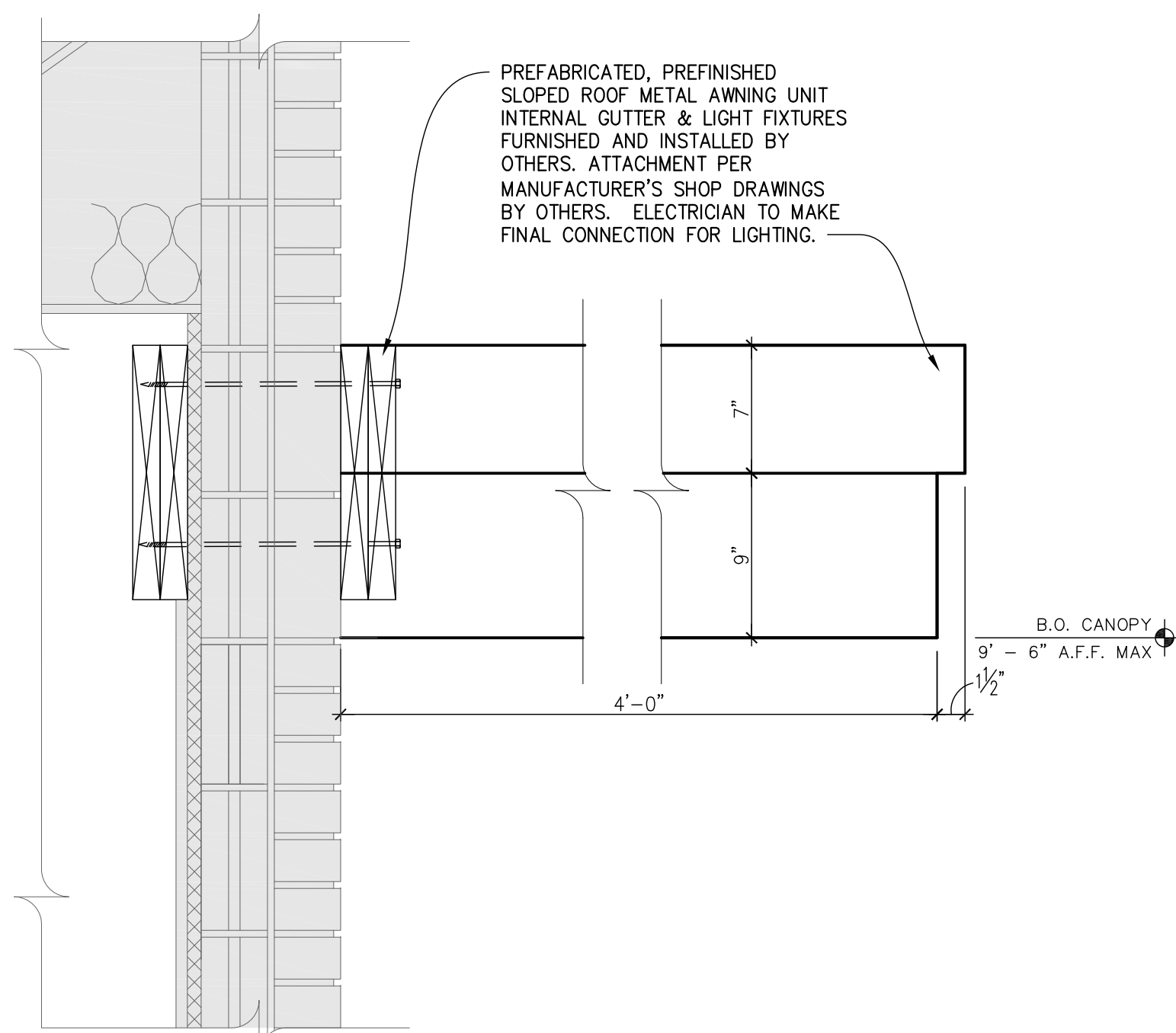
PUW PICKUP WINDOW

SF-1 ALUMINUM STOREFRONT SYSTEM
T-1 EXTERIOR TILE

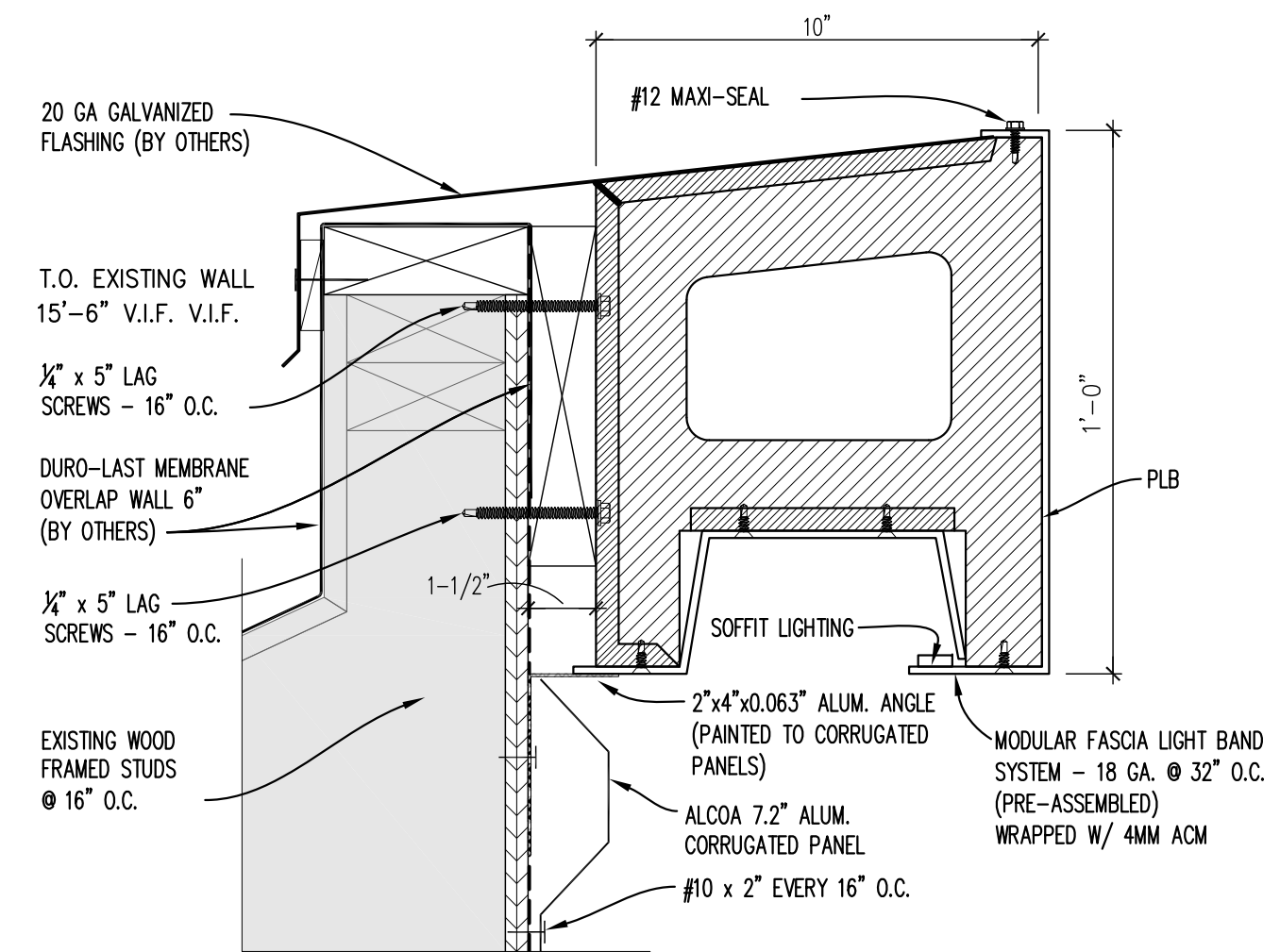
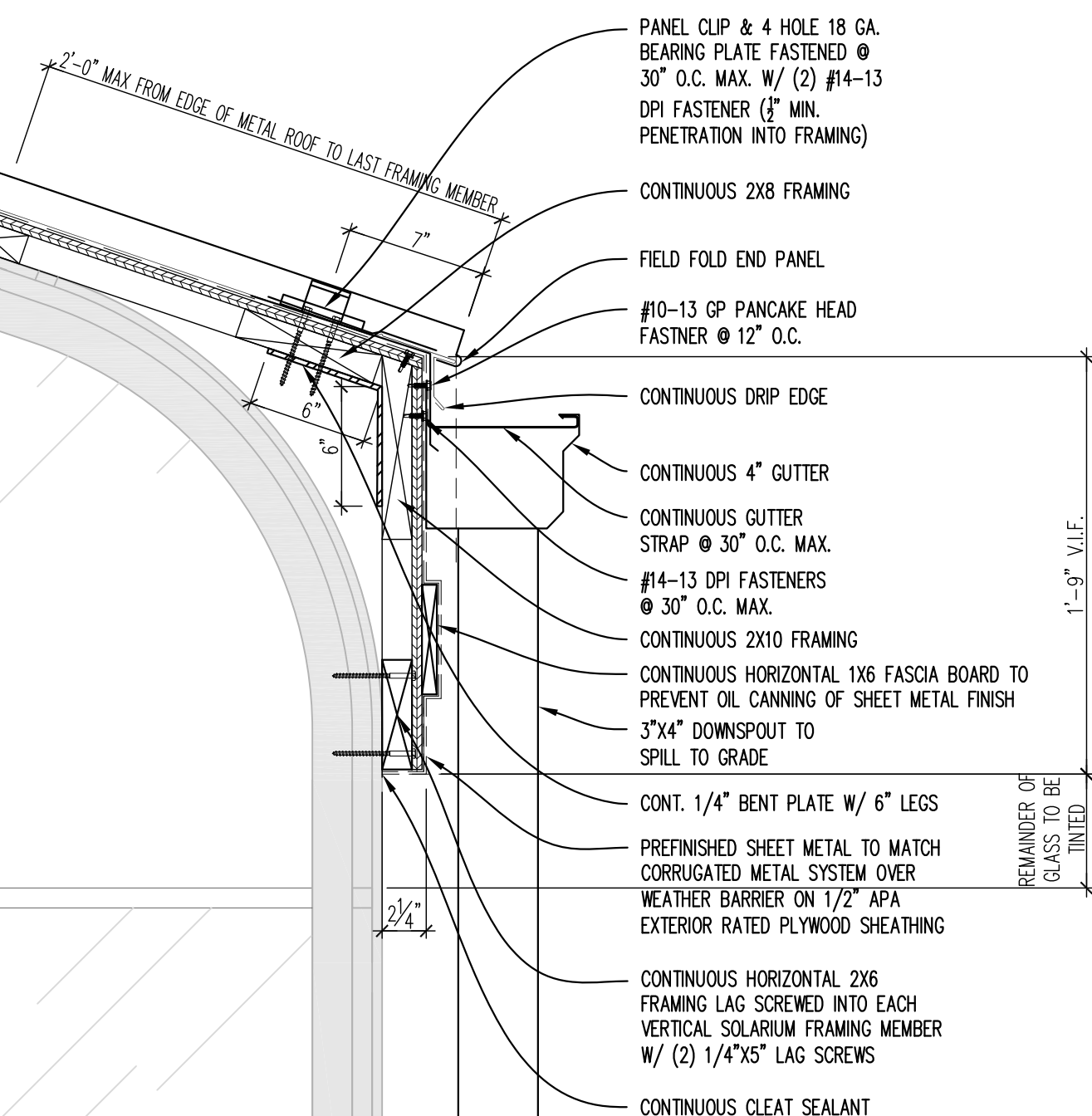
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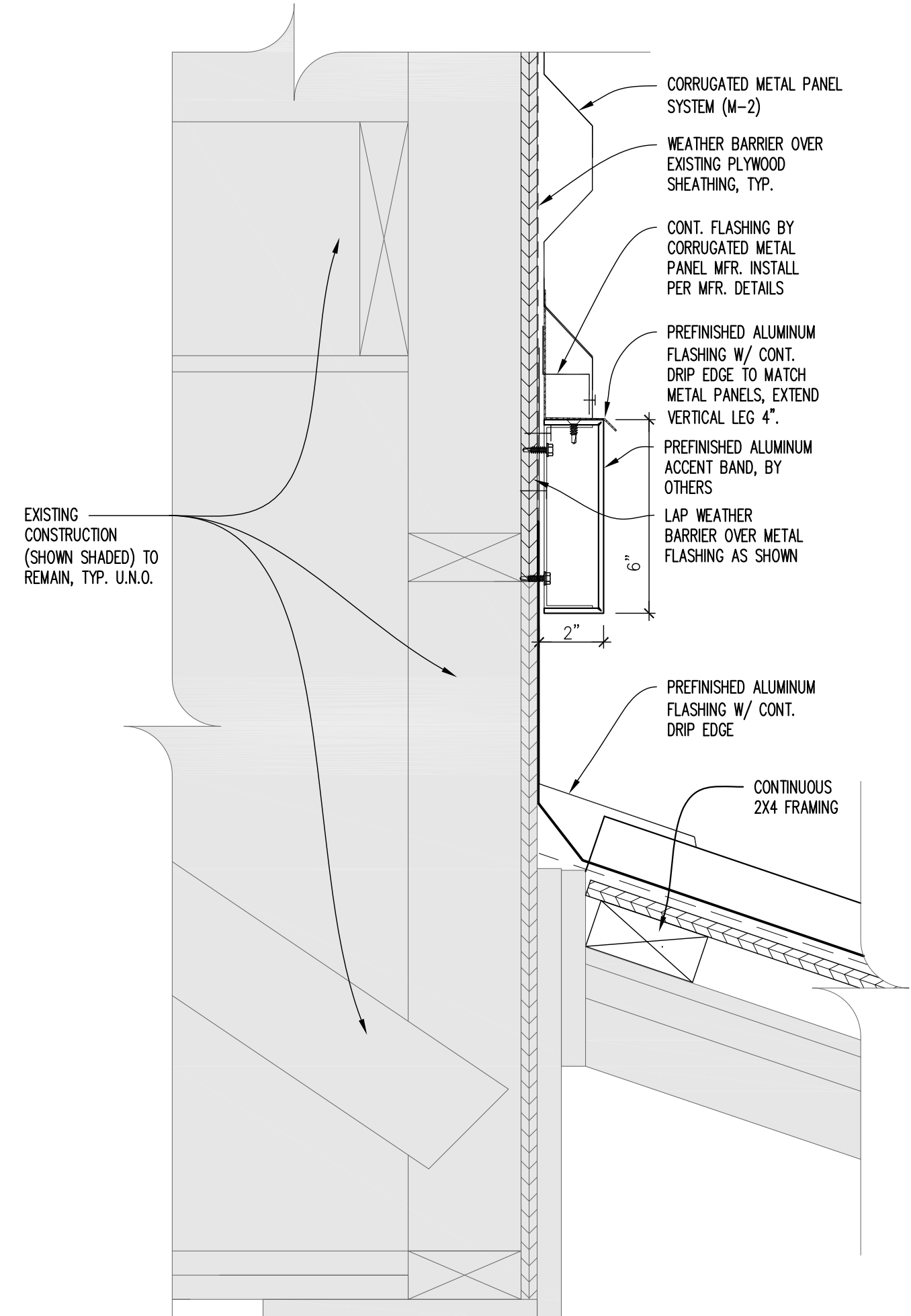
01 WALL SECTION@ SOLARIUM
SCALE: 1-1/2" = 1'-0"



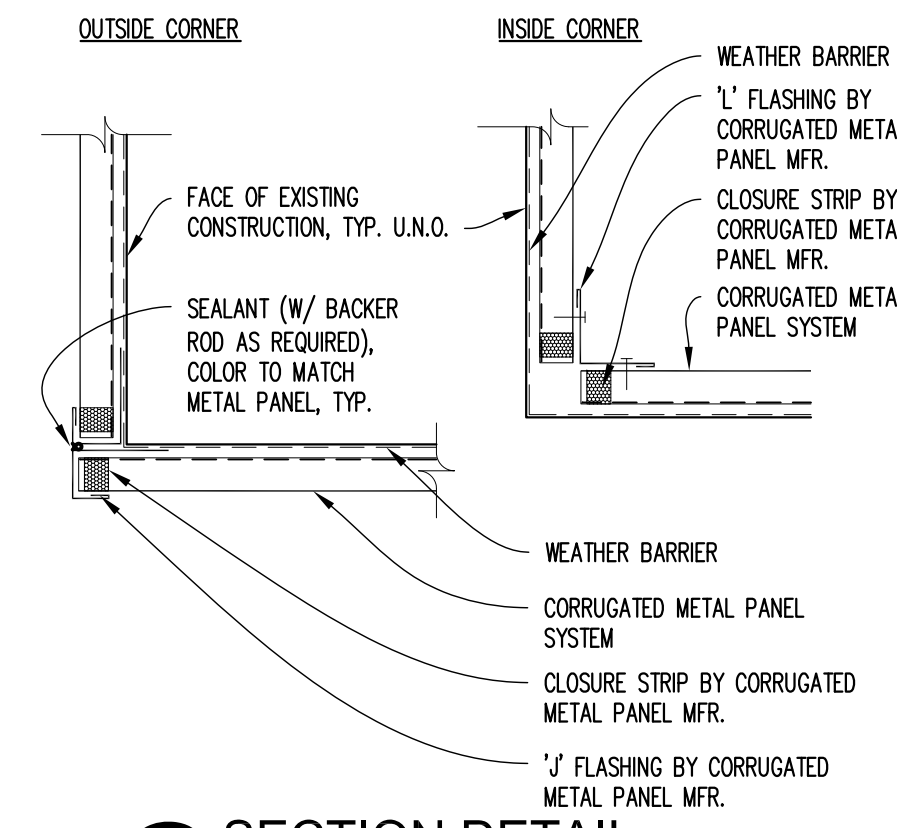
02 WALL SECTION @ DRIVE THRU CANOPY
SCALE: 1-1/2" = 1'-0"



A SECTION DETAIL
SCALE: 3" = 1'-0"



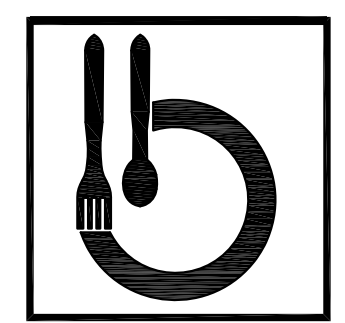
B SECTION DETAIL
SCALE: 3" = 1'-0"



C SECTION DETAIL
SCALE: 1-1/2" = 1'-0"

SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



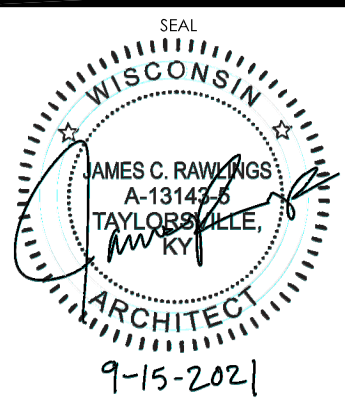
Bridgeman Foods II, Inc.

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phone (502) 254-7130
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Wendy's
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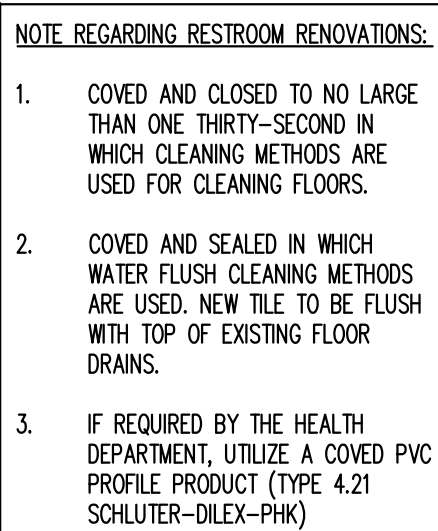
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ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
WALL SECTIONS & DETAILS

SHEET NUMBER
A3.1

** SEE SHEET A6.1 FOR MATERIAL SPECS.



SYMBOL LEGEND



FINISH SCHEDULE

FLOORS		
FT-3	FLOOR TILE (DINING, RESTROOM)	PRODUCT: CROSSVILLE; "CEMENTED RELATIONSHIP" SWCR; 1242LPS; MATTE FINISH SIZE: 24" x 24" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 8" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER: QUADREC (SATIN NICKEL ANOD. ALUM.)
FT-4	FLOOR TILE (BACK OF HOUSE)	PRODUCT: CROSSVILLE; CROSS-TREAD (CTS); R001 "GREY MINKLE" SIZE: 8" x 8" GROUT: GR-6 MORTAR: MR-4 WATERPROOFING: WM-1; EXTEND 8" UP & 6" OUT PERIMETER WALLS AND UNDER FULL EXTENT OF MOP SINK JOINTS: 1/8"
FT-1	STAINED CONCRETE SLAB FLOORING	PRODUCT: SCOFIELD; LITHOCHROME COLOR HARDENER COLOR: A-55 "PECAN TAN" BROOM FINISH FINISH: APPLY TWO COATS SCOFIELD CURESEAL-W
FC-2	QUARTZ FLOORING (BACK OF HOUSE)	PRODUCT: SILKAL; CUSTOM COLOR QUARTZ FLOORING; "WENDY'S UM BRIGHT BLEND"; MATCHES FT-3 COLOR: 10% PINK, 30% L GRAY, 30% SGRY, 30% SNKY FINISH: SILKAL B-71

WALL BASE

B-3	TILE BASE (DINING, RESTROOM)	PRODUCT: CROSSVILLE; BASE TILE "GRILLE MARKS" SWGM; 10612LPS SIZE: 6" x 12" GROUT: GR-7 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 8" UP & 6" OUT PERIMETER WALLS (RESTROOM AREAS ONLY) JOINTS: 1/8" TRIM: SCHLUTER: QUADREC w/ CORNER INSERTS (SATIN NICKEL ANOD. ALUM.)
B-4	TILE COVE BASE (KITCHEN)	PRODUCT: CROSSVILLE; COVE BASE; R001 "GREY MINKLE"; CROSS SHEEN FINISH SIZE: 6" x 6" PROVIDE COVE BASE CORNERS, LEFT, RIGHT, AND INSIDE AS REQUIRED GROUT: GR-3 MORTAR: MR-1 WATERPROOFING: WM-1; EXTEND 8" UP & 6" OUT PERIMETER WALLS JOINTS: 1/8"

WALLS

FRP-1	FRP (BACK OF HOUSE)	PRODUCT: MARLITE; FRP; CLASS C (CLASS A WHERE REQUIRED) SIZE: 4' x 8' FINISH: PEBBLED WHITE TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
FRP-2	FRP (BACK OF HOUSE)	PRODUCT: MARLITE; ENVUE FRP; CLASS C SIZE: 4' x 8' FINISH: SMOOTH H-LINES PRINT; 1/4" STACKED TILE PATTERN (WHITE TILE, GRAY GROUT) TRIM: WHITE PVC (STANDARD TRIM PROFILES TO MATCH)
WC-6	WALL COVERING (DINING)	PRODUCT: ASPECT; METAFOR;OR; VERCADE WALL FASHION; WOOD.OOK PVC PANELS; COLOR: 7295 "BLACK FOREST RDG"
WT-3	WALL TILE (DINING, HALLWAY)	PRODUCT: CROSSVILLE; "WIND WHISPER" SWMW; 10508S SIZE: 4" x 8" PATTERN: SEE INTERIOR ELEVATIONS GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER: QUADREC (SATIN NICKEL ANOD. ALUM.)
WT-6	WALL TILE (RESTROOM)	PRODUCT: CROSSVILLE; "FROST CALIBRATED" AV241.1124LPS/C SIZE: 12" x 24" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM (HORIZONTAL): SCHLUTER: SHERNE (SATIN NICKEL ANOD. ALUM.) TRIM (OUTSIDE CORNER): SCHLUTER: QUADREC w/ CORNER INSERTS (SATIN NICKEL ANOD. ALUM.)
WT-7	WALL TILE (RESTROOM, HALLWAY, DINING)	PRODUCT: CROSSVILLE; "START A FIRE" SWSF; 10412LPS SIZE: 4" x 12" PATTERN: STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER: QUADREC (SATIN NICKEL ANOD. ALUM.)
WT-8	WALL TILE (SERVICE AREA)	PRODUCT: CROSSVILLE; COLOR BY NUMBERS "TEA FOR TWO" (WT021089S) SIZE: 8"X8" FINISH: SATIN PATTERN STACK BOND GROUT: GR-7 MORTAR: MR-1 JOINTS: 1/8" TRIM: SCHLUTER: QUADREC (SATIN NICKEL ANOD. ALUM.)
CP-1	CORNER PROTECTION	PRODUCT: KOROGARD; ANODOZED ALUMINUM CORNER GUARD; 1/2" x 12"; COLOR: DARK BRONZE
CP-6	CORNER PROTECTION (BACK OF HOUSE)	PRODUCT: STAINLESS STEEL CORNER GUARD SIZE: 2" X 2" WITH 1/4" OR 3/8" SLANT BEND TOWARDS WALL AT EACH LEG MATERIAL: MIN 16GA TYPE 304 #4 SATIN STAINLESS STEEL NOTE: INSTALL WITH "TIGHTBOND PRO-VANTAGE" HEAVY DUTY CONSTRUCTION ADHESIVE (OR APPROVED EQUAL)

GROUT, MORTAR, & WATERPROOFING MEMBRANE

GR-5	GROUT	PRODUCT: LATIKRETE; #2000 SPECTRALOCK GROUT IG #4 COMMERCIAL LIQUID (S-2000-SL-03) & SPECTRALOCK PART C (1245-0409-2); PART A&B, 4 PART C COLOR: "RAVEN" #405 JOINTS: 1/8"
GR-7	GROUT	PRODUCT: LATIKRETE; PERMACOLOR (25 LBS.) COLOR: "MOCHA" #305 JOINTS: 1/8"
MR-1	MORTAR	PRODUCT: LATIKRETE; TITANIUM THINSET MORTAR (K25)
MR-2	MORTAR	PRODUCT: LATIKRETE; 4-XLT; 4XLT GRAY POLYMER THINSET 50LB BAG
WM-1	WATERPROOFING MEMBRANE	PRODUCT: LATIKRETE; HYDROBAN (8255-0005-2)

CEILING

CT-1	CEILING TILE (KITCHEN / FOOD PREP AREAS)	PRODUCT: ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP70; 24" x 24" x 1/2"; COLOR: WHITE GRID: PRELUDE 1516; WHITE
CT-2	CEILING TILE (DINING ROOM)	PRODUCT: ARMSTRONG; STYLE 1911 ULTIMA 24" X 24" X 3/4" COLOR: WHITE GRID: PRELUDE 1516; WHITE
CT-4	CEILING TILE (SERVING AREA; CONIMENT AREA (ONLY IF REQUIRED BY HEALTH DEPT.))	PRODUCT: ARMSTRONG VINYLCLAD SQUARE LAY-IN; BP71; 24" x 24" x 1/2"; COLOR: WHITE GRID: PRELUDE 1516; WHITE
CT-5	CEILING TILE (KITCHEN FRYER AREA; WASHABLE NON-COMBUSTABLE)	PRODUCT: ARMSTRONG; CERAMAGUARD 605; 24" X 48" X 5/8"; COLOR: WHITE GRID: PRELUDE 1516; WHITE SURFACE FINISH: SCRUBABLE FACTORY-APPLIED PAINT FINISH (WITHIN 18" OF GREASE HOODS ONLY, WHERE NON-COMBUSTABLE MATERIALS ARE REQUIRED)

LAMINATE

L-5	LAMINATE	PRODUCT: PIONTE; COLOR: "MORICHELLA HUNT"; TEXTURE: LINE 2; W0740-L2-G49
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SOLID SURFACE

SS-4	SOLID SURFACE	PRODUCT: CORIAN; CONCRETE; "NEUTRAL CONCRETE" (C1)
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MISCELLANEOUS

TP-1	TOILET PARTITIONS & DOORS	FINISH: SATIN FINISH STAINLESS STEEL
WS-1	DINING ROOM WINDOW SHADES (OPTIONAL)	PRODUCT: ROLL-A-SHADE SIGNATURE SERIES 5% OPENNESS; COLOR: 1241 CHARCOALBRONZE SIZE: 4" FASCIA AND BRACKETS TO MATCH STOREFRONT NOTE: INCLUDE STAINLESS STEEL BEADED ADJUSTMENT CHAIN WITH SAFETY TENSION DEVICE

EXTERIOR FINISH MATERIALS

STOREFRONT / GLAZING

BF-1	STOREFRONT - DARK BRONZE	PRODUCT: US ALUMINUM; (F451)451 "DARK BRONZE" ANODOZED ALUMINUM ALTERNATE: KAYNEER TRFAS VQ 451T451; #40 "DARK BRONZE" ANODOZED ALUMINUM EQUALS BY TUBELITE & OLCASTILE
	STOREFRONT (IMPACT RATED)	PRODUCT: US ALUMINUM; #7600 "DARK BRONZE" ANODOZED ALUMINUM ALTERNATE: KAYNEER JR 501UT; #40 "DARK BRONZE" ANODOZED ALUMINUM EQUALS BY TUBELITE & OLCASTILE

FINISH SCHEDULE

G-1	1" INSULATED GLASS IECC CLIMATE ZONES 4-8 (NORTH)	OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SN 68" (#2) ON 1/4" CLEAR INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR OPTION #2: VITRO (PPG) ARCHITECTURAL GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: VITRO ARCHITECTURAL GLASS "SOLARBAN 67" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: VITRO ARCHITECTURAL GLASS 1/4" CLEAR SPACE: 1/2" AIR OPTION #1: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/22" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR OUTBOARD LITE: GUARDIAN "SNX 51/22" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR OPTION #3: GUARDIAN GLASS (HEAT STRENGTHENED AS REQUIRED, TEMPERED WHERE INDICATED) OUTBOARD LITE: GUARDIAN "SNX 51/22" (#2) ON 1/4" CLEAR GLASS INBOARD LITE: GUARDIAN 1/4" CLEAR SPACE: 1/2" AIR OUTBOARD 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APPROVED SUPPLIER LIST				SHADING INDICATES PRODUCT IS AVAILABLE THROUGH CONSOLIDATOR							
PRODUCT		CONTACT INFORMATION		PRODUCT		CONTACT INFORMATION		PRODUCT		CONTACT INFORMATION	
CONSOLIDATOR				DIVISION 8 - DOORS AND WINDOWS		DIVISION 10 - SPECIALTIES		DIVISION 13 - SPECIAL CONSTRUCTION		OTHER VENDORS	
	HJC HAINES, JONES, & CADBURY WENDY'S CSR TEAM 800-459-7099 WENDY'S@HJCING.COM	DOORS AND HARDWARE	HAMILTON PARKER COLUMBUS, OHIO 614-358-7806 ATTN: JIM CAMPBELL	CANOPY (PUW & ORDER)	GLOBAL AWNING MONROE, LOISIANNA 318-699-0088 ATTN: FRED MURPHY	WALK-IN COOLER / FREEZER / DRY STORAGE	INTERNATIONAL COLD STORAGE WICHITA, KS 319-218-4177 ATTN: LISA MOORE LISA.MOORE@ICSCO.COM	FREESTYLE MACHINE	COCA-COLA 404-676-7952 ATTN: STEVE MULDOWNY		
	DIVISION 3 - CONCRETE		MARLITE 800-377-1221 TIM PINNOW TPINNOW@MARLITE.COM		NATIONAL SIGN SYSTEMS COLUMBUS, OHIO 800-544-6726 ATTN: CUSTOMER SERVICE		USED COOKING OIL TANK AND ENCLOSURE				
PRE-TINTED CONCRETE	CHEMMASTERS MADISON, OHIO 800-486-7866 ATTN: CLAUDIA BENTLEY	STOREFRONT AND CURTAIN WALL	KAWNEER COMPANY, INC. FRANKLIN, INDIANA 317-771-9283 ATTN: CHERYL WILKERSON	EXTERIOR MENUBOARD EXTERIOR PRE-SALE BOARDS INTERIOR QUEING BOARDS (STATIC)	CUSTOM SIGN CENTER COLUMBUS, OHIO 800-522-2934 ATTN: MICHAEL ANDERSON	DIVISION 22 - PLUMBING		* TYPICALLY PROVIDED THROUGH USED COOKING OIL RECOVERY SUPPLIER	MAHONEY ENVIRONMENTAL JOLIET, IL 800-892-9392 317-339-6282 ATTN: JACK REEVES		
DIVISION 4 - MASONRY AND STONE				OLDCASTLE BUILDING ENVELOPE TERRELL, TEXAS 651-253-5062 ATTN: MARK LEHMAN	NATIONAL SIGN SYSTEMS COLUMBUS, OHIO 800-544-6726 ATTN: CUSTOMER SERVICE	PLUMBING FIXTURES	ORDERING: HAINES, JONES, CADBURY (HJC)	FAUCETS	ORDERING: HAINES, JONES, CADBURY (HJC)	FLAGPOLE	AMERICAN FLAGPOLE AND FLAG CO. 3546 LAKE ELMO AVE., SUITE #3 LAKE ELMO, MN 55042 800-426-6235 OR 651-777-0172 ATTN: MATT KNOWLAN
FACE BRICK	BOWERSTON SHALE COMPANY 740-269-2921 ATTN: CUSTOMER SERVICE HAMILTON PARKER (OHIO) 614-358-7806 ATTN: JIM CAMPBELL		TUBELITE WALKER, MICHIGAN 972-551-6386 ATTN: KENT BAUGHMAN	INTERIOR MENUBOARD (STATIC)	CUSTOM SIGN CENTER COLUMBUS, OHIO 800-522-2934 ATTN: MICHAEL ANDERSON	DIVISION 23 - HVAC					
MANUFACTURED STONE	DUTCH QUALITY STONE MT. EATON, OHIO 330-401-2115 ATTN: WENDALL MAST		US ALUMINUM 213-309-3628 (CELL) ATTN: BRAD THURMAN (DIRECTOR OF SALES & MARKETING) BRAD_THURMAN@CRLAURENCE.COM		NATIONAL SIGN SYSTEMS COLUMBUS, OHIO 800-544-6726 ATTN: CUSTOMER SERVICE	HVAC EQUIPMENT	CARRIER CARRIER CORPORATION 630-920-9151 ATTN: MATT MURPHY	GREASE INTERCEPTOR TANK *REFER TO DRAWINGS. CONSULT SCHIER FOR TECHNICAL SUPPORT	SCHIER GREASE INTERCEPTOR TANK 816-506-3203 ATTN: SEAN MOLEN		
DIVISION 5 - METALS				GLAZING	GUARDIAN GLASS INDIANAPOLIS, IN 810-964-0074 ATTN: KREG HATFIELD (ARCH SALES MGR) KHATFIELD@GUARDIAN.COM	EXHAUST HOODS	TRANE COLUMBUS, OH 866-986-4822, 502-558-4879 ATTN: MARTY CUSICK	BULK CO2 STORAGE	AIRGAS NATIONAL CARBONATION 719-434-1006 ATTN: STEVE GREGG	CO2 MONITOR	CO2 METER, INC 386-310-4933 ATTN: MELYSSIA SANTIAGO
DUMPSTER GATES AND HARDWARE	FORTIN WELDING COLUMBUS, OHIO 614-291-4342 ATTN: DAN FORTIN		PPG INDUSTRIES INDIANAPOLIS, IN 630-962-4800 ATTN: JOSEPH SENNESE (ARCHITECTURAL MGR)	INTERIOR MENUBOARD (DIGITAL) INTERIOR QUEUEING BOARDS (DIGITAL) TELEVISIONS	THE WENDY'S COMPANY: IT DEPARTMENT		AAON CORKEN APPLIED PRODUCTS 937-432-6099 ATTN: JIM PEED		UNITED CO2 720-359-3266 ATTN: BRIANNA APPEGATE		
PEDESTRIAN SAFETY RAIL AND PATIO FENCE	FORTRESS RAILING PRODUCTS GARLAND, TX 844-909-2999 (PHONE) 972-372-0924 (FAX)	PICK-UP WINDOW (PUW)	QUIKSERV (STANDARD PUW & IMPACT RATED) HOUSTON, TX 800-388-8307; CELL: 832-792-2646 ATTN: BRIAN McCLOSKEY	EXTERIOR SIGNAGE (INCLUDING EXTERIOR BRANDING MOMENT)	CUSTOM SIGN CENTER COLUMBUS, OHIO 800-522-2934 ATTN: MICHAEL ANDERSON	AIR CURTAINS (ABOVE PUW, AS REQUIRED BY CODE)	QUIKSERV HOUSTON, TX 800-388-8307 ATTN: JACKIE BRADY		FIRE EXTINGUISHER CABINET FIRE EXTINGUISHERS (FOH & BOH) STAINLESS STEEL CORNER GUARDS		GC IS RESPONSIBLE FOR EXTINGUISHER TAGS
DARK BRONZE MULLION COVERS FOR REMODELS ONLY	AMERICAN PRODUCTS, INC. (API) 12157 W LINEBAUGH AVE. #335 TAMPA, FL 33626 813-925-0144 (PHONE) 813-925-1414 (FAX) WWW.AMERICANPROD.COM ATTN: STEVEN ELSENHEIMER (SPECIFICATIONS AND DESIGN MANAGER) SELSENHEIMER@AMERICANPROD.COM		EASI-SERV (STANDARD PUW ONLY) VANCOUVER, BC 604-422-8611 ATTN: FELIPE MONTIEL		ID ASSOCIATES DOTHAN, AL 334-836-1400 ATTN: BILL HOLLAND	DIFFUSERS	ORDERING: HAINES, JONES AND CADBURY (HJC)		DOORS & HARDWARE		MUST BE SUPPLIED BY APPROVED VENDOR - SEE SUPPLIER LIST
DIVISION 6 - WOOD, PLASTICS AND COMPOSITES				DIVISION 9 - FINISHES			PERSONA WATERTOWN, SD 800-843-9888 ATTN: CUSTOMER SERVICE		CEILING TILE AND GRID		GC
ROOF JOIST, MICRO-LAM BEAMS	NATIONAL BUILDING SYSTEMS SUGAR GROVE, OHIO 937-291-2950 ATTN: KEN DUVAL	FRP PANELING	ORDERING: HAINES, JONES AND CADBURY (HJC)	ART PACK ELEMENTS AND WAYFINDING	CREATIVE PALETTE COLUMBUS, OH 614-575-1515	TEST AND BALANCE PROVIDERS	NATIONAL TAB 855-682-NTAB ATTN: DAN HERTENSTEIN		CEILING TILE AND GRID		GC
	REDBUILT COLUMBUS, OHIO 877-371-0445 ATTN: HENRY GRUESEN	LAMINATE	TDS CUSTOM CABINETS ORDERING: HAINES, JONES AND CADBURY (HJC)	LADDER RECEIVER AND DOCK	LADDERTECH, LLC BRIGHTON, MICHIGAN 800-770-8851 ATTN: MICHELE ORAS OR CUSTOMER SERVICE		MELINK 513-965-7300 ATTN: CUSTOMER SUPPORT		CEILING TILE AND GRID		GC
MILLWORK	SEE KITCHEN EQUIPMENT	PAINT	AVAILABLE THRU LOCAL RETAIL LOCATIONS; CONTACT NATIONAL ACCOUNT REP'S BELOW FOR TECHNICAL QUESTIONS ONLY.	SAFETY GATE	FALL PROTECTION USA HARBOR SPRINGS, MI 888-723-3864 SALES@FALLPROTECTIONUSA.COM		AIR SOLUTIONS & BALANCING, INC 603-262-9292 ATTN: STEVE BUELTERMAN		CEILING TILE AND GRID		GC
DIV. 7 - THERMAL AND MOISTURE PROTECTION					WINDOW SHADES		MODULAR ELECTRICAL PANEL SYSTEMS		CEILING TILE AND GRID		GC
ROOFING PRODUCTS	DUROLAST ROOFING, INC. SAGINAW, MICHIGAN 989-758-1071 ATTN: LINDY BUETHIN LBUETHIN@DURO-LAST.COM		BENJAMIN MOORE & COMPANY CLEVELAND, OHIO 330-353-3850 ATTN: DOROTHY HAZINSKI (NATIONAL ACCOUNT MANAGER)		ROLL-A-SHADE LAKE ELSINORE, CA 951-245-5077 x113 ATTN: RIC BERG (VP OF BUSINESS DEVELOPMENT)		WESCO (WR CONTROLS) COLUMBUS, OH 800-417-7543; 614-875-6522 ATTN: WENDY'S PROJECT TEAM		CEILING TILE AND GRID		GC
	SARNAFIL ROOFING SYSTEMS CANTON, MASSACHUSETTS 608-270-0053 ATTN: BEN BIEDRZYCKI		SHERWIN-WILLIAMS 216-288-5498 ATTN: BRAD HARRINGTON (NATIONAL ACCOUNTS MGR)		INSIDE OUTFITTERS COLUMBUS, OH INFO@INSIDEOUTFITTERS.COM		CAROLINA PRODUCTS, INC CHARLOTTE, NC 740-364-9029 ATTN: BRYAN STRYKER		CEILING TILE AND GRID		GC
	TREMCO 3735 GREEN RD. BEACHWOOD, OHIO 800-321-7908 TREMCOSEALANTS.COM		PITTSBURG PAINTS RICK GARLIN GARLIN@PPG.COM (FOR STOREFRONT REFINISHING) PPG INDUSTRIES 317-318-5800 toll ATTN: RICK GARLIN (BUSINESS DEVELOPMENT MGR)		FRONT LINE SALES 630-226-5309 ATTN: TIM HAYES		LOEB ELECTRIC COLUMBUS, OH 888-563-2669 ATTN: WENDY'S PROJECT TEAM		CEILING TILE AND GRID		GC
EIFS	DRYVIT SYSTEMS, INC. WARWICK, RI 734-276-0404 ATTN: ROBERT DAZEL (MARKETING MGR) BOB.DAZEL@DRYVIT.COM	SIGN PAINT (PEX-3)	(SEE SIGN VENDORS BELOW)		AEI AYDELOTT EQUIPMENT INC. CENTERVILLE, OHIO 888-293-3568, 937-435-8220 ATTN: HERB AYDELOTT		ORDERING: HAINES, JONES AND CADBURY (HJC)		CEILING TILE AND GRID		GC
	STO CORP ATLANTA, GA 407-466-5371 ATTN: TIM SALERNO (STRATEGIC ACCOUNTS MANAGER) TSALERNO@STO@EARTHLINK.NET	WALLCOVERINGS	ASPECTA - METROFLOR (VERCADE) ORDERING: HAINES, JONES AND CADBURY (HJC)		N. WASSERSTROM AND SONS COLUMBUS, OHIO 800-444-4697 x8715 ATTN: MIKE TEPLY		ORDERING: HAINES, JONES AND CADBURY (HJC)		CEILING TILE AND GRID		GC
ACM PANEL FABRICATOR	CLADDING & COMPONENT SOLUTIONS CUMMING, GA 770-887-2777 ATTN: STEPHEN ROEGGE	GROUT, THINSET, AND WATERPOOFING MEMBRANE	LATICRETE INTERNATIONAL, INC. ORDERING: HAINES, JONES AND CADBURY (HJC)		S & G DISTRIBUTING HILLIARD, OH 614-334-3636 ATTN: JOE MROCHEK		ORDERING: HAINES, JONES AND CADBURY (HJC)		CEILING TILE AND GRID		GC
		TILE	CROSSVILLE CERAMICS ORDERING: HAINES, JONES AND CADBURY (HJC)		SUPPLY AMERICA EAST WINSTON-SALEM, NC 336-397-0506 ATTN: RICK SHULER 336-397-0518 ATTN: SHAWN SHULER		ORDERING: HAINES, JONES AND CADBURY (HJC)		CEILING TILE AND GRID		GC
CORRUGATED METAL	ALCOA BUILDING & CONSTRUCTION SYSTEMS MACON, GEORGIA 478-319-0139 ATTN: KEVIN R. JUEDEMAN (RETAIL PROGRAM MANAGER)	CORNER GUARDS	ORDERING: HAINES, JONES AND CADBURY (HJC)		WEST COSTA MESA, CA 714-795-6759 ATTN: DREW GOLLEY		ORDERING: HAINES, JONES AND CADBURY (HJC)		CEILING TILE AND GRID		GC
PREMANUFACTURED FASCIA AND SOFFITS	CLADDING & COMPONENT SOLUTIONS CUMMING, GA 770-887-2777 ATTN: STEPHEN ROEGGE	SOLID SURFACE	PROTEK SYSTEMS, INC 800-598-2153 FAX: 561-395-4771						CEILING TILE AND GRID		GC
			KITCHEN EQUIPMENT VENDOR						CEILING TILE AND GRID		GC
			OHIO VALLEY SUPPLY CINCINNATI, OHIO 614-975-6700 ATTN: JEFF HEDGES 1-800-696-5608 ext. 33 JEFF.HEDGES@OVSCO.COM						CEILING TILE AND GRID		GC
									CEILING TILE AND GRID		GC
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									CEILING TILE AND GRID		GC

DOOR SCHEDULE

DOOR MARK		DOOR									REMARKS
		SIZE									
		ROOM	WD	HGT							
1	ENTRY #1	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 7,8	
2	ENTRY #2	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 8	
3	ENTRY #3	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 8	
4	ENTRY #4	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 7,8	
5	ENTRY #5	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 7,8	
6	ENTRY #6	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 7,8	
7	KITCHEN ENTRANCE	3'-0"	6'-8"	1 3/4"	08	B	PL	ALUM	—	NOTE: 1,2,3,4,6,9	
8	MEN'S RR	3'-0"	6'-8"	1-3/4"	07	B	PL	ALUM	—	NOTE: 1,2,3,5,6,9	
9	WOMEN'S RR	3'-0"	6'-8"	1-3/4"	07	B	PL	ALUM	—	NOTE: 1,2,3,5,6,9	
10	SERVICE ENTRY	EXIST.	EXIST.	EXIST.	EXIST.	A	EXIST.	EXIST.	EXIST.	NOTE: 8	

DOOR SCHEDULE NOTES

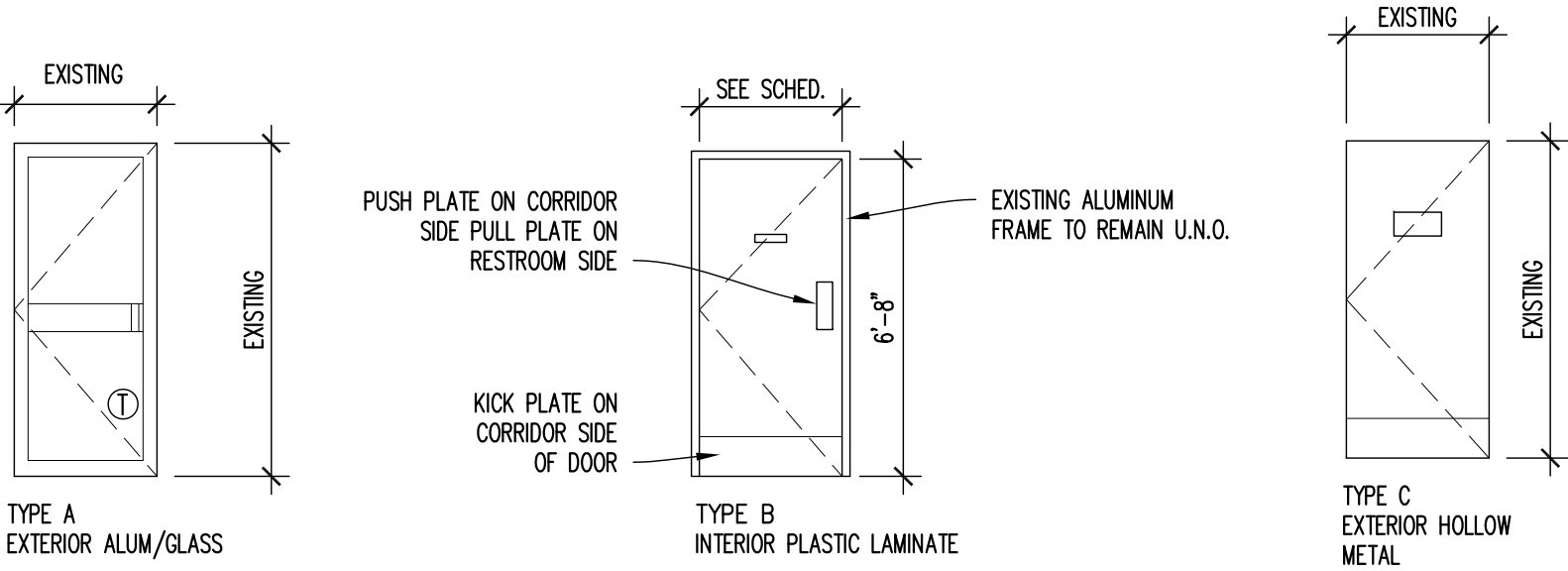
1. NEW MARLITE AAA SERIES 500 DOOR IN NEW ALUMINUM FRAME.
2. USE 3-1/2" SCREWS ON ALL DOOR HINGES.
3. "MEN" OR "WOMEN" TOILET ROOM SIGN.
4. "EMPLOYEES ONLY" SIGN.
5. HEAVY DUTY CLOSER: AMERICAN DEVICE SERIES 6301 OR LCN 4021.
6. LOCK CYLINDERS MAY BE BY "FALCON" OR AS DIRECTED BY THE REGIONAL ENGINEER.
7. THRESHOLD: PEMKO 1700 (OR EQUAL). SEE DETAIL 04/A5.1
(THRESHOLD SHOULD BE SINGLE SLOPE TOWARDS EXTERIOR WITH FINISH SURFACE INSTALLED FLUSH WITH TILE TO PROVIDE A 0" ELEVATION CHANGE)
8. EXISTING DOOR & FRAME TO REMAIN. PROTECT FROM DAMAGE DURING CONSTRUCTION.
9. VERIFY DOOR WIDTH IN FIELD

① = TEMPERED GLASS

DOOR HARDWARE SCHEDULE

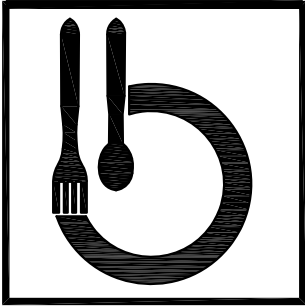
QNTY.	DESCRIPTION	MODEL	FINISH	MFGR	QNTY.	DESCRIPTION	MODEL	FINISH	MFGR	QNTY.	DESCRIPTION	MODEL	FINISH	MFGR
SET 01 - NOT USED (EXTERIOR STOREFRONT ENTRANCE)					SET 04 - NOT USED (OFFICE DOOR)					SET 08 - (KITCHEN DOOR)				
										3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US26D/626	HAGER
										1	EA. DEADBOLT	D271 W/ OCCUPANCY INDICATOR	626	FALCON
										1	EA. PUSH PLATE	70B	US32D/630	ROCKWOOD
										1	EA. PULL PLATE	BF110 X 70B	US32D/630	ROCKWOOD
										1	EA. CLOSER	SC70-18	AL	FALCON
										1	EA. KICKPLATE	K1050 20 X 2" LESS DOOR WIDTH	US32D/630	ROCKWOOD
										1	EA. WALL STOP	406	US26D/626	ROCKWOOD
SET 02 - NOT USED (INTERIOR STOREFRONT ENTRANCE)					SET 06 - NOT USED (RESTROOM DOOR (MULTI USER))									
SET 03 - NOT USED (REAR SERVICE DOOR)														
										SET 07 - RESTROOM DOOR (SINGLE USER)				
										3	EA. HINGES	BB1279 4 1/2" x 4 1/2"	US26D/626	HAGER
										1	EA. DEADBOLT	D271 W/ OCCUPANCY INDICATOR	626	FALCON
										1	EA. PUSH PLATE	70B	US32D/630	ROCKWOOD
										1	EA. PULL PLATE	BF110 X 70B	US32D/630	ROCKWOOD
										1	EA. CLOSER	SC70-18	AL	FALCON
										1	EA. KICKPLATE	K1050 20 X 2" LESS DOOR WIDTH	US32D/630	ROCKWOOD
										1	EA. WALL STOP	406	US26D/626	ROCKWOOD

DOOR TYPES



SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



Bridgeman Foods II, Inc.

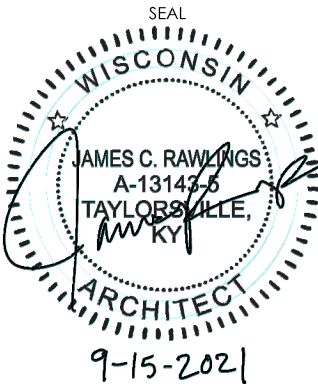
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfcompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
▲		
▲		
▲		
▲		

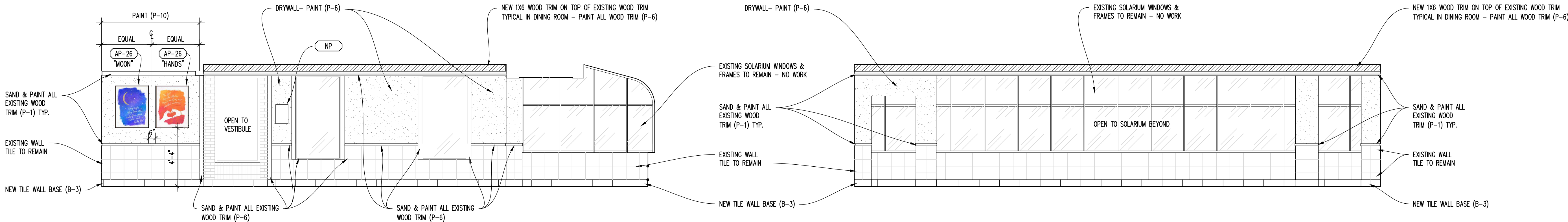
ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
DOOR AND WINDOW SCHEDULES

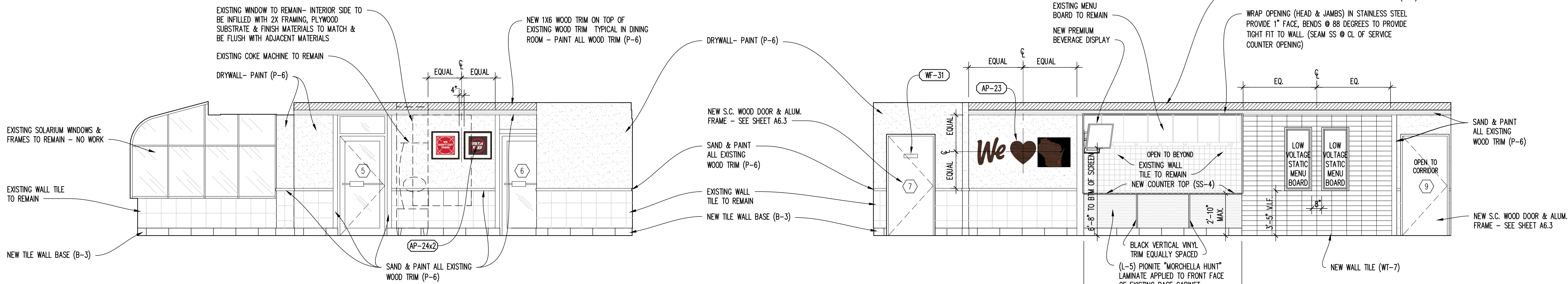
SHEET NUMBER
A6.3

SYMBOL LEGEND		ARTPACK & WAYFINDING LEGEND	
SYMBOL	DESCRIPTION		
	EQUIPMENT TAGS		NUTRITION POSTER
	EQUIPMENT TAGS		TACTILE EXIT SIGN
	ARTPACK AND WAYFINDING TAGS		HAND WASHING SIGN
			FAMILY RESTROOM SIGN
			FAMILY RESTROOM SIGN ACCESSIBLE (BRAILLE)
			MEN'S ROOM SIGN
			MEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
			WOMEN'S ROOM SIGN
			WOMEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
			WOMEN'S ROOM SIGN
			WOMEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
			EMPLOYEE ONLY
			NOT AN ENTRANCE
ARTPACK & WAYFINDING LEGEND			
	WENDY'S LOCAL LOVE (CUSTOM STATE AND STAR LOCATOR)		
	WINK WALL FRAMED GRAPHIC		
	INTERIOR READER BOARD		
	CAUSE PAINTING AND PLAQUE (3 VERSIONS)		
	"QUALITY IS OUR RECIPE"		
	(PLACEHOLDER) LARGE FORMAT ART		



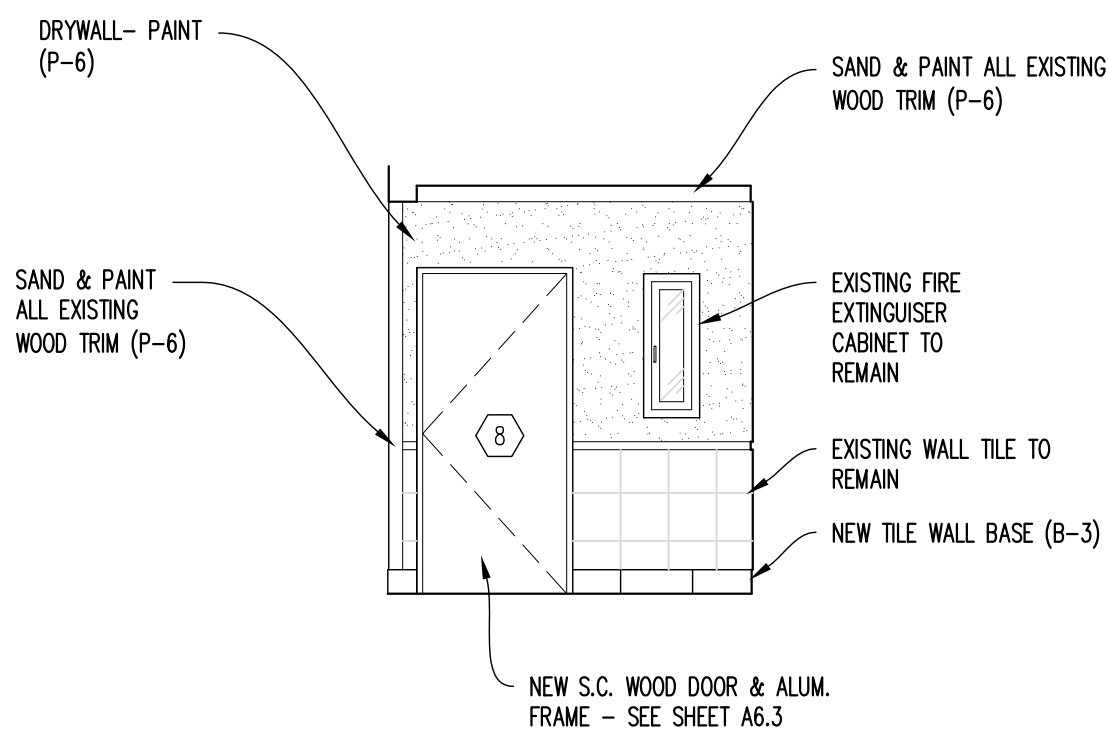
01 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

02 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

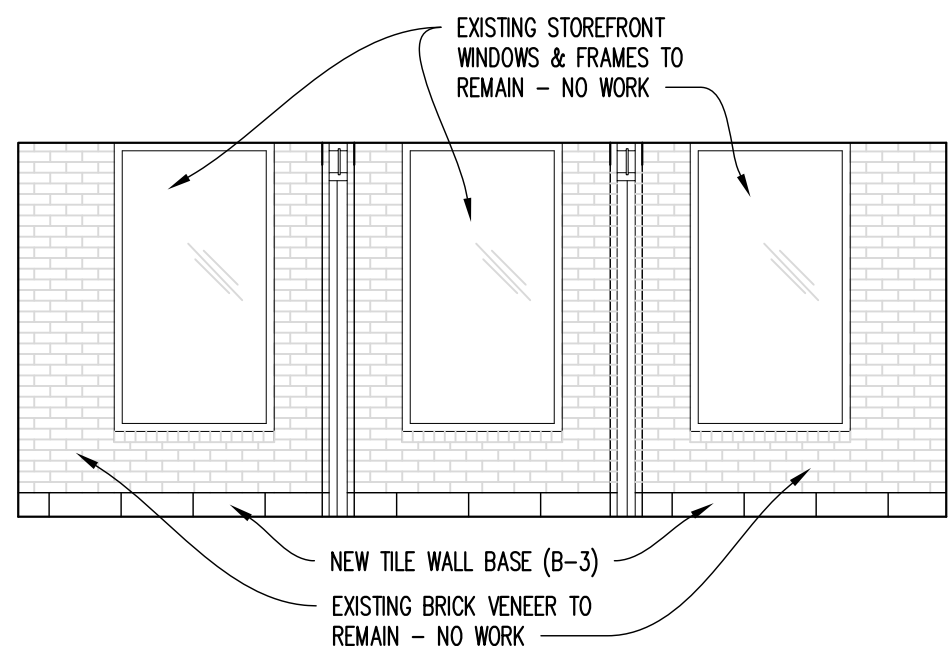


03 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

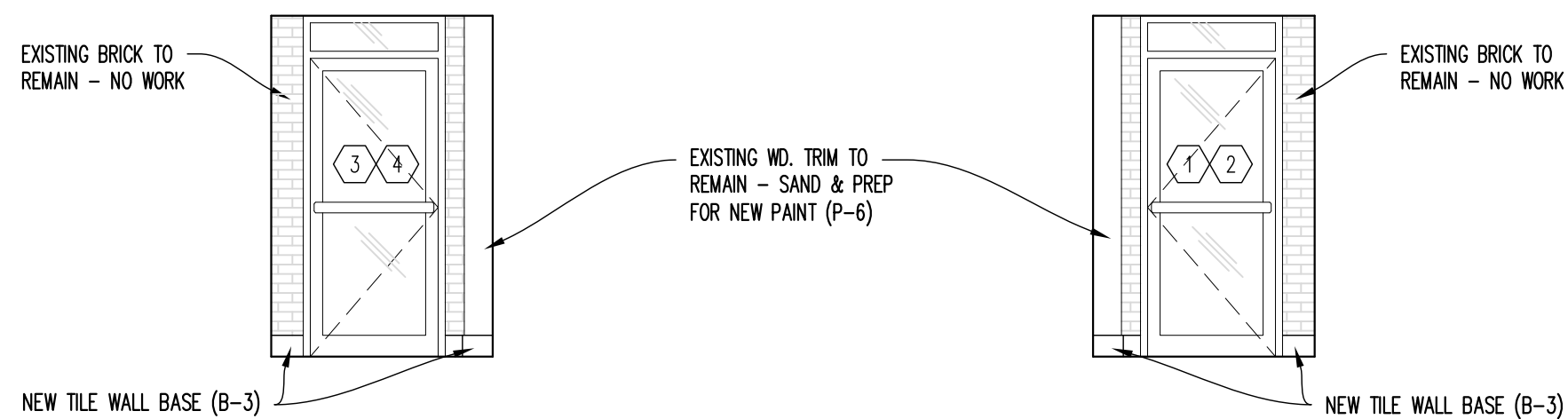
04 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



05 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



06 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

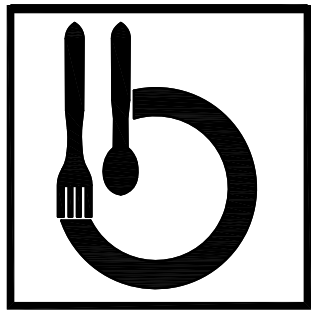


07 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

08 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

SITE NUMBER:	1200
BASE MODEL:	4068
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



Bridgeman Foods II, Inc.

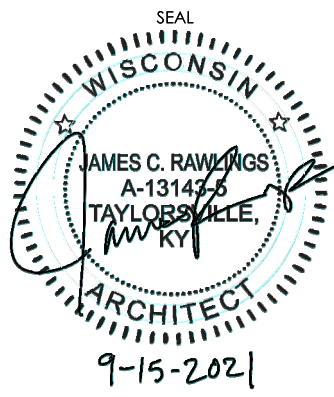
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
1		
2		
3		
4		
5		

ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
INTERIOR ELEVATIONS

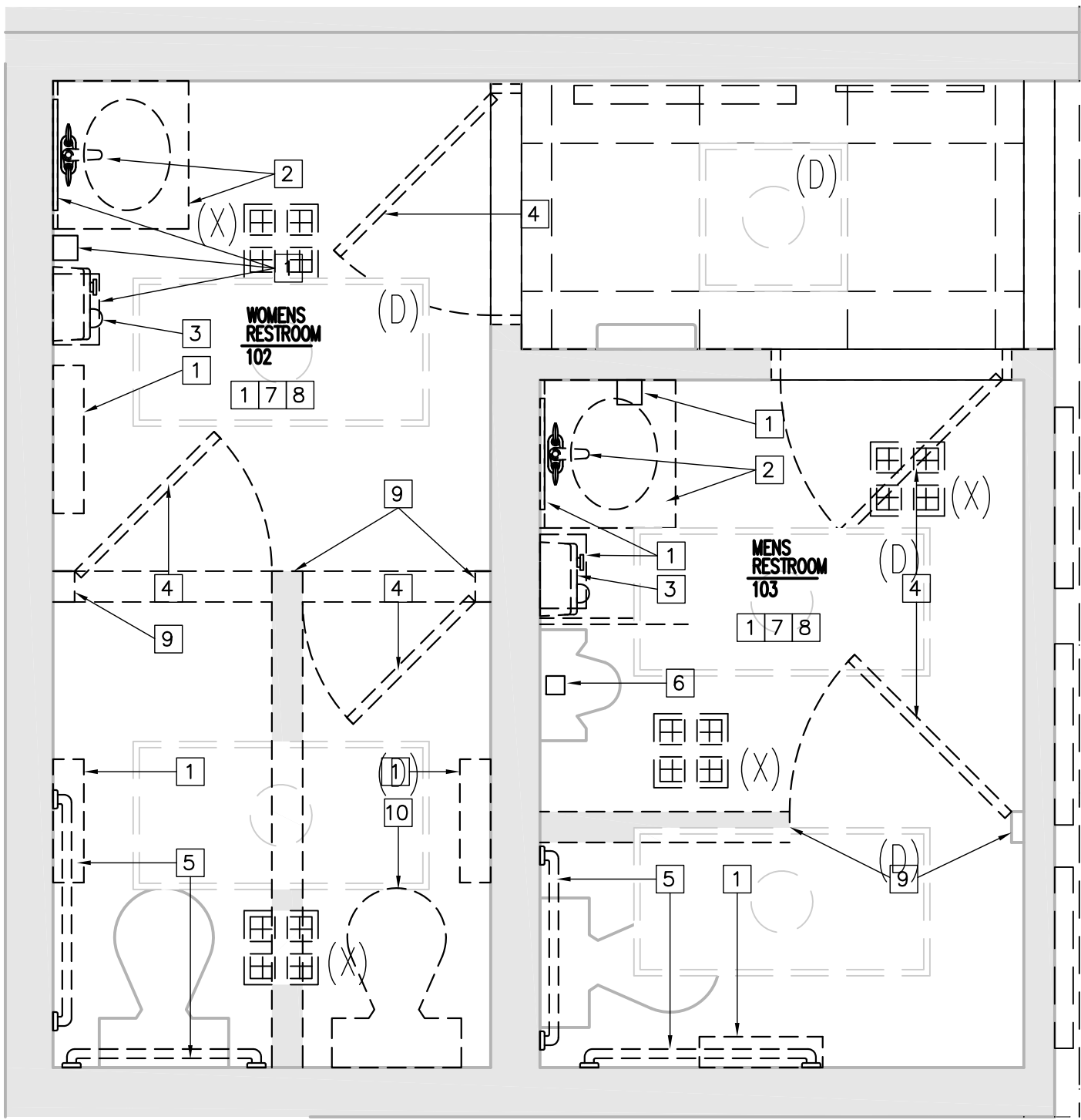
SHEET NUMBER
A7.1

RESTROOM SCOPE	
1. REMOVE EXISTING PLUMBING FIXTURES AND RESTROOM ACCESSORIES AS REQUIRED FOR INSTALLATION OF NEW FINISHES. VERIFY W/ OWNER'S REPRESENTATIVE IF ITEMS ARE TO BE STORED AND REUSED.	
2. REFER TO DESIGN GUIDE FOR COMPLIANT EXISTING WALL TILE TO REMAIN.	
3. REMOVE EXISTING FLOOR & WALL FINISHES THROUGHOUT THE RESTROOMS, AS REQUIRED FOR NEW FINISHES. CLEAN, PREP, & REPAIR SUBSTRATES TO SPECIFICATION REQUIREMENTS OF NEW SCHEDULED FINISHES. REPLACE DAMAGED SUBSTRATES AS REQUIRED, DO NOT ADD LAYERS OF SUBSTRATE.	
4. REMOVE EXISTING TOILET PARTITIONS AND ASSOCIATED HARDWARE. VERIFY W/ OWNER'S REPRESENTATIVE IF ITEMS ARE TO BE STORED AND REUSED.	
RESTROOM ELEVATIONS GENERAL NOTES	
1. FIELD VERIFY AND/OR PROVIDE ADDITIONAL REQUIREMENTS TO PROVIDE ACCESSIBILITY PER LOCAL CODE AND THE ADA STANDARDS.	
NOTE: SEE SHEET A1.1 FOR ART PACK SCHEDULE	

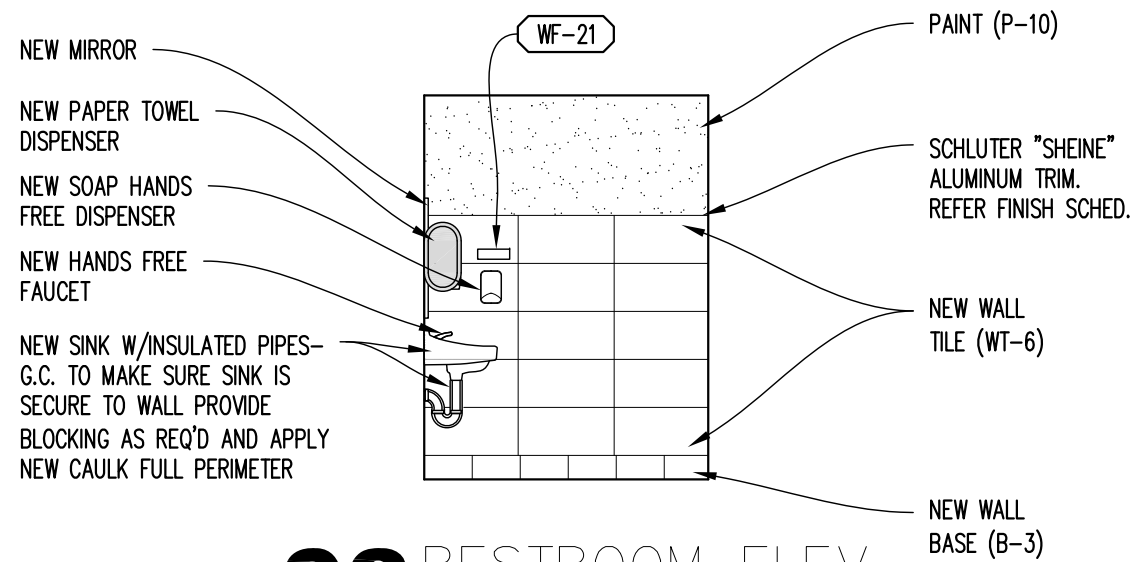
RESTROOM PLAN KEY NOTES:	
1	FURNISH & INSTALL NEW DOORS AS SCHEDULED ON SHEET A6.3.
2	GENERAL CONTRACTOR TO INSTALL NEW RESTROOM SIGNAGE FURNISHED BY OWNER. SEE SHEET EQ1.1 FOR LOCATIONS.
3	IN BOTH RESTROOMS, F&I NEW LAVATORIES: LAVATORY: AMERICAN STANDARD MODEL NO. 321.026 ADA WALL MOUNT VITREOUS CHINA LAVATORY WITH SINGLE FAUCET OPENING AND DRILLED FOR CONCEALED ARM CARRIER. FIXTURE AND INSTALLATION SHALL COMPLY WITH ADA REQUIREMENTS. FAUCET: SLOAN PEDASTAL FAUCET EBF-615, BATTERY OPERATED SENSOR, CHROME PLATED BRASS, 0.5 GPM VANDAL RESISTANT SPRAY HEAD AND (BDT) BELOW DECK MIXING VALVE. DRAIN: KOHLER K-7129 BRASS GRID DRAIN AND 1¼" TAILPIECE, KOHLER K-8999 CAST BRASS ADJUSTABLE "P" TRAP WITH CLEANOUT PLUG. SUPPLIES AND STOPS: CHICAGO FAUCET 1006 ANGLE VALVE WITH LOOSE KEY HANDLE, "FEMALE INLET," 0Dx12" RISER. LAVATORY SUPPORT: JR SMITH COMMERCIAL GRADE, FLOOR MOUNTED, CONCEALED CARRIER. SEE DETAILS FOR MOUNTING HEIGHT. PROVIDE HANDI-SHIELD PIPE INSULATION FOR DRAIN AND SUPPLIES. COLOR TO BE WHITE.
4	NEW BATTERY POWERED AUTOMATIC FLUSH VALVES ON EXISTING TOILETS TO MATCH EXISTING URINAL TO MATCH EXISTING CHROME PLUMBING LINES.
5	CLEAN, PREP & REPAIR ALL CONCRETE FLOORS & WALLS FOR NEW SCHEDULED FINISHES. PROVIDE WATER PROOFING MEMBRANE AT PERIMETER OF RESTROOMS TO 12" IN AND EXTEND UP WALLS A MINIMUM OF 6" A.F.F.
6	INSTALL NEW SCHEDULED FLOOR TILE & BASE -- SEE SHEET A5.1 FOR ADDITIONAL INFO.
7	INSTALL NEW SCHEDULED WALL TILE & BASE PER ELEVATIONS THIS SHEET.

RESTROOM DEMOLITION FLOOR PLAN KEY NOTES:	
1	REMOVE EXISTING RESTROOM ACCESSORIES AS REQUIRED FOR NEW WORK. ITEMS ARE TO BE STORED & REUSED U.N.O.
2	REMOVE EXISTING VANITIES AND DISCARD-- REPAIR EXISTING OR INSTALL NEW BLOCKING IN WALLS FOR NEW SINK.
3	REMOVE EXISTING HAND DRYERS-- REMOVE ELECTRIC BACK TO PANEL.
4	REMOVE EXISTING RESTROOM DOORS, HARDWARE AND FRAMES.
5	REMOVE EXISTING GRAB BARS-- TO BE STORED AND REUSED U.N.O.
6	REMOVE EXISTING URINAL FLUSH VALVE AND DISCARD.
7	REMOVE EXISTING FLOOR TILE AND BASE. FLOOR TO BE PREPPED FOR NEW TILE-- PROVIDE WATERPROOFING MEMBRANE 12" IN AND 6" UP WALL FULL PERIMETER.
8	REMOVE EXISTING WALL TILE & BASE COMPLETE. INSTALL NEW DUROCK & GREENBOARD-- PREP FOR NEW TILE & PAINT.
9	REMOVE EXISTING WALL PARTITION.
10	REMOVE EXISTING TOILET & DISCARD. CAP ABANDONED WATER & DRAIN LINES.

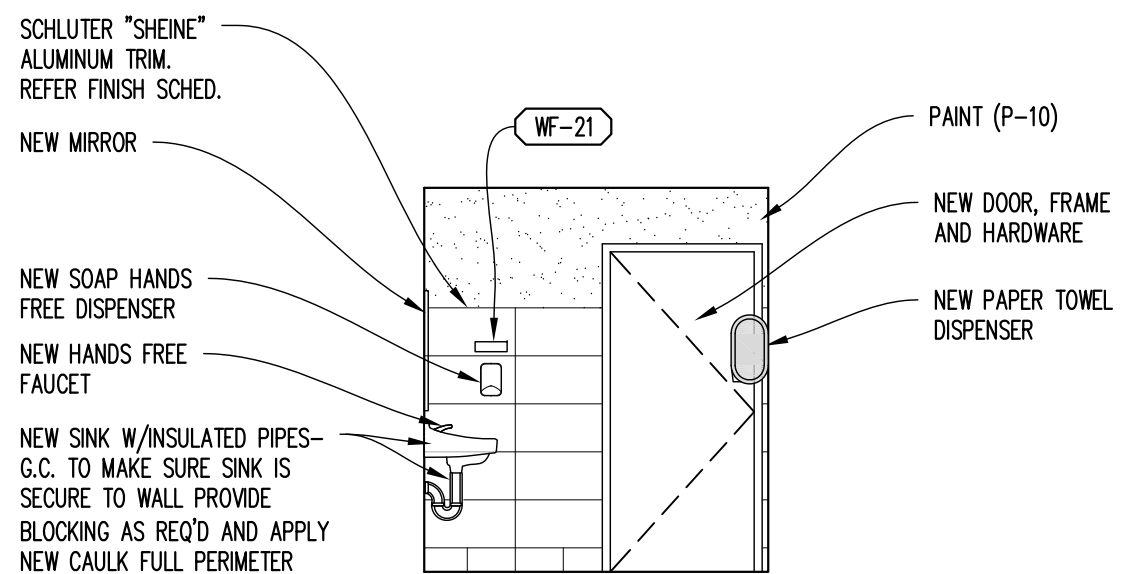
RESTROOM FIXTURE AND HARDWARE SCHEDULE					
MARK	QTY	DESCRIPTION	MODEL	FINISH	NOTES
A		HANDS FREE PAPER TOWEL DISPENSER	GEORGIA PACIFIC onMotion MODEL #9462A	BLACK	
B		TOILET PAPER DISPENSER: SURFACE MOUNTED JUMBO ROLL TOILET TISSUE DISPENSER	ASI MODEL NO. 0042	SATIN	OUTER CABINET, STAINLESS STEEL
C		COAT HOOK	BRADLEY 9114 SATIN STAINLESS STEEL HOOK	SATIN	SEE PLAN FOR LOCATIONS
D		BABY CHANGING STATION	KOALA KARE PRODUCTS KB200-00	CREAM	REFER TO MANUFACTURER FOR INSTALLATION
E		REINSTALL EXISTING SALVAGED GRAB BARS PER ADA REQUIREMENTS			
F		MIRROR	MEEK M2513 24 X 36 MIRROR	SATIN	STAINLESS STEEL -- ANGLE FRAMED W/ WELDED CORNERS
G		WALL MOUNTED "ECOLAB" HANDS-FREE SOAP DISPENSER		BLACK	



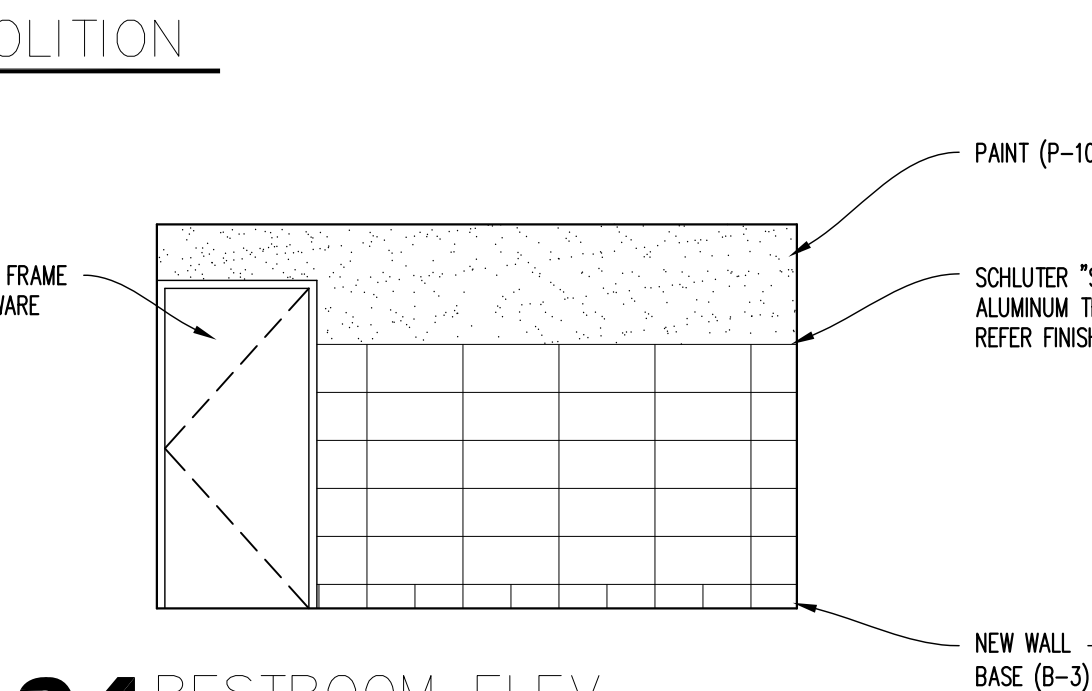
01 RESTROOM FLOOR PLAN- DEMOLITION
SCALE: 1/2" = 1'-0"



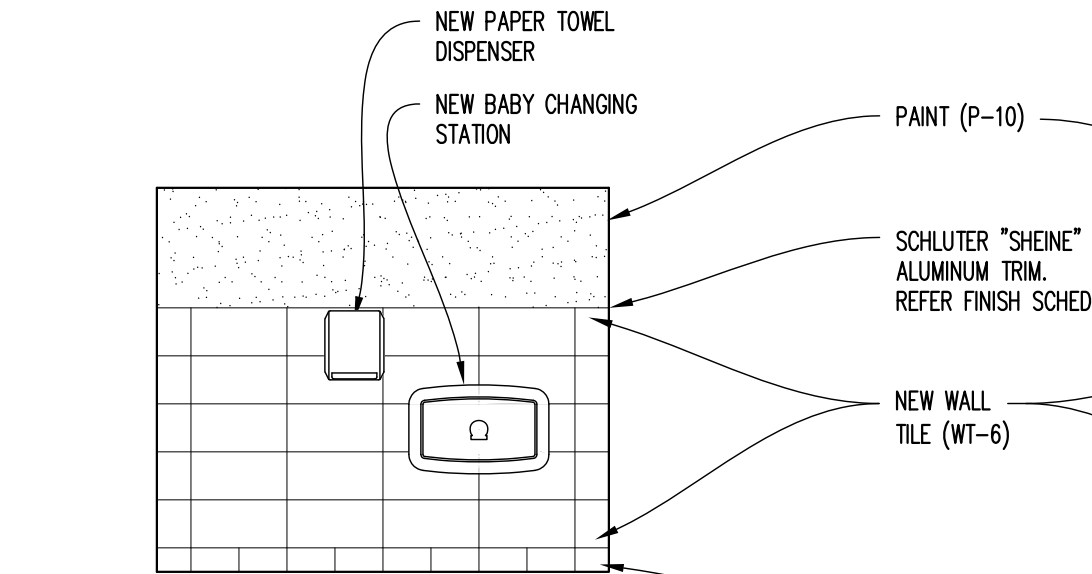
03 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



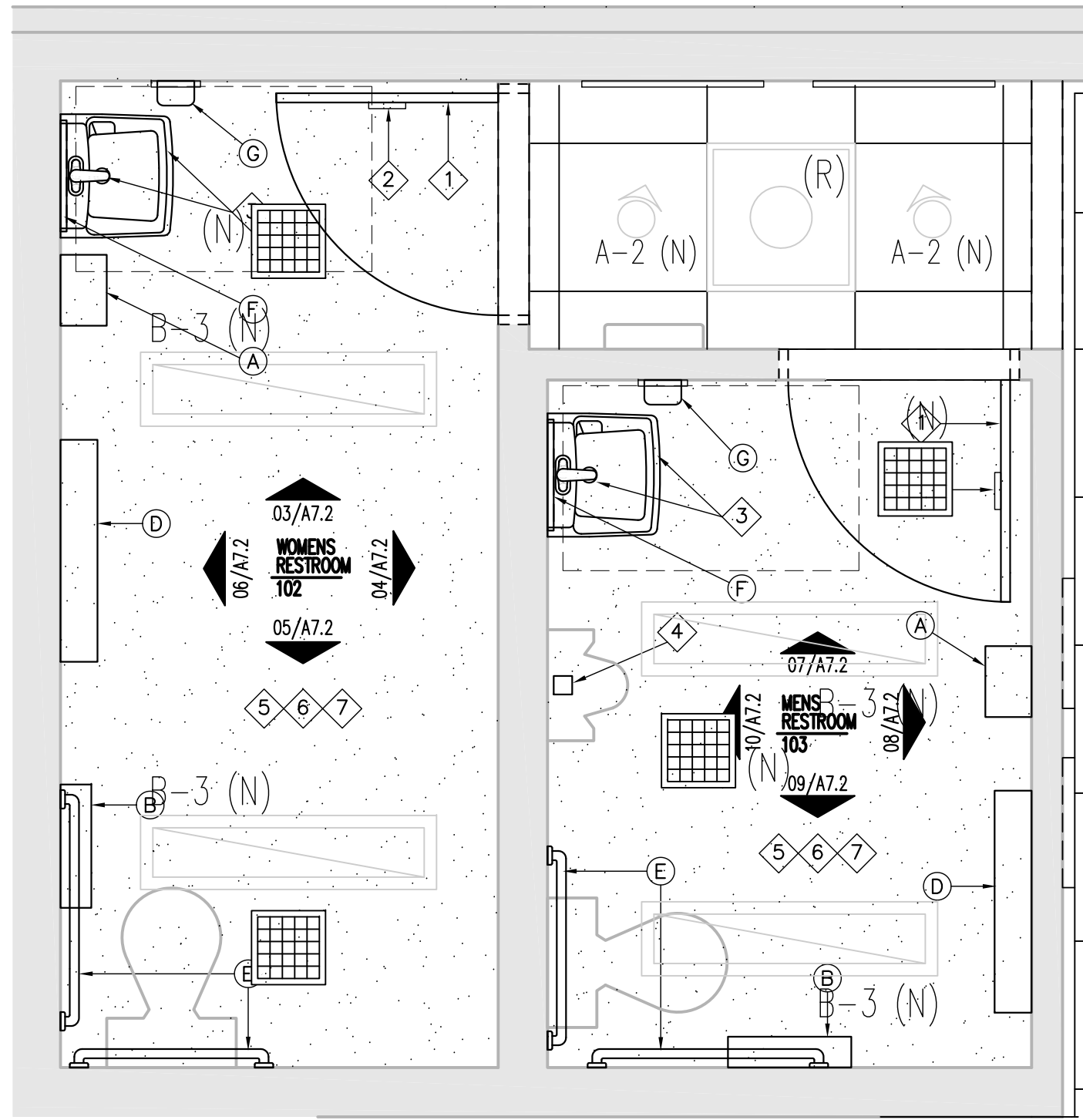
07 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



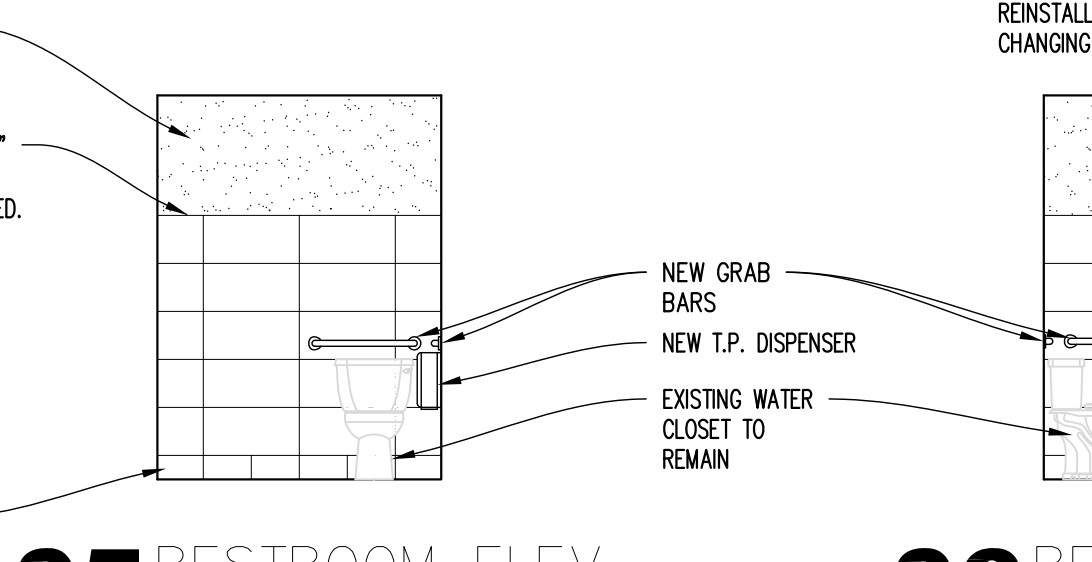
04 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



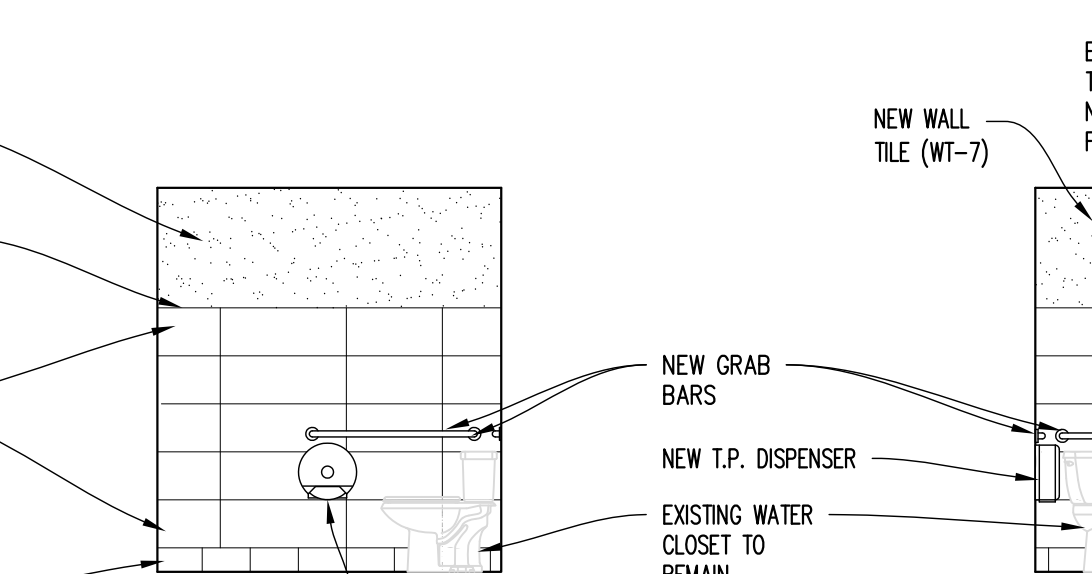
08 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



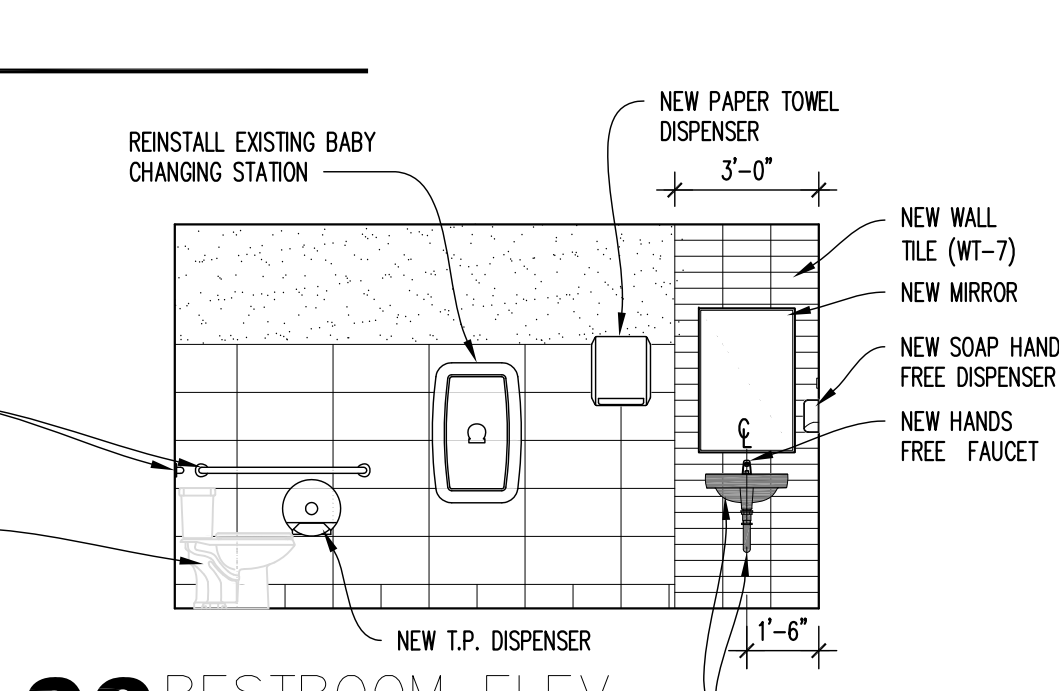
02 RESTROOM FLOOR PLAN
SCALE: 1/2" = 1'-0"



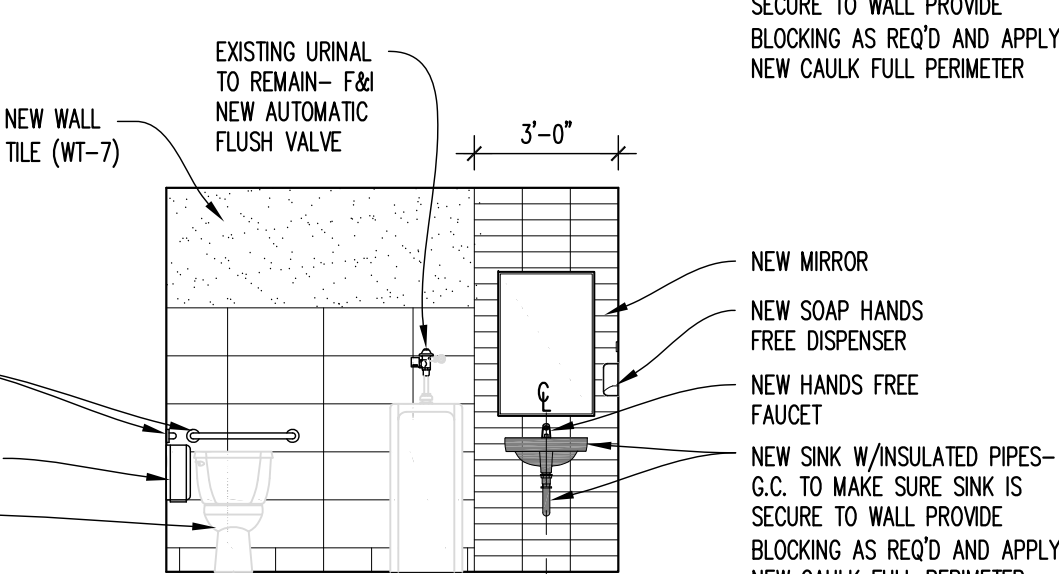
05 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



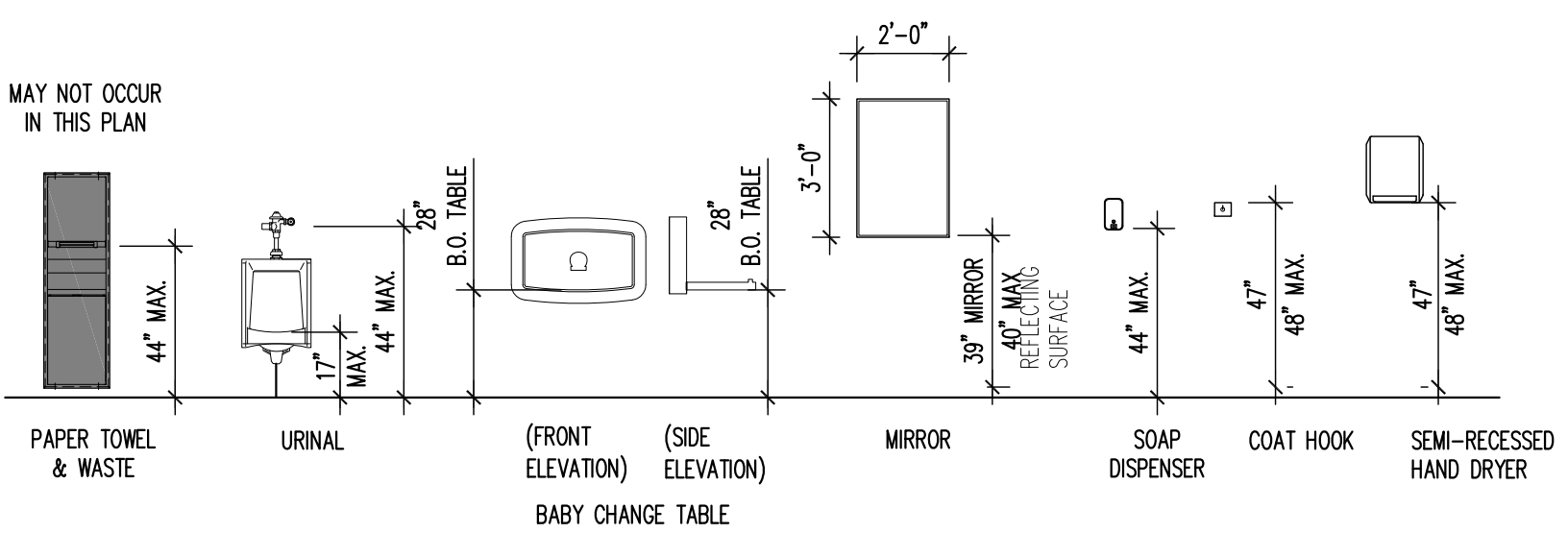
09 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



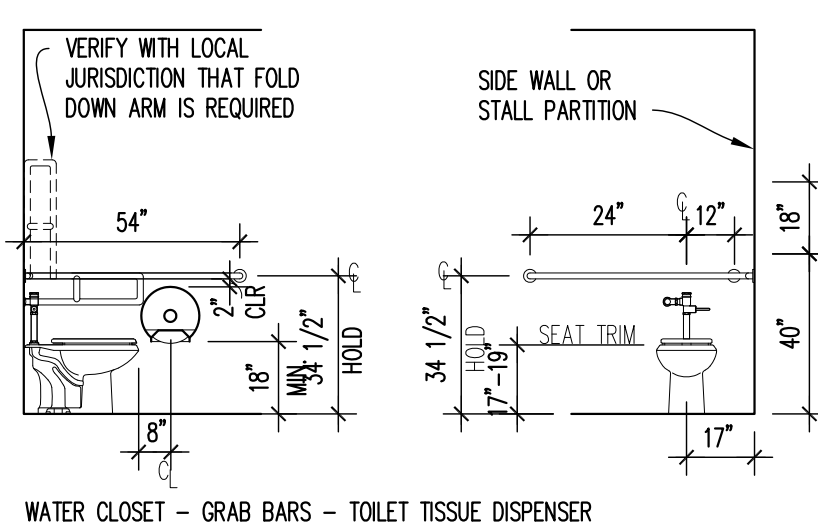
06 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



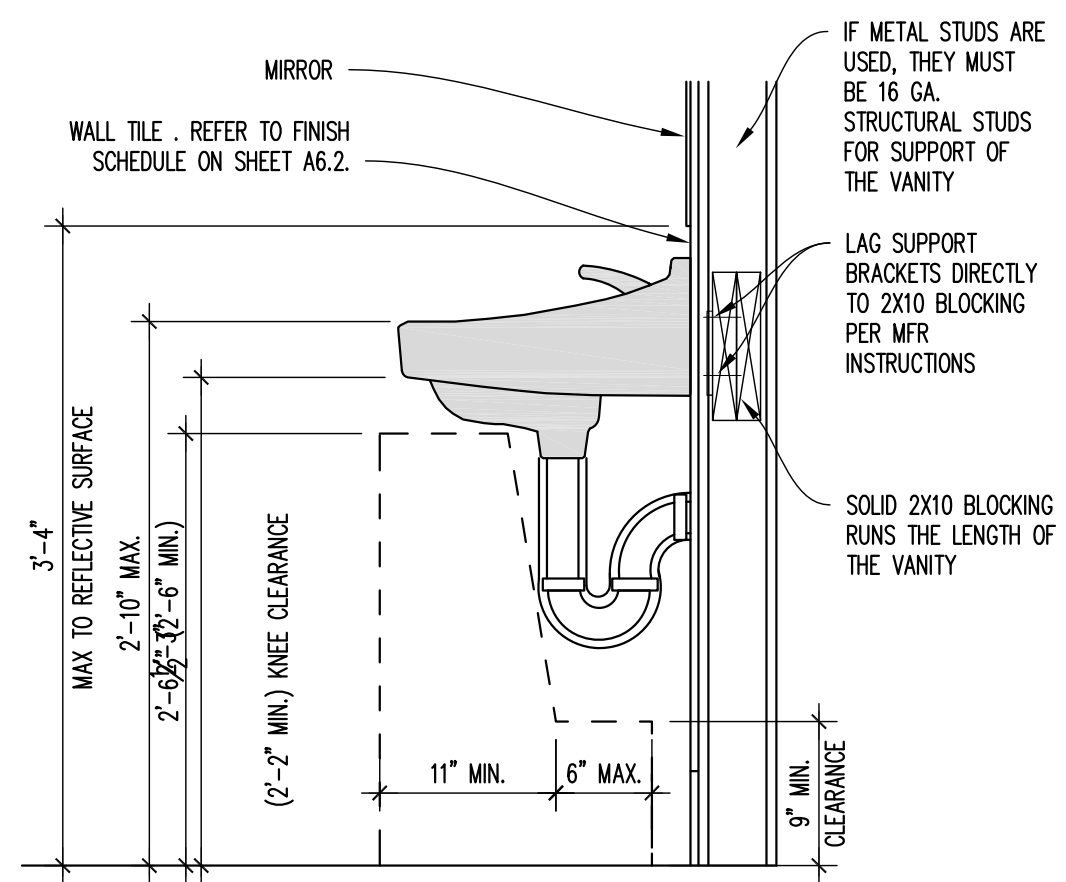
10 RESTROOM ELEV.
SCALE: 1/4" = 1'-0"



11 TYPICAL RESTROOM ACCESSORIES
SCALE: NTS



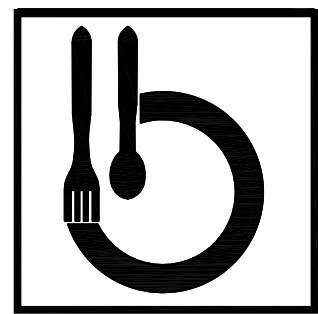
NOTE CONTRACTOR TO PROVIDE 2X6 WOOD BLOCKING IN WALL FOR ANCHORAGE OF GRAB BARS AS REQUIRED.



12 LAVATORY MOUNTING DETAIL
SCALE: 1" = 1'-0"

SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:
REFRESH LITE



Bridgeman Foods II, Inc.

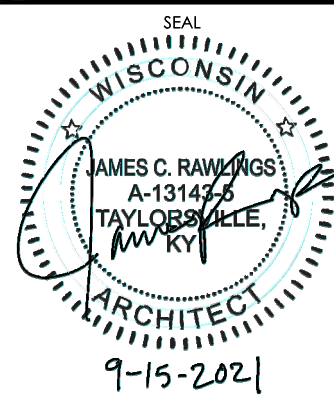
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
1		
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ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
RESTROOM ELEVATIONS

SHEET NUMBER

A7.2

GENERAL NOTES:

- G.C. SHALL COORDINATE REQUIREMENTS OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS WITH OWNER TO START OF WORK.
- ELECTRICAL & PLUMBING REQUIREMENTS FOR THE INSTALLATION OF MILLWORK, SPECIALTIES, EQUIPMENT, AND FURNISHINGS IS THE RESPONSIBILITY OF THE G.C.
- EQUIPMENT LISTED IS TO BE FURNISHED BY THE KITCHEN EQUIPMENT SUPPLIER UNLESS NOTED OTHERWISE.
- KITCHEN EQUIPMENT SUPPLIER PROVIDES LABOR FOR UN-CRATING, ASSEMBLY, AND SETTING OF EQUIPMENT.
- KITCHEN EQUIPMENT SUPPLIER WILL SUPPLY CRITICAL DIMENSIONS, PLUMBING, AND ELECTRICAL SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE KITCHEN EQUIPMENT SUPPLIER.
- ELECTRICAL AND PLUMBING CONTRACTOR TO MAKE FINAL CONNECTIONS TO EQUIPMENT.
- SEE INTERIOR ELEVATIONS FOR ARTPACK GRAPHIC LOCATIONS.
- SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
- THE GENERAL CONTRACTOR SHALL PROVIDE A CONTINGENCY BID FOR WORK IN THE BACK OF HOUSE / KITCHEN AREA BEYOND THE SCOPE OF THIS REMODEL SHOWN ON THESE DOCUMENTS. COORDINATE ANY / ALL WORK BID, PROPOSED, OR REQUIRED WITH THE WENDY'S CONSTRUCTION REPRESENTATIVE PRIOR TO PURCHASING OR BEGINNING ANY WORK BEYOND THE LIMITED SCOPE SHOWN ON THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID WOOD BLOCKING FOR ALL WALL MOUNTED ITEMS, SIGNAGE, EQUIPMENT, MILLWORK, ETC.. COORDINATE LOCATIONS WITH OWNER'S REPRESENTATIVE AS NECESSARY.
- EXISTING EQUIPMENT TO REMAIN UNLESS NOTED OTHERWISE.

SEATING COUNT:
EXISTING: 40 SEATS
PROPOSED: 60 SEATS

SYMBOL LEGEND

SYMBOL	DESCRIPTION
	EQUIPMENT TAGS
	EQUIPMENT TAGS
	ARTPACK AND WAYFINDING TAGS

ARTPACK & WAYFINDING LEGEND

AP-23	WENDY'S LOCAL LOVE (CUSTOM STATE AND STAR LOCATOR)
AP-24	WINK WALL FRAMED GRAPHIC
AP-25	INTERIOR READER BOARD
AP-26	CAUSE PAINTING AND PLAQUE (3 VERSIONS)
AP-27	"QUALITY IS OUR RECIPE"
AP-30	(PLACEHOLDER) LARGE FORMAT ART
NP	NUTRITION POSTER
WF-20	TACTILE EXIT SIGN
WF-21	HAND WASHING SIGN
WF-22	FAMILY RESTROOM SIGN
WF-22A	FAMILY RESTROOM SIGN ACCESSIBLE (BRAILLE)
WF-23	MEN'S ROOM SIGN
WF-23A	MEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
WF-25	WOMEN'S ROOM SIGN
WF-25A	WOMEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
WF-27	WOMEN'S ROOM SIGN
WF-27A	WOMEN'S ROOM SIGN ACCESSIBLE (BRAILLE)
WF-31	EMPLOYEE ONLY
WF-32	NOT AN ENTRANCE

EQUIPMENT SCHEDULE

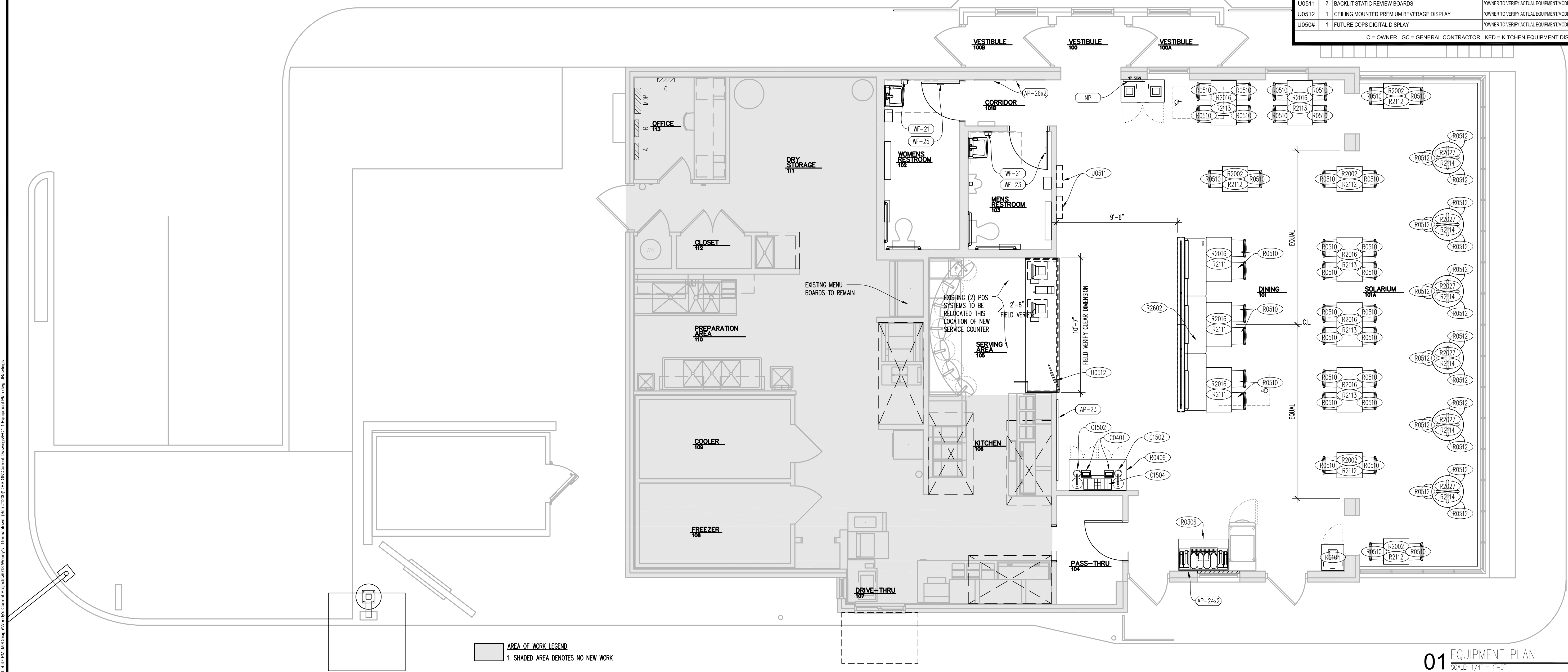
MARK	QTY.	DESCRIPTION OF EQUIPMENT	REMARKS	FURNISHED BY	INSTALLED BY
A0105		BEVERAGE SYSTEM, PUW - FREESTYLE		KED	KED
A0202		BEVERAGE SYSTEM SELF-SERVE DINING ROOM (FREESTYLE)	EXTERIOR COLOR: SILVER (FOR FREESTYLE)	O	O
A0501		ICED TEA DISPENSER-NARROW OVAL		KED	KED
A0502		ICED TEA DISPENSER-ROUNDED FRONT (3 GALLON)		KED	KED
C0401	2	NAPKIN DISPENSER		KED	KED
C1502		KETCHUP PUMP		KED	KED
C1504	1	STAINLESS STEEL CONDIMENT BIN		KED	KED
C1801	2	LID/STRAW DISPENSER		KED	KED
D0200	2	POS TERMINAL (EXISTING)		O	O
D3002		KIOSK		O	O
D3003		KIOSK		O	O
E14XX		FRONT COUNTER		KED	KED
E1405	1	FRONT COUNTER		KED	KED
E4302		BAKERY CASE		KED	KED
G1402		CHASE @ FREESTYLE		KED	KED
I0202		CASH DROP BOX		KED	KED
Q01##		REMOTE CONDENSING UNIT - DINING ROOM (ROOF)	# KITCHEN EQUIPMENT SUPPLIER TO VERIFY ACTUAL EQUIPMENT / MODEL / FINISH TO BE USED	KED	KED
Q0222		ICE MACHINE - DINING ROOM	*QUANTITY WILL VARY DEPENDING ON EXACT BEVERAGE SYSTEM CONFIGURATION	KED	KED

O = OWNER GC = GENERAL CONTRACTOR KED = KITCHEN EQUIPMENT DISTRIBUTOR

EQUIPMENT SCHEDULE

MARK	QTY.	DESCRIPTION OF EQUIPMENT	REMARKS	FURNISHED BY	INSTALLED BY
R0104	1	TRASH RECEPTACLE (1-BIN ENCLOSURE)		KED	KED
R0105	1	TRASH RECEPTACLE (2-BIN ENCLOSURE)		KED	KED
R0306	1	BEVERAGE STATION - 46 3/4" (W/DRAIN)		KED	KED
R0406	1	CONDIMENT STAND - 54"		KED	KED
R0506		BEVERAGE STATION/CONDIMENT STAND - 99 1/2"		KED	KED
R0510	36	CHAIR - STANDARD HEIGHT		KED	KED
R0511		CHAIR - BAR HEIGHT		KED	KED
R0512	18	STOOL: 24" HIGH		KED	KED
R1603		HIGH CHAIRS		KED	KED
R1705		BOOSTER CHAIR		KED	KED
R2002	5	TABLE TOP: 24" X 24"		KED	KED
R2010		TABLE BASE: 4-TOP - FIXED		KED	KED
R2016	7	TABLE TOP: 24" X 42"		KED	KED
R2016S	1	TABLE TOP: 24" X 42" - STENCIL		KED	KED
R2027	6	TABLE TOP: 30" DIAMETER		KED	KED
R2043		FAMILY TABLE TOP: 30" X 66" (6 SEAT)		KED	KED
R2044		FAMILY TABLE TOP: 24" X 62" (6 SEAT)		KED	KED
R2045		COMMUNITY W-TABLE (FREESTANDING: 8 SEAT; 96" LONG)		KED	KED
R2046		COMMUNITY W-TABLE (CANTILEVERED: 8 SEAT; 96" LONG)		KED	KED
R2047		COMMUNITY W-TABLE (FREESTANDING: 10 SEAT; 120" LONG)		KED	KED
R2048		COMMUNITY W-TABLE (CANTILEVERED: 10 SEAT; 120" LONG)		KED	KED
R2109		TABLE BASE: 2-TOP - FIXED		KED	KED
R2110		TABLE BASE: 4-TOP - FIXED		KED	KED
R2111	3	TABLE BASE: 4-TOP ACCESSIBLE - FIXED	2 BASES REQUIRED PER TABLE	KED	KED
R2112	5	TABLE BASE: 22" X-BASE - FREE STANDING		KED	KED
R2113	5	TABLE BASE: 22" T-BASE (ACCESSIBLE) - FREE STANDING	2 BASES REQUIRED PER TABLE	KED	KED
R2114	6	TABLE BASE: 22" X-BASE (COUNTER HGT 34" - FREE STANDING)		KED	KED
R2133		CANTILEVER TABLE BRACKET (4-TOP)		KED	KED
R2308		PINWHEEL SEATING		KED	KED
R2310		42" SINGLE BOOTH - STANDARD (WOOD)		KED	KED
R2313		42" DOUBLE BOOTH - STANDARD (WOOD)		KED	KED
R2439		LOW WALL AT "W" TABLE"		KED	KED
R2440		U WALL AT BOOTHS		KED	KED
R2501		PINWHEEL BOOTH		KED	KED
R2602	1	13'-9" BANQUETTE SEATING		KED	KED
R2703		275" BANQUETTE SEATING		KED	KED
R2710		158" BANQUETTE SEATING		KED	KED
R3309		KIOSK LEDGE (UM: 2 STATIONS) - 53"		O	O
R3310		KIOSK LEDGE (UM: 3 STATIONS) - 89"		O	O
U0510		BACKLIT STATIC MENU BOARDS	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O
U0511	2	BACKLIT STATIC REVIEW BOARDS	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O
U0512	1	CEILING MOUNTED PREMIUM BEVERAGE DISPLAY	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O
U050#	1	FUTURE COPS DIGITAL DISPLAY	*OWNER TO VERIFY ACTUAL EQUIPMENT/MODEL TO BE USED	O	O

O = OWNER GC = GENERAL CONTRACTOR KED = KITCHEN EQUIPMENT DISTRIBUTOR



AREA OF WORK LEGEND
1. SHADED AREA DENOTES NO NEW WORK

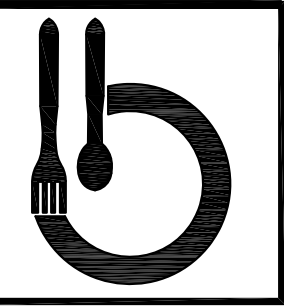
01 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"



SITE NUMBER:	1200
BASE MODEL:	4058
ASSET TYPE:	FRANCHISE
CLASSIFICATION:	REFRESH LITE
OWNER:	BRIDGEMAN FOODS II, INC.
BASE VERSION:	IMAGE
UPGRADE CLASSIFICATION:	
	FRAN NEW BASE
PROJECT YEAR:	2021
FURNITURE PACKAGE:	UM BRITE 2.0
DESIGN BULLETINS:	DB 2021-09

PROJECT TYPE:

REFRESH LITE



Bridgeman Foods II, Inc.

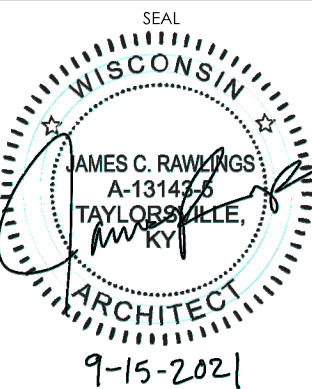
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfccompanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

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ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME
EQUIPMENT PLAN

SHEET NUMBER

EQ1.1

INDEX TO SPECIFICATIONS

DIVISION 1 – GENERAL SPECIFICATIONS
(OMITTED)

DIVISION 3 – CONCRETE

FOOTINGS
SLABS AND FOOTINGS
SIDEWALKS AND RAMPS
PAVING
CONCRETE PADS

DIVISION 4 – MASONRY

GENERAL
CMU
MORTAR FOR FACE BRICK
FACE BRICK

DIVISION 5 – METALS

GENERAL
ORNAMENTAL METAL RAILING (OUTSIDE – REQUIRED)

DIVISION 6 – WOOD, PLASTICS, AND COMPOSITES

ROUGH CARPENTRY
STRUCTURAL LUMBER
FINISH CARPENTRY
SOLID SURFACING MATERIAL
BUILDING WRAP/WEATHER BARRIER

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION
INSULATION ATTACHMENT (MECHANICAL)
GENERAL ROOFING
DELIVERY
HANDLING
STORAGE
OVERNIGHT COVER
ROOFING AND SHEET METAL
SURFACE PREPARATION
WOOD DECKS
MEMBRANE
FLASHING
PERIMETER LAPS
PROJECT / SITE CLEAN-UP
INSPECTIONS
CONTRACTOR QUALIFICATION ASSURANCE
METAL TRIMS
CORRUGATED METAL PANELS
SEALANT
SEALANT MATERIALS
E.I.F.S.

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ALUMINUM ENTRANCE DOORS AND STOREFRONT
GLAZING
STEEL SERVICE DOORS AND FRAMES
PREFINISHED DOORS
PICK-UP WINDOW
ACCESS PANELS

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ACM PANELS
FLOOR AND WALL TILE INSTALLATION
GYPSUM DRYWALL
SUSPENDED CEILING SYSTEM
WALLCOVERING
NON-TILE FIBERGLASS REINFORCED POLYESTER (FRP) PANELS
LUXURY VINYL TILE (LVT)
PAINTING
PAINT SCHEDULE

DIVISION 10 – SPECIALTIES

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SIGNAGE
ROOM IDENTIFICATION SIGN
A.D.A. RESTROOM IDENTIFICATION SIGNSMOKELESS SNUFFER
TOILET COMPARTMENTS
PUBLIC RESTROOM ACCESSORIES
LADDER RECEIVER
WALL DECOR
HEIGHT WARNING DEVICE
ORDER STATION CANOPY
SMOKELESS SNUFFER
STAINLESS STEEL CORNERS
KITCHEN EQUIPMENT
HOOD FIRE SUPPRESSION SYSTEM AND PORTABLE FIRE EXTINGUISHERS
WALK-IN COOLER/FREEZER/DRY STORAGE
COMMUNICATION SYSTEM

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WATER CLOSETS
LAVATORY
URINALS
MOP SINK
FIXTURES AND EQUIPMENT

DIVISION 23 – HEATING, VENTILATING & AIR CONDITIONING

DIVISION 26 – ELECTRICAL

DIVISION 31 – EARTHWORK

EXCAVATION, BACK FILLING, GRADING

DIVISION 32 – EXTERIOR IMPROVEMENTS

ASPHALT PAVING
CONCRETE PAVING
STRIPPING AND PARKING BLOCKS
CURBS
LANDSCAPING

DIVISION 33 – UTILITIES

UTILITIES

CONTRACTOR BID SHEET APPROVED SUPPLIERS LIST

DIVISION 3 - CONCRETE

NOTE: FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE CONCRETE WORK INCLUDING EXCAVATION, TRENCHING, FORM WORK, REINFORCING, CEMENT FINISH AND PRECAST CONCRETE.

FOOTINGS

- REFER TO DRAWINGS FOR SIZES, DEPTHS, AND REINFORCEMENT. EARTH TRENCH WILL BE PERMITTED FOR FOOTINGS IF CONDITIONS ARE FAVORABLE. SIDES OF TRENCHES SHALL BE CLEAN, EVEN, VERTICAL AND TRUE, AND BOTTOMS SHALL BE LEVEL, CLEAN AND WITHOUT FILL.
- REINFORCING SHALL BE UNPAINTED AND UNCOATED, FREE FROM RUST OR SCALE, AND SHALL BE CLEANED AND STRAIGHTENED BEFORE BEING SHAPED AND PLACED IN POSITION, ACCURATELY POSITION REINFORCEMENT AND SECURED AGAINST DISPLACEMENT, WHERE THERE IS DELAY IN POURING, RE-INSPECT REINFORCEMENT AND CLEAN OFF ANY DRIED CEMENT, MORTAR OR RUST.
- REINFORCEMENT SHALL BE OF SIZE AND SPACING AS NOTED ON THE DRAWINGS OR AS PER LOCAL CODES.

SLABS AND FOOTINGS

- REFER TO DRAWINGS FOR CONCRETE STRENGTH, THICKNESS AND REINFORCING.
 - ALTERNATE: "FIBERMESH" OR EQUAL, A 100% HOMOPOLYMER VIRGIN POLYPROPYLENE FIBRILLATED FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS AND ARE SPECIFICALLY ENGINEERED AND MANUFACTURED TO AN OPTIMUM GRADUATION FOR USE AS FIBROUS REINFORCEMENT FOR CONCRETE.
- PROVIDE CONTINUOUS 6 MIL "VISQUEEN" VAPOR BARRIER ON LEVEL 4" GRAVEL BASE UNDER BUILDING SLABS. LAP EDGES 6" AND SEAL (TURN UP AT WALLS).
- POUR CONCRETE FLOORS LEVEL, EXCEPT WHERE FLOOR DRAINS OCCUR, IN WHICH CASE THEY SHALL HAVE A 36" TO 48" RADIUS SLOPED TO DRAIN. TOTAL SLOPE IS NOT TO EXCEED 3/4" BELOW FLOOR LEVEL.
- SECURE AND BUILD INTO CONCRETE WORK THE FOLLOWING MATERIALS:
 - PLUMBING AND SYRUP LINES, ELECTRIC CONDUIT, CONCRETE INSERTS, HANGERS, ANCHORS, FLOOR CLIPS, SLEEVES FOR PIPING, ETC., AND WHEN REQUIRED FOR ANCHOR BOLTS, PLATES, ETC., FOR EQUIPMENT.

SIDEWALKS AND RAMPS

- 4,000 PSI AIR ENTRAINED CONCRETE, 4" THICK, BROOM FINISH SCORE WITH 3/4" DEEP CONTRACTION JOINTS INTO APPROXIMATELY 4'-0" SQUARES AS SHOWN ON DETAIL ON THE FOUNDATION PLAN.

PAVING

- SPECIFICATIONS FOR CONCRETE PAVING REQUIRED TO BE VERIFIED BY OWNER'S CONSTRUCTION ENGINEER.

CONCRETE PADS

- CONCRETE PADS AT PICK-UP WINDOW, ORDER STATION AND TRASH ENCLOSURE (REFER TO SITE PLAN): COLOR TREATED AS NOTED IN EXTERIOR FINISHES SCHEDULE ON DRAWINGS. A TRIAL SLAB SHALL BE MADE, USING THE SAME MATERIALS THAT ARE TO BE USED ON THE JOB TO ASSURE OWNER ACCEPTANCE.

DIVISION 4 - MASONRY

NOTE: FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE MASONRY WORK INCLUDING STRUCTURAL STEEL, WALL TIES, MASONRY REINFORCING , ETC.

GENERAL

- WORK TO BE LAID TRUE TO DIMENSIONS, PLUMB, SQUARE, AND IN BOND AND PROPERLY ANCHORED. COURSES SHALL BE LEVEL WITH JOINTS OF UNIFORM WIDTH, NO JOINTS SHALL EXCEED SPECIFIED SIZE, AND IF NECESSARY, CLIPPED COURSES SHALL BE PROVIDED TO LEVEL OFF.
- PERFORM MASONRY WORK IN ACCORDANCE WITH ESTABLISHED TRADE PRACTICES. BRACE "GREEN" WALLS AND PROTECT MORTAR FROM "WASHING-OUT" AT END OF DAYS WORK USING PLANKS, WEIGHTED CANVAS, OR SIMILAR MEANS TO COVER WALL. COOPERATE WITH OTHER TRADES IN JOINTLY EXECUTED WORK AND BUILT-IN ITEMS. PATCH OPENINGS AS REQUIRED FOR PASSAGE OF MECHANICAL AND ELECTRICAL WORK. "UNCORED" UNITS MUST BE USED AT ALL EXPOSED AND OR SEMI-EXPOSED CONDITIONS OF BRICK ROWLOCK CAPS, SILLS, ETC. SIZE AND LOCATION SHOWN ON CONSTRUCTION DOCUMENTS.
- LINTELS SHALL BE OF SIZE AND SHAPE AS SHOWN OR NOTED ON THE DRAWINGS AND SHALL BE STRUCTURALLY SOUND FOR THE SPANS AND LOADS INVOLVED.
- COORDINATE INSTALLATION OF OTHERS WORK ITEMS, SUCH AS ANGLES, ANCHOR BOLTS, FLASHING, STEEL LINTELS AND FRAMING, VENTS, SLEEVES, DOOR FRAMES, MISCELLANEOUS STEEL WORK WITH ANCHORS, ETC.
- BRICK TO BE LAID IN A RUNNING BOND. FIELD BRICK TO MEET ASTM C-216, TYPE FBS, GRADE SW. ACCENT BRICK TO MEET EITHER ASTM C-216 OR ASTM C-652, TYPE HBS, GRADES SW.
- BRICK TO BE LAID WITH FULL MORTAR IN THE BED AND HEAD JOINTS.
 - CONCAVE TOOLED JOINT USING A TOOL OF LARGER THAN 1/2" DIAMETER.
- WALL TIES SHOULD BE ADJUSTABLE GALVANIZED WIRE ANCHORS @ 16" O.C. HORIZ. & VERT. TO GIVE SLIGHT MOVEMENT.
- WEEP HOLES SHOULD BE AT LEAST EVERY 24".
- FLASHING TO BE PLASTIC COATED ALUMINUM BY HOHMANN & BARNARD, OR THIN COATED COPPER BY YORK FLASHING. THE FLASHING SHOULD PENETRATE THE BRICKWORK AND BE TRIMMED AT THE COMPLETION OF THE MASONRY WORK.
- CLEAN AND POINT BRICK AND CONCRETE BLOCK WORK AT END OF EACH WORKING DAY. AT THE COMPLETION OF WORK AS AN ENTIRETY, WET WALLS THOROUGHLY AND CLEAN EXPOSED BRICK WORK WITH CLEANER AND STIFF BRISTLE BRUSHES. NO METAL SCRAPPERS OR METAL BRUSHES SHALL BE USED ON ANY TYPE OF MASONRY, CLEANING AGENT SHOULD BE AS RECOMMENDED BY BRICK MANUFACTURER.
- CMU: ASTM C90, MEDIUM WEIGHT.

MORTAR FOR FACE BRICK

- MORTAR SHALL BE ONE PART CEMENT (PORTLAND CEMENT, ASTM C-150, TYPE 1 OR 3), ONE PART LIME (HYDRATED LIME ASTM C-207, TYPE N), AND FIVE PARTS SAND (ASTM C-144 AND POTABLE WATER). DO NOT USE ADMIXTURES. IN COLD WEATHER, HEAT THE SAND AND WATER. IF TEMPERATURE DROPS TO 30 DEGREES FAHRENHEIT, STOP MASONRY WORK.

FACE BRICK (STANDARD BUILDING FINISH)

- SEE FINISH SCHEDULE.
- STANDARD: 4" MODULAR BRICK, 3 5/8"x2 1/4"x7 5/8".
- BRICK, IF REQUIRED, SHALL MATCH EXISTING. COORDINATE W/ WENDY'S REGIONAL ENGINEER. SALVAGE AND REUSE EXISTING BRICK WHENEVER POSSIBLE.

DIVISION 5 - METALS

NOTE: FURNISH LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO COMPLETE THE MISCELLANEOUS STRUCTURAL AND DECORATIVE METAL WORK INDICATED ON THE DRAWINGS, MATERIALS TO MEET ASTM A-36.

GENERAL

- PROVIDE STRUCTURAL STEEL MEMBERS AS INDICATED ON THE DRAWINGS. WORK SHALL BE IN ACCORDANCE WITH THE STANDARD OF THE INDUSTRY AND LOCAL GOVERNING CODES.
 - SHOP DRAWINGS: SUBMIT FOUR (4) SETS OF SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL AND CHECKING AS REQUIRED.
 - PROVIDE PROPER ANCHOR BOLTS AS INDICATED.
 - STRUCTURAL METAL ITEMS TO RECEIVE ONE COAT OF RUST INHIBITIVE SHOP PRIMER.

ORNAMENTAL METAL RAILINGS (OUTSIDE – SAFETY RAIL & PATIO RAILING)

- PROVIDE METAL RAILINGS AS INDICATED ON THE DRAWINGS, RAILINGS SHALL BE COMPLETE WITH POSTS, CAPS, PICKETS, RAILS AND FITTINGS. FINISH AS NOTED ON DRAWINGS.

DIVISION 6 - WOOD, PLASTICS, AND COMPOSITES

FURNISH LABOR, TOOLS, EQUIPMENT AND MATERIALS TO COMPLETE WORK UNDER THIS HEADING AS INDICATED ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.

ROUGH CARPENTRY

- PROVIDE AND MAINTAIN TEMPORARY ENCLOSURES, AND BARRICADES AS REQUIRED BY GOVERNING LOCAL ORDINANCES.
- PROVIDE TEMPORARY DOOR AND WINDOW ENCLOSURES AS REQUIRED.
- HEADERS TO BE SIZED AS DETAILED IN THE STRUCTURAL DRAWINGS.

STRUCTURAL LUMBER

- REFER TO STRUCTURAL DRAWINGS FOR INFORMATION ON STRUCTURAL LUMBER, SHEATHING, PRE-FABRICATED WOOD JOISTS, FASTENING AND ATTACHMENT.

FINISH CARPENTRY

- FURNISH LABOR AND MATERIALS TO COMPLETE WORK UNDER THIS SECTION AS INDICATED ON DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.
- HARDWARE DIMENSIONS ARE TO BE NET SIZE AND NOT NOMINAL SIZE. MATERIAL FOR INTERIOR FINISH SHALL BE AS FOLLOWS:
 - DINING ROOM TRIM – REFER TO FINISH SCHEDULE & DETAILED DRAWINGS.
 - COUNTERTOPS TO BE FURNISHED AND INSTALLED BY KITCHEN EQUIPMENT SUPPLIER.

SOLID SURFACING MATERIAL

- VANITY TOPS AND WINDOW SILLS: DUPONT CORIAN, COLORS AS NOTED ON DRAWINGS.
- PROVIDE IN THICKNESS, FINISH AND EDGE TREATMENT AS REQUIRED AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.

BUILDING WRAP/WEATHER BARRIER

- ASTM E1677, TYPE 1: DUPONT TYVEK COMMERCIALWRAP.
- BUILDING-WRAP TAPE: PRESSURE-SENSITIVE PLASTIC TAPE RECOMMENDED BY BUILDING-WRAP MANUFACTURER FOR SEALING JOINTS AND PENETRATIONS IN BUILDING WRAP.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

BUILDING INSULATION

- FURNISH LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS AND DESCRIBED IN THE SPECIFICATIONS.
- EXTERIOR WALL INSULATION: REFER TO INSULATION SCHEDULE ON DRAWINGS.
- VAPOR BARRIER SHALL BE GRIFFOLYN T-65 BY REEF INDUSTRIES, INC. OR EQUAL. THE MATERIAL SHALL HAVE A 3-PLY, HIGH DENSITY POLYETHYLENE AND NYLON YARN LAMINATE. MATERIAL SHALL HAVE A REINFORCED NON-WOVEN GRID WITH A PPT TEAR STRENGTH OF AT LEAST 15.0 LBS. VAPOR BARRIER SHALL BE APPLIED IN THE WIDEST PRACTICAL WIDTHS. SIDE AND END JOINTS SHALL BE LAPPED AT LEAST 6". LAPS SHALL BE SEALED USING FAB TAPE. PUNCTURES OR TEARS ARE TO BE REPAIRED USING GRIFFOLYN'S GRIFF TAPE, FAB TAPE OR EQUAL. VAPOR BARRIER MUST PROVIDE A COMPLETE SEAL TO PREVENT MOISTURE TRANSFER. NOTE: FOR SOUTHERN COASTAL AREAS, THE VAPOR BARRIER SHOULD BE USED ON THE EXTERIOR OF THE WALL. WHERE THERE IS UNCERTAINTY, FOLLOW LOCAL PRACTICE.
- RIGID ROOF INSULATION: FURNISHED AND INSTALLED BY THE ROOFING CONTRACTOR. INSULATION TO BE MINIMUM OF (2) LAYERS OF ROOF MANUFACTURER'S RECOMMENDED INSULATION BOARDS. INSTALL IN THICKNESS REQUIRED TO MEET THE R-VALUES INDICATED IN THE INSULATION SCHEDULE ON DRAWINGS. CONTRACTOR TO PROVIDE BID UTILIZING DURO-GUARD ISO II BOARDS. "ENRCY 3" INSULATION BOARDS BY JOHNS MANVILLE ARE AN ACCEPTABLE EQUAL.
- PERIMETER INSULATION: REFER TO INSULATION SCHEDULE ON DRAWINGS.

INSULATION ATTACHMENT (MECHANICAL)

- THE ROOF INSULATION BOARDS SHALL BE INSTALLED WITH FACTORY APPROVED FASTENERS AND STRESS DISTRIBUTION PLATES. LENGTH WILL VARY TO MEET THE JOB CONDITIONS. A MINIMUM OF 5/8" OF THE FASTENER MUST PROTRUDE THROUGH THE PLYWOOD DECK.

GENERAL ROOFING

- COMPONENTS OF THE MANUFACTURERS ROOFING SYSTEM SHALL BE PRODUCTS OF THAT MANUFACTURER. SUBSTITUTES OF THEIR RELATED MATERIALS MUST HAVE PRIOR ACCEPTANCE BY THE MANUFACTURER.
- DEVIATION FROM MANUFACTURERS SPECIFICATIONS AND INSTALLATION INSTRUCTIONS SHALL VOID WARRANTY ISSUANCE UNLESS THE DEVIATION IS APPROVED BY A DULY AUTHORIZED REPRESENTATIVE OF THE MANUFACTURER IN WRITING.
- SHOP DRAWINGS ARE REQUIRED FOR ORDERING, MANUFACTURING, AND FINAL INSPECTION OF THE ROOFING SYSTEM. SHOP DRAWINGS SHALL INCLUDE ROOF OUTLINE, SIZE, ROOF PENETRATIONS, INSULATION TYPE AND THICKNESS, PIECE LAYOUT AND PARAPET LOCATION. ORDERS AND SHOP DRAWINGS SHALL BE APPROVED BY ROOFING MANUFACTURER AND ASSIGNED A MANUFACTURER NUMBER.
- WARRANTY: MANUFACTURERS STANDARD 15 YEAR, NO DOLLAR LIMIT WARRANTY.

DELIVERY

- ROOFING AND RELATED MATERIALS SHALL BE DELIVERED TO JOB SITE IN ORIGINAL PACKAGING WITH SHIPPING LABELS INTACT. IF SHORTAGES OR DAMAGES ARE DISCOVERED UPON DELIVERY, DO NOT ACCEPT THEM UNTIL THE FREIGHT AGENT MAKES A DAMAGED OR SHORT NOTATION ON YOUR FREIGHT BILL. IN CASE OF CONCEALED LOSS OR DAMAGE, IT IS NECESSARY TO NOTIFY YOUR FREIGHT AGENT AT ONCE.
- FOB: NEAREST MANUFACTURING FACILITY
 - GRANTS PASS, OR
 - JACKSON, MS
 - SAGINAW, MI
 - SIOUXFOURIE, IA
 - CARROLTON, TX

HANDLING

- THERE SHALL BE ADEQUATE PERSONNEL AND EQUIPMENT TO LIFT ROOFING MATERIAL FOR PLACEMENT ON THE ROOF TO PREVENT DAMAGE TO MATERIAL. THE MATERIAL SHALL BE DEPOSITED ON THE ROOF NEAR THE ENDS OF JOISTS OR OTHER ROOF LOAD BEARING MEMBERS OF THE BUILDING FRAME AND CONVENIENTLY LOCATED FOR FINAL PLACEMENT.

STORAGE

- ROOFING MATERIAL SHALL BE STORED IN ORIGINAL PACKAGING TO PROTECT MEMBRANE FROM GETTING WET OR BEING DAMAGED AND SOILED. ADHESIVES AND SEALANTS SHALL BE PROPERLY STORED AND PROTECTED AS RECOMMENDED BY THEIR MANUFACTURERS.

OVERNIGHT COVER

- A TEMPORARY WATER SEAL SHALL BE PERFORMED EACH NIGHT TO AVOID WATER PENETRATING UNDERNEATH THE INSTALLED MEMBRANE AND CAUSING DAMAGE TO THE BUILDING AND THE INSULATION BEING USED.
 - INSTALLATION: WITH THE MEMBRANE EXTENDED OVER EXPOSED INSULATION (IF USED), SET INTO A WATER RESISTANT, NON-BITUMINOUS SEALANT, GENEROUSLY APPLIED OVER A DUST, GREASE, AND MOISTURE FREE SUBSTRATE. FASTEN 12" ON CENTER USING TERMINATION BAR.

ROOFING AND SHEET METAL

- FURNISH AND COMPLETELY INSTALL THE ROOFING SYSTEM PER OWNER'S APPROVED SUPPLIER SPECIFICATIONS AND DIAGRAMS AS OUTLINED AND FURNISHED BY THE SUPPLIER. THE ROOFING SYSTEM SHALL BE INSTALLED EXCLUSIVELY BY A OWNER'S APPROVED MANUFACTURER INSTALLER. FINAL INSPECTION PRIOR TO WARRANTY ISSUANCE SHALL BE PERFORMED BY AN AUTHORIZED QUALITY CONTROL FIELD INSPECTOR AS PER CURRENT SPECIFICATIONS, INSTALLATION AND INSPECTION POLICES.

SURFACE PREPARATION

- THE ROOF SHALL HAVE AN ADEQUATELY PREPARED SURFACE TO RECEIVE THE INSULATION, ROOFING AND FLASHING. PRIOR TO ONSET OF WORK, THE APPLICATOR SHALL INSPECT THE ENTIRE AREA TO BE ROOFED, AND DEFECTS AND IMPROPER CONDITIONS AFFECTING THE ROOF INSTALLATION SHALL BE CORRECTED BEFORE APPLICATION OF THE INSULATION.
- INSTALL 1/2" DENS-DECK PRIME ROOF BOARD OVER RIGID INSULATION PRIOR TO MEMBRANE INSTALLATION.

WOOD DECKS

- ROOF SHALL BE CLEAN, SMOOTH AND SUITABLE FOR ACCEPTANCE OF THE ROOFING SYSTEM. REMOVE AND REPLACE DETERIORATED WOOD NAILERS, ROOF CURBS AND SOURED OR BADLY DETERIORATED ROOF INSULATION. JOINT OR CRACKS GREATER THAN 1/4" SHALL BE REPAIRED.

MEMBRANE

- THE MEMBRANE MATERIAL SHALL BE IN ACCORDANCE WITH APPROVED MANUFACTURER SPECIFICATIONS. MEMBRANE: (BASE BID)PRECISION FABRICATED, FLEXIBLE, SINGLE-PLY,40 MIL WHITE PVC ROOFING SYSTEM. BASIS OF DESIGN: DURO-LAST ROOFING INC. (ALTERNATE BID) SAME AS LISTED ABOVE BUT 50 MIL.
- RELATED MATERIALS:
 - DRIP EDGES, GRAVEL STOPS, COPINGS AND COUNTER FLASHINGS TO BE COMPATIBLE AND INSTALLED ACCORDING TO ROOF MANUFACTURERS SPECIFICATION. IF PRODUCTS USED ARE SHEET METAL, IT MUST BE A 26 GA (MIN) GALVANIZED. METAL COUNTER FLASHING, COPING, DRIP EDGES AND GRAVEL STOPS SHALL HAVE A 3" OVERLAP FOR EXPANSION AND CONTRACTING. CONTRACTOR TO CONSIDER UTILIZING EXCEPTIONAL METALS PRODUCTS TO ENSURE A FULL SYSTEM WARRANTY.
 - ROOF SCUPPER LININGS: CUT ROOF SCUPPER LINING TO FIT ROOF SCUPPERS, ALLOWING ADEQUATE MATERIAL FOR FIELD WELDING TO ROOF COVER AND BASE FLASHING. APPLY APPROVED ADHESIVE TO SCUPPER, INSTALL LINING IN SCUPPER AND MAKE FIELD WELDS TO ROOF COVER AND BASE FLASHING. APPLY APPROVED SEALANT TO EXTERIOR EDGES OF LINING ON EXTERIOR OF WALL, UNDER AND ON TOP OF THE TERMINATION BAR SURROUNDING THE EDGES. CONTRACTOR MUST UTILIZE DURO-LAST PREFABRICATED SCUPPER FLASHING PER DURO-LAST DETAIL 2061.
 - WOOD MEMBERS: LUMBER SHALL BE #2 SOUTHERN YELLOW PINE, DOUGLAS FIR OR OTHER APPROVED SPECIES, AND IT SHALL BE FREE FROM WARPING, EXCESSIVE KNOTS AND GRADE MARKED. IT SHALL BE "WOLMANIZED" (CCA) PRESSURE-TREATED AND SHALL BEAR THE TRADE MARK "WOLMANIZED" OR AN APPROVED EQUAL TREATMENT.

FLASHING

- FLASHING ON PARAPET WALLS SHALL BE FASTENED 12" ON CENTER ALONG BOTTOM ON MAIN DECK WITH A MINIMUM 6" LAP WELDABLE TO DECK MEMBRANE, COVERING APPROVED FASTENERS. PARAPET WALLS SHALL BE COVERED MINIMUM OF 12" HIGH.
- PROVIDE AND INSTALL FLASHING FOR PARAPET WALLS. (FINISH AS NOTED ON EXTERIOR ELEVATIONS AND SCHEDULES.)
- FLASH AND COUNTER-FLASH ITEMS THAT PASS THROUGH THE ROOF PROVIDE "PITCH POCKETS" AS REQUIRED TO FORM A COMPLETE JOB.
- PROVIDE NECESSARY MOUNTING CLIPS, CLOSURES, FASTENINGS, ETC., REQUIRED TO COMPLETE THE COUNTER-FLASHING, GRAVEL STOPS, CAPS AND COPINGS, INDICATED ON THE DRAWINGS.

PERIMETER LAPS

- ANY TIME A ROOF EDGE DOES NOT HAVE A PARAPET WALL OR ROOF TIE-IN, (I.E. DRIP EDGE, WATER/GRAVEL STOP, TERMINATION BAR ON EDGE, GUTTER, ETC.) THEN THE ROOF SECTION MUST HAVE A LAP 22" IN FROM THE EDGE AND REVERSED. THIS HELPS REDUCE WIND UP-LIFT AROUND PERIMETERS AND REVERSING THE LAP, ALLOWS CONTRACTOR APPLICATOR TO PLACE ROOF SECTION AWAY FROM THE EDGE.

PROJECT/SITE CLEAN-UP

- UPON COMPLETION, THE ROOFING CONTRACTOR SHALL REMOVE RUBBISH, WASTE MATERIALS, ETC. FROM THE ROOF, LEAVING THE ROOF IN A CLEAN CONDITION AND FURTHER REMOVING SUCH ROOFING DEBRIS FROM THE WORK SITE. A RIGOROUS INSPECTION FOR WATERTIGHT FIELD SEAMS SHALL BE MADE AFTER COMPLETION OF JOB.

INSPECTIONS

- UPON COMPLETION OF EACH ROOFING JOB, CONTRACTOR SHALL FILL OUT INSPECTION CARD AND RETURN TO MANUFACTURER. EACH ROOF SHALL BE INSPECTED BY AN AUTHORIZED QUALITY CONTROL FIELD INSPECTOR TO MAKE SURE APPLICATION MEETS MANUFACTURERS SPECIFICATIONS, BEFORE ISSUANCE OF WARRANTY. CONTRACTOR SHALL ACCOMPANY INSPECTOR ON INSPECTIONS AND OBTAIN SIGNED WARRANTY FROM CUSTOMER AND RETURN TO MANUFACTURER, WITH NO FINAL PAYMENT BEING MADE UNTIL AN OWNER'S REPRESENTATIVE HAS WARRANTY.

CONTRACTOR QUALIFICATION ASSURANCE

- THE ROOFING CONTRACTOR SHALL BE DULY CERTIFIED BY ROOFING MANUFACTURER FOR COMPLETE APPLICATION AND INSTALLATION OF THIS ROOFING SYSTEM. TO MAINTAIN ROOF WARRANTY, FUTURE REPAIRS AND ALTERATIONS SHALL BE MADE BY PERSONNEL DULY CERTIFIED BY ROOFING MANUFACTURER.

METAL TRIMS

- THIS SECTION INCLUDES METAL TRIM AT PARAPET CAPS, WALL CAPS, BREAK METAL TRIMS, AND THE BOTTOM TRIM ON THE FASCIAS. TRIM MATERIAL SHALL CONSIST OF PREFINISHED (REFER TO FINISH SCHEDULE FOR COLOR), .040" ALUMINUM SHEETS OR 24 GA. GALVALUME STEEL, FORMED TO THE PROFILES SHOWN ON THE DRAWINGS. ATTACHMENT TO THE SUB STRUCTURE SHALL BE BY NON-FERROUS FASTENERS THAT ARE CONCEALED FROM VIEW WHERE POSSIBLE. FASTENERS NOT CONCEALED FROM VIEW MUST MATCH THE COLOR OF THE TRIM BEING FASTENED.

CORRUGATED METAL PANEL SYSTEM

- MANUFACTURER: ALCOA ARCHITECTURAL PRODUCTS, 50 INDUSTRIAL BLVD., EASTMAN, GA 31023.
 - SYSTEM: 7.2" RIB PANEL.
- DESIGN REQUIREMENTS:
 - CONTINUOUS, ONE-PIECE, PREFORMED, PREFINISHED SINGLE LENGTH METAL WALL PANELS WITH EXPANSION JOINTS AT 20'-0" INTERVALS.
 - PANELS, FASTENERS AND OTHER COMPONENTS REQUIRED FOR SPECIFIC PROJECT CONDITIONS.
 - EXPOSED ADJACENT FLASHING SHALL BE OF THE SAME MATERIAL AND FINISH AS THE PANELS.
 - SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
- SHEET MATERIALS:
 - PREFINISHED BASE SHEET MATERIAL SHALL BE 7.2" RIB PANEL, 20 GAUGE.
 - FINISH COLOR SHALL BE CLASSIC BRONZE. UNLESS NOTED OTHERWISE, PRODUCTS SHALL BE OF THE SAME FINISH AND COLOR.
- FABRICATION:
 - FABRICATE METAL WALL PANELS AND RELATED SHEET METAL WORK IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH IN THE SMOAGNA ARCHITECTURAL SHEET METAL MANUAL.
 - WALL PANELS AND SHEET METAL FLASHING SHALL BE FABRICATED IN MINIMUM 10'-0" LENGTHS UNLESS NOTED OTHERWISE.
- EXECUTION:
 - G.C. IS RESPONSIBLE FOR ALL INSPECTION, INSTALLATION, FIELD QUALITY CONTROL AND CLEANING REQUIREMENTS OUTLINED IN THE MANUFACTURER'S WRITTEN SPECIFICATIONS.

SEALANT

- SURFACES TO RECEIVE SEALANT ARE TO BE DRY AND THOROUGHLY CLEANED OF LOOSE PARTICLES OF DIRT AND DUST, OIL, GREASE, OR OTHER FOREIGN MATTER.
- SEAL AT EXTERIOR DOOR FRAMES, WINDOW FRAMES, AND OPENINGS FOR PLUMBING, ELECTRICAL REFRIGERANT AND GAS LINES IN EXTERIOR WALLS, FLOORS AND ROOFS.

SEALANT MATERIALS

- JOINT LOCATIONS AND JOINT SEALANT TYPES ARE NOTED ON DRAWINGS. ACCEPTABLE MANUFACTURER/TYPE PER EACH JOINT TREATMENT TYPE IS AS FOLLOWS:
- JS-1 SINGLE COMPONENT SILICONE
 - DOW CORNING 791
 - GE SILICONES SILPURFLM SCS2700
 - PECORA 865
- JS-2 SINGLE COMPONENT SILICONE
 - DOW CORNING 791
 - GE SILICONES SILPURFLM SCS2700
 - PECORA 865
- JS-3 SINGLE COMPONENT SILICONE
 - DOW CORNING 8W

DIVISION 8 - OPENINGS

- ALUMINUM ENTRANCE DOORS, STOREFRONT & CURTAINWALL
- A. DOORS AND WINDOWS SHALL HAVE PRODUCT LABELS INDICATING -VALUE, SHGC AND AIR LEAKAGE RATE IN COMPLIANCE WITH LATEST ENERGY CODES. ALLOWED AIR LEAKAGE SHALL NOT EXCEED 1.0 CFM/FT2 FOR GLAZED DOORS AND 0.3 CFM/FT2 FOR WINDOWS.
- B. SYSTEMS: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.
- C. DOORS SHALL BE "350 MEDIUM STILE" DOOR, MANUFACTURED BY US ALUMINUM.
- D. HARDWARE FOR ENTRANCE DOORS: SEE HARDWARE SCHEDULE ON DRAWINGS.
- E. EXPOSED ALUMINUM MATERIAL SHALL BE KAWNEER #40 DARK BRONZE, OR US ALUMINUM DARK BRONZE OR OLD CASTLE DARK BRONZE. HARDWARE SHALL MATCH.
- F. MISCELLANEOUS TRIMS, SHAKES, SPACERS, AND ADAPTERS AS REQUIRED.

GLAZING

- A. EXTERIOR GLASS SHALL BE 1" INSULATED (UNLESS NOTED OTHERWISE). SEE THE FINISH SCHEDULE. GLAZING MUST MEET SAFETY CODES AS REQUIRED. GLASS MUST HAVE 5-YEAR WARRANTY AGAINST SEAL FAILURE.
1. GLASS THICKNESSES: SELECT MIN. GLASS THICKNESSES PER ASTM E 1300, PER FOLLOWING REQUIREMENTS:
- a. SPECIFIED DESIGN WIND LOADS: DESIGN WIND LOADS APPLICABLE TO PROJECT FROM BASIC WIND SPEED - IN MILES PER HOUR (METERS PER SECOND) AT 33 FEET (10 M) ABOVE GRADE, ACCORDING TO ASCE 7, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES"; SECTION 6.4.2, "ANALYTIC PROCEDURE," BASED ON MEAN ROOF HEIGHTS ABOVE GRADE INDICATED ON DRAWINGS.
- b. PROBABILITY OF BREAKAGE FOR VERTICAL GLAZING: 8 LITES PER 1000 FOR LITES SET VERTICALLY OR NOT MORE THAN 15 DEGREES OFF VERTICAL AND UNDER WIND ACTION.
- 1) LOAD DURATION: 60 SECONDS OR LESS.
- c. MINIMUM GLASS THICKNESS FOR EXTERIOR LITES: NOT LESS THAN 6 MM.
- d. THICKNESS OF TINTED AND HEAT-ABSORBING GLASS:
- 1) PROVIDE THE SAME THICKNESS FOR EACH TINT COLOR INDICATED THROUGHOUT PROJECT.
- B. PRODUCTS AND MANUFACTURERS
1. AVAILABLE PRODUCTS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT LIMITED TO, THE PRODUCTS INDICATED IN SCHEDULES ON THE DRAWINGS.
- C. PRIMARY FLOAT GLASS
1. ASTM C 1036, TYPE I (TRANSPARENT GLASS, FLAT), QUALITY Q3 (GLAZING SELECT); CLASS I (CLEAR).
- D. HEAT-TREATED FLOAT GLASS
1. ASTM C 1048; TYPE I (TRANSPARENT GLASS, FLAT); QUALITY Q3 (GLAZING SELECT); CLASS, KIND, AND CONDITION AS INDICATED.
- E. INSULATING GLASS
1. PREASSEMBLED UNITS CONSISTING OF SEALED LITES OF GLASS SEPARATED BY A DEHYDRATED INTERSPACE, AND COMPLYING WITH ASTM E 774 FOR GLASS CBA UNITS AND WITH REQUIREMENTS SPECIFIED IN THIS ARTICLE.
- a. PROVIDE KIND HS (HEAT-STRENGTHENED) FLOAT GLASS IN PLACE OF ANNEALED GLASS WHERE NEEDED TO RESIST THERMAL STRESSES INDUCED BY DIFFERENTIAL SHADING OF INDIVIDUAL GLASS LITES AND TO COMPLY WITH GLASS DESIGN REQUIREMENTS SPECIFIED IN "PERFORMANCE REQUIREMENTS" ARTICLE. PROVIDE KIND FT (FULLY TEMPERED) WHERE SAFETY GLASS IS INDICATED.
2. OVERALL UNIT THICKNESS AND THICKNESS OF EACH LITE: DIMENSIONS INDICATED IN THE GLASS SCHEDULE ARE NOMINAL AND THE OVERALL THICKNESSES OF UNITS MEASURED PERPENDICULARLY FROM OUTER SURFACES OF GLASS LITES AT UNIT'S EDGE.
3. SEALING SYSTEM: DUAL SEAL, WITH PRIMARY AND SECONDARY SEALANTS AS FOLLOWS:
- a. RETAIN ONE SEALANT SYSTEM BELOW OR REVERSE TO INSERT OTHER COMBINATIONS; CORRELATE WITH PRODUCTS/MANUFACTURERS SELECTED.
- 1) MANUFACTURER'S STANDARD SEALANTS.
4. SPACER SPECIFICATIONS: MANUFACTURER'S STANDARD SPACER MATERIAL AND CONSTRUCTION COMPLYING WITH THE FOLLOWING REQUIREMENTS:
- a. ALUMINUM WITH DARK BRONZE COLOR-ANODIZED FINISH.
- b. DESICCANT: MOLECULAR SIEVE OR SILICA GEL, OR BLEND OF BOTH.
- c. CORNER CONSTRUCTION: MANUFACTURER'S STANDARD CORNER CONSTRUCTION.
5. LOW E - SPUTTER-COATED FLOAT GLASS; ASTM C1376 APPLIED TO SURFACE #2.
- F. SPANDREL GLASS: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.
- G. MISCELLANEOUS GLAZING MATERIALS
1. GENERAL: PROVIDE PRODUCTS OF MATERIAL, SIZE, AND SHAPE COMPLYING WITH REFERENCED GLAZING STANDARD, REQUIREMENTS OF MANUFACTURERS OF GLASS AND OTHER GLAZING MATERIALS FOR APPLICATION INDICATED, AND WITH A PROVEN RECORD OF COMPATIBILITY WITH SURFACES CONTACTED IN INSTALLATION.
2. CLEANERS, PRIMERS, AND SEALERS: TYPES RECOMMENDED BY SEALANT OR GASKET MANUFACTURER.
3. SETTING BLOCKS: ELASTOMERIC MATERIAL WITH A SHORE TYPE A DUROMETER HARDNESS OF 85, +/- 5.
4. SPACERS: ELASTOMERIC BLOCKS OR CONTINUOUS EXTRUSIONS WITH A SHORE TYPE A DUROMETER HARDNESS REQUIRED BY GLASS MANUFACTURER TO MAINTAIN GLASS LITES IN PLACE FOR INSTALLATION INDICATED.
5. EDGE BLOCKS: ELASTOMERIC MATERIAL OF HARDNESS NEEDED TO LIMIT GLASS LATERAL MOVEMENT (SIDE WALKING).
- H. FABRICATION OF GLASS AND OTHER GLAZING PRODUCTS
1. FABRICATE GLASS AND OTHER GLAZING PRODUCTS IN SIZES REQUIRED TO GLAZE OPENINGS INDICATED FOR PROJECT, WITH EDGE AND FACE CLEARANCES, EDGE AND SURFACE CONDITIONS, AND BITE COMPLYING WITH WRITTEN INSTRUCTIONS OF PRODUCT MANUFACTURER AND REFERENCED GLAZING STANDARD, TO COMPLY WITH SYSTEM PERFORMANCE REQUIREMENTS.
2. GRIND SMOOTH AND POLISH EXPOSED GLASS EDGES.
- I. EXAMINATION
1. EXAMINE FRAMING GLAZING, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH THE FOLLOWING:
- a. MANUFACTURING AND INSTALLATION TOLERANCES, INCLUDING THOSE FOR SIZE, SQUARENESS, AND OFFSETS AT CORNERS.
- b. PRESENCE AND FUNCTIONING OF WEEP SYSTEM.
- c. MINIMUM REQUIRED FACE OR EDGE CLEARANCES.
- d. EFFECTIVE SEALING BETWEEN JOINTS OF GLASS-FRAMING MEMBERS.
2. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- J. PREPARATION
1. CLEAN GLAZING CHANNELS AND OTHER FRAMING MEMBERS RECEIVING GLASS IMMEDIATELY BEFORE GLAZING. REMOVE COATINGS NOT FIRMLY BONDED TO SUBSTRATES.
- K. GLAZING, GENERAL
1. COMPLY WITH COMBINED WRITTEN INSTRUCTIONS OF MANUFACTURERS OF GLASS, SEALANTS, GASKETS, AND OTHER GLAZING MATERIALS, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED, INCLUDING THOSE IN REFERENCED GLAZING PUBLICATIONS.
2. GLAZING CHANNEL DIMENSIONS, AS INDICATED ON DRAWINGS, PROVIDE NECESSARY BITE ON GLASS, MINIMUM EDGE AND FACE CLEARANCES, AND ADEQUATE SEALANT THICKNESSES, WITH REASONABLE TOLERANCES. ADJUST AS REQUIRED BY PROJECT CONDITIONS DURING INSTALLATION.
3. PROTECT GLASS EDGES FROM DAMAGE DURING HANDLING AND INSTALLATION. REMOVE DAMAGED GLASS FROM PROJECT SITE AND LEGALLY DISPOSE OF OFF PROJECT SITE. DAMAGED GLASS IS GLASS WITH EDGE DAMAGE OR OTHER IMPERFECTIONS THAT, WHEN INSTALLED, COULD WEAKEN GLASS AND IMPAIR PERFORMANCE AND APPEARANCE.
4. APPLY PRIMERS TO JOINT SURFACES WHERE REQUIRED FOR ADHESION OF SEALANTS, AS DETERMINED BY PRECONSTRUCTION SEALANT-SUBSTRATE TESTING.
5. INSTALL SETTING BLOCKS IN SILL RABBETS, SIZED AND LOCATED TO COMPLY WITH REFERENCED GLAZING PUBLICATIONS, UNLESS OTHERWISE REQUIRED BY GLASS MANUFACTURER. SET BLOCKS IN THIN COURSE OF COMPATIBLE SEALANT SUITABLE FOR HEEL BEAD.
6. DO NOT EXCEED EDGE PRESSURES PER GLASS MANUFACTURERS FOR INSTALLING GLASS LITES.
- a. PROVIDE SPACERS FOR GLASS LITES WHERE THE LENGTH PLUS WIDTH IS LARGER THAN 50 INCHES: LOCATE SPACERS DIRECTLY OPPOSITE EACH OTHER ON BOTH INSIDE AND OUTSIDE FACES OF GLASS. INSTALL CORRECT SIZE AND SPAING TO PRESERVE REQUIRED FACE CLEARANCES, UNLESS GASKETS AND GLAZING TAPES ARE USED THAT HAVE DEMONSTRATED ABILITY TO MAINTAIN REQUIRED FACE CLEARANCES AND TO COMPLY WITH SYSTEM PERFORMANCE REQUIREMENTS.
- b. PROVIDE 1/8-INCH (3-MM) MINIMUM BITE OF SPACERS ON GLASS AND USE THICKNESS EQUAL TO SEALANT WIDTH. WITH GLAZING TAPE, USE THICKNESS LESS THAN FINAL THICKNESS OF TAPE.
7. PROVIDE EDGE BLOCKING WHERE INDICATED OR NEEDED TO PREVENT GLASS LITES FROM MOVING SIDEWAYS IN GLAZING CHANNEL, AS RECOMMENDED IN WRITING BY GLASS MANUFACTURER AND

- ACCORDING TO REQUIREMENTS IN REFERENCED GLAZING PUBLICATIONS.
8. SET GLASS LITES IN EACH SERIES WITH UNIFORM PATTERN, DRAW, BOW, AND SIMILAR CHARACTERISTICS.
9. GLASS STOPS ARE EXTRUDED ALUMINUM SNAP-IN TYPE FOR INTERIOR GLAZING OF GLASS OF PANELS 5/8" THICK (CUSTOM STOPS FOR THICKNESSES UP TO AN 1" ARE AVAILABLE) AND HAVE A FIXED GASKET OF HIGH QUALITY ELASTOMERIC MATERIAL PERIMETER WOOL PILE AND ELASTOMERIC WEATHER-STRIP IS FACTORY APPLIED.
10. GLASS MUST HAVE (5) FIVE YEAR WARRANTY AGAINST SEAL FAILURE.
- L. GLASS TYPES: REFER TO EXTERIOR MATERIALS AND FINISHES SCHEDULE ON DRAWINGS.

STEEL SERVICE DOOR AND FRAME

- A. STEEL DOOR FRAMES: SHALL BE 18 GAUGE STEEL WELDED VERTICAL EDGE, MECHANICAL INTERLOCK NOT ACCEPTED, AS NOTED IN THE DOOR SCHEDULE ON THE DRAWINGS AND AS MANUFACTURED BY BLACK MOUNTAIN DOOR, SERIES 400, OR EQUAL, IF APPROVED BY ARCHITECT.
1. SEE THE FINISH SCHEDULE, EXTERIOR SCHEDULE AND THIS SHEET FOR APPLICABLE PAINT.
- B. STEEL HOLLOW METAL DOOR: SHALL BE 1 3/4" THICK, FLUSH TYPE, MINIMUM 18 GAUGE STEEL FACE DOOR WITH POLYSTYRENE CORE, INSULATION, ETC., AND MANUFACTURED AS FRAMES ABOVE, REFER TO DRAWINGS.
- C. FINISH HARDWARE: DOORS SHALL BE PREPARED TO RECEIVE HEAVY-DUTY HARDWARE. SEE HARDWARE SCHEDULE ON DRAWINGS FOR HARDWARE SPECIFICATIONS.

PREFINISHED DOORS

- A. LAMINATED DOORS: TO BE 1 3/4" SOLID CORE PRE-HUNG DOORS AS MANUFACTURED BY MARLITE PRODUCTS. DOORS OF THIS TYPE TO BE FINISHED IN HIGH PRESSURE LAMINATE FURNISHED COMPLETE WITH ADJUSTABLE ALUMINUM FRAME AND HARDWARE.
1. SEE DOOR SCHEDULE FOR HARDWARE SPECIFICATIONS.

PICK-UP WINDOW

- A. ANODIZED ALUMINUM; REFER TO DRAWINGS FOR INFORMATION AND LOCATIONS.

ACCESS DOOR

- A. GALVANIZED STEEL, 16 GA., 24"x24" GREY ENAMEL PRIMED DOOR AND FRAME, INSULATED DOOR; THE WILLIAMS BROS. MODEL EXT 1300 WITH CONTINUOUS HINGE, GASKET AND KEYED CYLINDER LOCK WITH TEE HANDLE.

WALL LOUVER

- A. STATIONARY WIND-DRIVEN RESISTANT LOUVER: RUSKIN (816-761-7476), MODEL EME2200D, 6"x6", MILL FINISH ALUMINUM, OR APPROVED EQUAL, FIELD PAINTED AS NOTED ON DRAWINGS.

DIVISION 9 - FINISHES

NOTE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE USE OF "CLASS A" OR "CLASS C" MATERIAL.

ACM PANELS

- A. PANELS SHALL BE REYNOLDBOND ALUMINUM COMPOSITE MATERIAL (ACM) AS MANUFACTURED BY ALCOA ARCHITECTURAL PRODUCTS.
1. SYSTEM: PE OW600, ROUT & RETURN ATTACHMENT.
2. COLOR: "BRITE RED" OR ALUCOBOND PVDF-3 GLOSS LEVEL 30.
3. COLOR: "RED FIRE COOL," OR APOLIC "NER" (4mm PE CORE WENDY'S 2-COAT SOLID FEVE RED30 GLOSS).
4. CORE: COMPOSED OF A LINEAR LOW DENSITY POLYETHYLENE.
5. PANEL THICKNESS: 4mm (0.157").
6. PANEL WEIGHT: 1.12 lbs/sft.
- B. WHEN TESTED FOR BOND INTEGRITY, IN ACCORDANCE WITH ASTM D1781 (SIMULATING RESISTANCE TP PANEL DELAMINATION), THERE SHALL NOT BE AN ADHESIVE FAILURE OF THE BOND, A) BETWEEN THE CORE AND THE SKIN, OR B) COHESIVE FAILURE OF THE CORE ITSELF BELOW THE FOLLOWING VALUES: 178 N mm/mm (40 in lb./in.) AS MANUFACTURED AND 178 N mm/mm (40 in lb./in.) AFTER 21 DAYS SOAKING IN WATER AT 70 1/8 DEG F.
- C. THE FIRE PERFORMANCE SHALL BE CLASSIFIED AS CLASS A PER ASTM E84 AND CLASS CCI PER ASTM D635.
- D. THE COLOR IS TO BE COLORWELD300 70% KYNAR (PVDF): BRITE RED.
- E. THE INSTALLED SYSTEM SHALL BE TESTED TO AND MEET THE PERFORMANCE REQUIREMENTS OF AAMA 508-07 OR 509-09 FOR RAIN SCREEN WALL CLADDING SYSTEM TYPES.
- F. ALUMINUM COMPOSITE PANELS SHALL BE INSTALLED WITH PROTECTIVE FILM POINTING IN THE SAME DIRECTION. THE PROTECTIVE FILM SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INSTALLATION.
- G. PLANS, ELEVATIONS, DETAILS, CHARACTERISTICS AND OTHER REQUIREMENTS INDICATED ARE BASED UPON A STANDARD PANEL SYSTEM AS BY ONE MANUFACTURER. IT IS INTENDED THAT OTHER MANUFACTURERS, RECEIVING PRIOR APPROVAL, MAY BE ACCEPTABLE, PROVIDED THEIR DETAILS AND CHARACTERISTICS COMPLY WITH SIZE AND PROFILE REQUIREMENTS, AND MATERIAL/PERFORMANCE STANDARDS.
- H. SYSTEM MUST NOT GENERALLY HAVE VISIBLE FASTENERS, TELEGRAPHING OR FASTENING ON THE PANEL FACES OR OTHER COMPROMISE OF A NEAT AND FLAT APPEARANCE.
- I. THE SYSTEM SHALL BE CLASSIFIED AS ONE OF THE FOLLOWING: PRESSURE EQUALIZED OR DRAINED BACK VENTILATED, RAIN SCREEN WALL CLADDING. NOTE THAT THE FABRICATOR AND/OR INSTALLER MUST PROVIDE AN ENGINEERED PANEL SYSTEM; EXTRUSIONS, CLIPS, FASTENERS, ANCHORS, SPACERS, TRIM, FLASHINGS, SEALANT, ETC. PANELS SHALL BE DESIGNED TO WITHSTAND THE DESIGN WIND LOAD BASED UPON THE LOCAL BUILDING CODE, BUT IN NO CASE LESS THAN 20 POUNDS PER SQUARE FOOT (PSF) AND 30 PSF ON PARAPET AND CORNER PANELS. WIND-LOAD TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH ASTM E530.
- J. SUBMIT SHOP DRAWINGS SHOWING PROJECT LAYOUT AND ELEVATIONS; FASTENING AND ANCHORING METHODS; DETAIL AND LOCATION OF JOINTS, SEALANTS AND GASKETS, INCLUDING JOINTS NECESSARY TO ACCOMMODATE THERMAL MOVEMENT; TRIM; FLASHING; AND ACCESSORIES.

FLOOR AND WALL TILE INSTALLATION

- A. PROVIDE TILE WORK COMPLETE IN PLACE AS INDICATED ON DRAWINGS, SPECIFIED HEREIN.
- B. TILE WORK SHALL BE SUBJECT TO PERFORMANCE STANDARDS AS SET BY THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) SPECIFICATION A-137J-80 FOR CERAMIC TILE OR CTI-69-5 FOR SPECIAL PURPOSE TILE AND THE TILE COUNCIL OF AMERICA (TCA) CURRENT HANDBOOK FOR CERAMIC TILE INSTALLATION.
- C. DELIVER MATERIAL TO THE JOB SITE AND STORE IN ORIGINAL UNOPENED CARTONS WITH LABELS INTACT AND LEGIBLE.
- D. TILE SHOULD BE STORED IN A DRY COVERED AREA.
- E. TILE SHALL BE STANDARD GRADE IN ACCORDANCE WITH SPECIFICATIONS PUBLISHED BY ANSI A-137J-80 FOR CERAMIC TILE OR CTI-69-5 FOR SPECIAL PURPOSE TILE.
1. EXTERIOR DECORATIVE WALL TILE: SEE FINISH SCHEDULE.
2. INTERIOR FLOOR TILE: SEE FINISH SCHEDULE.
- F. TILE SETTING, GROUTING MATERIALS, AND WATERPROOFING MEMBRANE:
1. BASIS-OF-DESIGN: LATICRETE INTERNATIONAL, INC.
2. APPROVED EQUAL: MAPEI CORPORATION.
- G. (MR-1) MEDIUM BED, MODIFIED-PORTLAND CEMENT THIN SET MORTAR: ISO 13007: C2EP1 / C2TESIPA AND ANSI A118.15 AND CAPABLE OF BEING INSTALLED UP TO 1/4-INCH THICK.
1. PRODUCTS: LATICRETE: 4XLT OR MAPEI: ULTRA FLEX LFT.
- H. (MR-2) MODIFIED-PORTLAND CEMENT THIN SET MORTAR: ISO 13007: C2EP1 / C2TESIPA AND ANSI A118.15.
1. PRODUCTS: LATICRETE: 254 PLATINUM THINSET OR MAPEI: ULTRA FLEX 2.
- I. (MR-3) FREEZE-THAW REGIONS - FAST SETTING, SECOND GENERATION, TWO-COMPONENT MORTAR CONSISTING OF LATEX ADDITIVE AND MORTAR; COMPLY WITH ANSI A118.4 AND ISO 13007 CLASSIFICATION: C2F52P2.
1. PRODUCTS: LATICRETE: 4XLT RAPID OR MAPEI: GRANDI-RAPID.
- J. (MR-4) MODERATE REGIONS (NOT SUBJECT TO FREEZE-THAW CONDITIONS) FAST SETTING SINGLE COMPONENT POLYMER MODIFIED THIN SET MORTAR; COMPLY WITH ANSI A118.4 AND ISO 13007 CLASSIFICATION: C2F1SP1.
1. PRODUCTS: LATICRETE: 4XLT RAPID OR MAPEI: ULTRA FLEX LFT.
- K. (GR-1) POLYMER-MODIFIED HIGH PERFORMANCE CEMENT TILE GROUT: ISO 13007: CG-2WAF AND ANSI A118.7.
1. PRODUCTS: FOR JOINTS 1/8-INCH OR WIDER (SANDED GROUT): LATICRETE: PERMACOLOR OR MAPEI: ULTRACOLOR PLUS.
2. COLORS: SEE INTERIOR AND EXTERIOR FINISH SCHEDULES.
- L. (GR-2) CHEMICAL RESISTANT, WATER-CLEANABLE, INDUSTRIAL GRADE, TILE-GROUTING EPOXY: ISO 13007: R2 AND ANSI A118.5, RESISTANT TO ENZYMATIC CLEANERS, TEMPERATURE RESISTANT; PRODUCT CAPABLE OF WITHSTANDING CONTINUOUS AND INTERMITTENT EXPOSURE TO TEMPERATURES OF UP TO 140 DEG F AND 212 DEG, RESPECTIVELY, AND CERTIFIED IN WRITING BY MANUFACTURER FOR INTENDED USE.
1. PRODUCTS: LATICRETE: SPECTRALOCK 2000 IG OR MAPEI: KERAPOXY EG.
2. COLORS: SEE INTERIOR FINISH SCHEDULE.
- M. (GR-3) WATER-CLEANABLE, TILE-GROUTING EPOXY: ISO 13007: RG AND ANSI 118.5.
1. PRODUCTS: LATICRETE: SPECTRA LOCK PRO (USE SPECTRALOCK 2000 IG IF USING ENZYMATIC CLEANERS) OR MAPEI: KERAPOXY CO.
2. COLORS: SEE INTERIOR FINISH SCHEDULE.
- N. (WM-1) INTERIOR WATERPROOFING MEMBRANE: COMPLY WITH ANSI A118.10, ADJOINING FLOOR AND WALL AREAS AT MOP SINK LOCATIONS OR WHERE INDICATED ON DRAWINGS, AND ELSEWHERE AS REQUIRED FOR WATERPROOFING TILE ASSEMBLY AS SPECIFIED IN ANSI A108.13.
1. PRODUCTS: LATICRETE: HYDROBAN OR MAPEI: AQUA DEFENSE.
- O. (WM-2) EXTERIOR WATERPROOFING MEMBRANE: FLEXIBLE WATERPROOFING MEMBRANE.
1. PRODUCTS: LATICRETE: HYDROBAN OR MAPEI: MAPELASTIC 315; MAPELASTIC FIBERGLASS MESH.
- P. THRESHOLDS: PROVIDE THRESHOLDS TO ADJUST BETWEEN TILE AND OTHER FLOOR FINISHES.
- Q. ACCEPTABILITY OF SURFACES: SURFACES TO BE TILED SHALL BE SMOOTH AND LEVEL FOR MORTAR BED AT THE REQUIRED FINISH ELEVATION, AND A STEEL TROWEL FINISH WITH A LIGHT BROOM TEXTURED FINISH WITHOUT MORE THAN THE FOLLOWING MAXIMUM VARIATIONS:
1. PORTLAND CEMENT MORTAR: WALLS AND CEILINGS - 1/4" IN 8'; FLOORS - 1/8" IN 10'-0".
2. DRY SET, LATEX AND CEMENT MORTARS: WALLS AND CEILINGS - 1/8" IN 8'; FLOORS - 1/8" IN 10'-0".
- R. PREPARATION: PRIOR TO THE START OF LAYING TILE, SWEEP OR VACUUM AND WASH SURFACES TO BE COVERED. SURFACE SHOULD BE FREE FROM COATING, CURING COMPOUNDS, OIL, GREASE, WAX AND DUST.
- S. JOB CONDITIONS: A MINIMUM TEMPERATURE OF 50 DEGREES F (10 DEGREES C) SHOULD BE MAINTAINED DURING TILE WORK AND FOR SEVEN (7) DAYS THEREAFTER. PROVIDE ADEQUATE LIGHTING FOR GOOD GROUTING AND CLEAN-UP.

- LAYOUT OF WORK: INTERIOR WALL AND FLOOR FINISH LAYOUTS AND PATTERNS FOR KITCHEN, RESTROOMS AND DINING ROOM SHALL BE AS SHOWN ON INTERIOR ELEVATIONS AND FLOOR TILE PLAN. REFER TO THE FINISH SCHEDULE. DETERMINE LOCATIONS OF MOVEMENT (EXPANSION) JOINTS BEFORE STARTING TILE WORK. LAYOUT TILE WORK SO AS TO MINIMIZE CUTS LESS THAN ONE HALF TILE IN SIZE. LOCATE CUTS IN BOTH WALLS AND FLOORS SO AS TO BE LEAST CONSPICUOUS.
- U. SETTING METHODS: SET TO TILE COUNCIL OF AMERICA SPECIFICATIONS WALLS W242-98 AND FLOORS F113-98.

- V. GROUTING: FOLLOW MANUFACTURER'S RECOMMENDATIONS AS TO GROUTING PROCEDURES AND PRECAUTIONS. REMOVE GROUT HAZE, OBSERVING GROUT MANUFACTURER'S RECOMMENDATIONS AS TO THE USE OF VARIOUS CLEANERS. FLOOR TILE GROUT TO BE 1/4" WIDE; WALL TILE GROUT TO BE 1/16" WIDE.
- W. FINISHING: THOROUGHLY RINSE TILE WORK. USE NEUTRAL CLEANER WITH ABRASIVE ADDITIVE (WALTER G. LEGGE'S "TEXSPAR" OR EQUAL) FOR FINAL CLEANING. ACID CLEANERS ARE NOT RECOMMENDED EXCEPT AS NOTED.
1. USE MIXTURE OF 75% WATER AND 25% MAPEI KARACLEAN TO CLEAN TILE SURFACE (EQUAL LATICRETE TILE CLEANER 1:3 DILUTION RATIO). APPLY AND BUFF.
2. USE PHOSPHORIC ACID OR SULFAMIC ACID ONLY FOR REMOVAL OF GROUT RESIDUE. DO NOT USE MURIATIC ACID.

GYPSUM DRYWALL

- A. FURNISH MATERIAL AND LABOR NECESSARY TO PROVIDE FINISHED DRYWALL SURFACES IN AREAS SCHEDULED TO RECEIVE THIS FINISH ON THE DRAWINGS. TAPE, SPACKLE AND SAND SURFACES TO RECEIVE PAINT. REPEAT AS REQUIRED.
- B. DRYWALL OVER FURRING AND WOOD STUDS SHALL BE 5/8" FIRECORE GYPSUM. MATERIALS SHALL BE STANDARD PRODUCTS MANUFACTURED BY US GYPSUM, NATIONAL GYPSUM OR GOLD BOND GYPSUM COMPANY.
- SUSPENDED CEILING SYSTEM
- A. FURNISH MATERIALS AND LABOR TO PROVIDE A COMPLETE SUSPENDED CEILING INCLUDING CEILING TILE, HANGERS, GRID TEES, AND MOLDINGS.
- B. ACOUSTICAL CEILING MATERIALS IN THE DINING ROOM AT THE PERIMETER CEILING, RE: CT-2 ON FINISH SCHEDULE.
- C. ACOUSTICAL CEILING MATERIALS IN THE DINING ROOM AT CENTRAL ACCENT CEILINGS, RE: CT-3 ON FINISH SCHEDULE.
- D. CEILING IN THE KITCHEN, RE: CT-1 ON FINISH SCHEDULE.
- E. THE CEILING IN THE RESTROOMS SHALL BE SMOOTH, PAINTED GYPSUM DRYWALL.
1. COLOR: SEE THE FINISH SCHEDULE.
- F. THE CEILING SOFFITS IN THE DINING AREA SHALL BE SMOOTH, PAINTED GYPSUM DRYWALL.
1. COLOR: SEE THE FINISH SCHEDULE.

WALLCOVERING

- A. WALLCOVERINGS INDICATED ON THE DRAWINGS TO BE SUPPLIED BY APPROVED SUPPLIERS AND INSTALLED BY GENERAL CONTRACTOR. REFER TO THE FINISH SCHEDULE FOR MATERIAL SPECIFICATIONS. (CONTRACTOR TO VERIFY QUANTITIES PRIOR TO START OF CONSTRUCTION).
- B. PREPARATION: SURFACES MUST BE STRUCTURALLY SOUND, SMOOTH, CLEAN AND DRY. MOISTURE CONTENT OF WALLS SHOULD NOT EXCEED (5%) 5-PERCENT.
- C. DRYWALL SURFACES MUST BE FINISHED AS TO RECEIVE PAINT. APPLY ONE COAT OF A WATER BASED PRIMER SUCH AS ZINSSER SHIELD2 #2501 VINYL PRIMER TO SEAL AND SIZE THE SURFACE.
- D. INSTALLATION: APPLY VINYL WALLCOVERINGS USING A PRE-MIXED VINYL ADHESIVE WITH MILDEW INHIBITOR (ZINSSER SURE GRIP-122, #2881 OR EQUAL). BRUSH OR ROLL ADHESIVE UNIFORMLY GIVING ATTENTION TO EDGES. USE APPROXIMATELY ONE GALLON PER 10-12 LINEAR YARDS. PASTE AND ROLL, ALLOWING MATERIAL TO STAND FOR AT LEAST FIVE MINUTES. HANG ON WALL USING BUTT PROCEDURE. ROLL SEAMS LIGHTLY AND SMOOTH OUT BUSTERS AS REQUIRED.

NON-TILE FIBERGLASS REINFORCED POLYESTER (FRP) PANELS

- A. NON TILE WALL FINISH FRP (FOOD PREP AREA): SEE FINISH SCHEDULE.
- B. TEXTURED FIBERGLASS REINFORCED POLYESTER (FRP) PANELS SANITARY WALL SYSTEMS TO BE FRP PANEL. INSTALL 4'X9'X1/8" PANEL WITH HARMONIZING PVC MOLDINGS, ADHESIVE AND SEALANTS IN STRICT ACCORDANCE WITH MANUFACTURERS WRITTEN INSTALLATION INSTRUCTIONS, AS MANUFACTURED BY MARLITE OR KEMUTE GLASBORD.
- C. NON-TILE WALL FINISH (DINING ROOM AREA): SEE FINISH SCHEDULE.

LUXURY VINYL TILE (LVT)

- A. LVT INDICATED ON THE DRAWINGS TO BE SUPPLIED BY APPROVED SUPPLIERS AND INSTALLED BY GENERAL CONTRACTOR. REFER TO THE FINISH SCHEDULE FOR MATERIAL SPECIFICATIONS. (CONTRACTOR TO VERIFY QUANTITIES PRIOR TO START OF CONSTRUCTION).
- B. WALL SUBSTRATE: GYPSUM BOARD.
- C. WALL PREPARATION: SURFACES MUST BE STRUCTURALLY SOUND, SMOOTH, CLEAN AND DRY. WALLS SHOULD BE FREE OF SEAMS, JOINTS OR VISUAL IMPERFECTIONS, WHICH MAY TELEGRAPH THROUGH THE PRODUCT. BEFORE INSTALLING LVT, APPLY A PREMIUM ACRYLIC PRIMER TO THE SUBSTRATE.
- D. INSTALLATION: USE "SPRAY-LOCK WALL TILE ADHESIVE" BY SPRAY-LOCK CORP. FOR THE LVT APPLICATION. ONCE LVT IS INSTALLED ON WALL, ROLL WITH AN ADJUSTABLE HAND OR "LAMINATE" ROLLER TO PROMOTE ADHESIVE TRANSFER AND MAXIMIZE ADHESION.
- E. IN HIGH HUMIDITY LOCATIONS, ADDITIONAL TACK TIME MAY BE NECESSARY FOR PROPER ADHESION. FOLLOW ADHESIVE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- F. FINISH INSTALLATION:
1. LVT PLANKS COME WITH COLOR AND PATTERN VARIATIONS. CONTRACTOR TO MAKE NOTE OF VARIATIONS THROUGHOUT PRODUCT DELIVERED TO THE SITE. WORKING WITH LVT PLANKS FROM MULTIPLE BOXES WILL ALLOW FOR A MORE AUTHENTIC VISUAL APPEARANCE.
2. PLANKS SHOULD BE INSTALLED IN A RANDOM PATTERN, WITH NO PLANKS OF SIMILAR GRAIN OR SHADE "DOUBLE STACKED" OR IN HIGH CONCENTRATION IN ONE AREA.
3. INTERMINGLE PLANKS TO CREATE THE RANDOM RUNNING BOARD LOOK IN ACCORDANCE WITH THE STATED CRITERIA OF NO "DOUBLE STACKING," BLOCKING OR HIGH CONCENTRATION OF COLOR OR GRAIN IN ONE AREA.

PAINTING

- A. PROVIDE MATERIALS, LABOR, TOOLS AND EQUIPMENT REQUIRED TO COMPLETE THE PAINTING OF BUILDING AS SPECIFIED.
- B. WORKMANSHIP:
1. MATERIALS SHALL BE APPLIED FREE FROM RUNS, SAGS, WRINKLES, STREAKS, SHINERS AND BRUSH MARKS.
2. MATERIALS SHALL BE APPLIED UNIFORMLY. IF REDUCTION OF THE COATINGS VISCOSITY IS NECESSARY, IT SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S LABEL DIRECTIONS.
3. NEW PLASTER AND OTHER MASONRY SURFACES SHALL NOT BE PRIMED UNTIL IT HAS BEEN DETERMINED THESE SUBSTRATES HAVE DRIED SUFFICIENTLY TO SAFELY ACCEPT PAINT. A RELIABLE ELECTRONIC MOISTURE METER SHOULD BE USED TO MAKE THIS DETERMINATION. UNACCEPTABLE MOISTURE CONTENT SHOULD BE REPORTED TO THE ARCHITECT OR HIS REPRESENTATIVE.
4. A MINIMUM INTERIOR TEMPERATURE OF 65 DEGREES F SHALL BE MAINTAINED DURING THE ACTUAL APPLICATION AND DRYING OF THE PAINT, AND UNTIL OCCUPANCY OF THE BUILDING OCCURS. ADEQUATE VENTILATION SHALL BE MAINTAINED TO CONTROL EXCESSIVE HUMIDITY WHICH WILL ADVERSELY AFFECT THE CURING OF COATINGS. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR MAINTAINING SUITABLE TEMPERATURES AND VENTILATION.
5. BEFORE PAINTING BEGINS, VERIFY WORK THAT CREATES DUST OR DEBRIS HAS BEEN COMPLETED. THE ROOMS OR AREAS ARE TO BE LEFT IN BROOM CLEAN CONDITION.
6. ENAMEL AND VARNISH UNDERCOATS ARE TO BE SANDED PRIOR TO THE RECOATING. TOP AND BOTTOMS OF DOORS ARE TO BE FINISHED IN THE SAME MANNER AS DOOR FACING.
7. NO EXTERIOR PAINTING SHALL BE UNDERTAKEN IF AIR OR SURFACE TEMPERATURE IS BELOW 50 DEGREES F, NOR IMMEDIATELY FOLLOWING RAIN OR UNTIL FROST, DEW OR CONDENSATION HAS EVAPORATED. SURFACES SHOULD ALWAYS BE TESTED WITH MOISTURE METER BEFORE PROCEEDING.
- C. PREPARATION OF SURFACES:
1. DO NOT COMMENCE WORK UNTIL SURFACE IS IN PROPER CONDITION.
2. SURFACES ARE TO BE CLEAN. IF FOR ANY REASON THE SURFACE CANNOT BE CLEANED, THIS CONDITION SHALL BE PROMPTLY REPORTED TO THE GENERAL CONTRACTOR AND OWNER.
3. THE PRIME COAT SHOULD BE APPLIED SOON AFTER SURFACE PREPARATION HAS BEEN COMPLETED, TO PREVENT CONTAMINATION OF THE SUBSTRATE.
- D. INSPECTION: WORK NOT CONFORMING TO THE SPECIFICATIONS OR NOT MEETING WITH THE APPROVAL OF THE OWNER, SHALL BE REMOVED OR CORRECTED AND/OR REPAINTED AS APPROVED BY THE OWNER.

PAINT SCHEDULE

- A. EXTERIOR ITEMS: REFER TO EXTERIOR FINISH SCHEDULE.
- B. INTERIOR WOOD TRIM: EXISTING OR NEW INTERIOR WOOD TRIM TO BE FINISHED TO MATCH WALL FINISH. REFER TO FINISH SCHEDULE.

DIVISION 10 - SPECIALTIES

EXTERIOR TRASH ENCLOSURE

- A. TRASH ENCLOSURE SHALL BE AS PER SPECIFICATIONS AND DRAWINGS (SITE PLAN).

GENERAL SIGNAGE

- A. FOR BUILDING, FREE-STANDING PYLON, AND GROUND AND DIRECTIONAL SIGNS:
1. NEW STORES: WHITE WENDY'S LETTERS ON RED BACKGROUND, POLES AND HARDWARE PAINTED PPG "BRILLIANT RED."
2. REMODEL STORES: NEW SIGN FACE, BODY REPAINTED PPG "BRILLIANT RED."
- B. SIGNAGE INCLUDING MENU AND SPEAKER SIGNS SHALL BE FURNISHED BY OWNER AND INSTALLED BY LICENSED SIGN ERECTOR. SEE APPROVED SIGN MANUFACTURERS LIST.
- C. BUILDING SIGNS:
1. COORDINATE BUILDING IDENTITY SIGNS WITH WENDY'S REGIONAL ENGINEER.
2. SIGNS TO BE PROVIDED AND INSTALLED BY MANUFACTURER FROM APPROVED SIGN MANUFACTURERS LIST.
- D. MENU BOARDS (INTERIOR AND EXTERIOR): SEE LISTING OF APPROVED SIGN MANUFACTURERS.
1. BUILDINGS REQUIRE:
- a. ONE EXTERIOR BURGUNDY MENU BOARD WITH ORDER CONFIRMATION SYSTEM WITHIN SPEAKER FEDESTAL.
- b. ONE INTERIOR MENU BOARD, SOFFIT MOUNTED:
- 1) FOUNDER'S LITE DESIGN ONLY: ONE BACKLIT BURGUNDY 8 PANEL MENU BOARD.
- 2) FRESH, SIMPLE AND FOUNDERS DESIGNS: ONE FRAMED MAGNETIC 7 PANEL MENU BOARD. (SEE FINISH SCHEDULE FOR FRAME AND MAGNETIC STRIP COLOR)

ROOM IDENTIFICATION SIGN

- A. IDENTIFICATION SIGNS FURNISHED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR. PRODUCED BY SIGN MANUFACTURER.
- A.D.A. RESTROOM IDENTIFICATION SIGN
- A. SIGN SHALL BE 6" X 6" BEIGE WITH CONTRASTING BROWN ICONS IN COMPLIANCE WITH CURRENT ADAAG STANDARDS SECTION 703. SIGN SHALL BE MOUNTED ON WALL (LATCH SIDE OF DOOR).

TOILET COMPARTMENTS

- A. FLOOR MOUNTED, OVERHEAD BRACED STAINLESS STEEL TOILET PARTITIONS: ACCURATE PARTITIONS CORP.
1. URINAL SCREEN STYLE: WALL HUNG.
- a. HARDWARE: HEAVY DUTY STAINLESS STEEL TAMPER-RESISTANT FASTENERS.
- a. HINGES: CONTINUOUS PIANO HINGES.
- b. LATCH AND KEEPER: SURFACE MOUNTED SLIDE WITH ADA PADDLE HANDLES AT ACCESSIBLE STALLS.
- c. DOOR PULLS: STANDARD UNITS.
- d. BRACKETS: CONTINUOUS STAINLESS STEEL.
- B. FINISH: SATIN FINISH.
- C. PROVIDE BLOCKING IN THE WALLS WHERE REQUIRED FOR TOILET PARTITION ATTACHMENT.
- D. INSTALL PARTITIONS ACCURATELY PER ADA REQUIREMENTS.

PUBLIC RESTROOM ACCESSORIES

- A. TOILET ROOM ACCESSORIES TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR. SEE PROJECT DRAWINGS FOR ACCESSORY SPECIFICATION AND LOCATIONS.
1. OPTIONAL WHERE REQUIRED BY LOCAL AUTHORITIES: HAND DRYER: XLERATOR #XL-SB HAND DRYER WITH ADA COMPLIANCE RECESS KIT. FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.

LADDER RECEIVER

- A. MOUNTING SYSTEM TO SECURE EXTENSION LADDER TO ACCESS OWNERS ROOFTOP SHALL BE INSTALLED IN ACCORDANCE WITH LOCATIONS NOTED ON BUILDING PLANS. MOUNTING SYSTEM TO INCLUDE LADDERPOPT TYPE 1, MOUNTING HARDWARE, ROOF PAD AND INSTRUCTIONAL WALL SIGN. SUPPLIED BY LADDERTECH, LLC, INSTALLED BY GENERAL CONTRACTOR.

WALL DECOR

- A. FRAMED ARTWORK TO BE MOUNTED TO WALLS WITH CONCEALED SECURITY HARDWARE SUPPLIED WITH DECOR. REFER TO "MISCELLANEOUS-FINISH SCHEDULE" AND WENDY'S REGIONAL ENGINEER FOR ALL DECOR ITEMS.
1. MISCELLANEOUS ITEMS: FURNISHINGS: VERIFY ALL MATERIALS AND FINISHES WITH THE FINISH SCHEDULE AND WENDY'S REGIONAL ENGINEER.

HEIGHT WARNING DEVICE

- A. HEIGHT WARNING DEVICES, IF USED ARE TO BE STEEL PIPE CONSTRUCTION WITH A SELF RETURNING 6' MIN. LENGTH HORIZONTAL WARNING BAR MOUNTED AT A HEIGHT AT OR BELOW THE HEIGHT OF ANY AWNINGS THEY ARE MEANT TO PROTECT. WARNING DEVICE SHALL BE EQUIPPED WITH A SIGN INDICATING THE SAFE VEHICLE HEIGHT. HEIGHT WARNING DEVICES SHALL BE BRIGHT RED IN COLOR. WARNING DEVICES SHOULD BE INSTALLED WHEREVER DRIVE-THRU AWNINGS ARE INSTALLED AND THERE IS NO OTHER MEANS OF WARNING THAT THE VEHICLE IS IN DANGER OF CONTACTING THOSE AWNINGS. VERIFY EXACT LOCATION OF WARNING DEVICES WITH OWNER PRIOR TO INSTALLATION.
- B. APPROVED WARNING DEVICE MANUFACTURES: SEE APPROVED SUPPLIERS LISTS.

ORDER STATION CANOPY

- A. THE CANOPY SUPPLIER IS RESPONSIBLE FOR THE DESIGN, CONSTRUCTION AND MOUNTING DETAILS NECESSARY TO PROVIDE A SAFE AND STRUCTURALLY SOUND INSTALLATION FOR THE GEOGRAPHICAL LOCATION IN WHICH THE CANOPY IS INSTALLED. WIND LOADS SHOULD BE PER THE LOCAL BUILDING CODES. IF REQUESTED BY THE LOCAL BUILDING AUTHORITY, THE CANOPY SUPPLIER SHALL SHOW COMPLIANCE WITH THE BUILDING CODE BY SUPPLYING DETAILED DRAWINGS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE IN WHICH THE CANOPY IS BEING INSTALLED.
- B. APPROVED CANOPY MANUFACTURES: SEE APPROVED SUPPLIERS LISTS.

SMOKELESS SNUFFER

- A. EXPOSED AGGREGATE CIGARETTE BUTT HOLDER. PLACED OUTSIDE NEAR EACH CUSTOMER ENTRY DOOR. (SEE APPROVED SUPPLIERS LIST)

STAINLESS STEEL CORNERS

- A. 18 GAUGE STAINLESS STEEL WRAP STYLE CORNER PROTECTORS IN KITCHEN AREA. INSTALL PRIOR TO FLOOR AND WALL TILE IN ACCORDANCE WITH LOCATIONS NOTED ON EQUIPMENT PLAN. SUPPLIED BY S&G METAL WORKS OR EQUAL, INSTALLED BY GENERAL CONTRACTOR.

KITCHEN EQUIPMENT

- A. GENERAL CONTRACTOR TO RECEIVE AND UNLOAD KITCHEN EQUIPMENT AND SET IN PROPER PLACE. KITCHEN EQUIPMENT SERVICEMAN WILL SET UP EQUIPMENT WITH GENERAL CONTRACTOR MAKING FINAL HOOK-UPS. (THIS SHALL ALSO INCLUDE PURCHASED WESCO KITCHEN EQUIPMENT ITEMS).

HOOD FIRE SUPPRESSION SYSTEM AND PORTABLE FIRE EXTINGUISHERS

- A. HOOD FIRE SUPPRESSION SYSTEM SHALL BE AS PER SPECIFICATIONS AND DRAWINGS. MANUFACTURED BY PRO-CHEM OR ANSUL (NO SUBSTITUTES). SYSTEM SHALL BE FURNISHED AND INSTALLED BY HOOD MANUFACTURER UNLESS OTHERWISE INSTRUCTED BY OWNER (VERIFY WITH OWNER BEFORE CONSTRUCTION). PORTABLE EXTINGUISHERS SHALL BE FURNISHED BY HOOD SUPPLIER AND SHALL BE INSTALLED AS DIRECTED BY LOCAL FIRE CONTROL AUTHORITY.

WALK-IN FREEZER/COOLER/DRY STORAGE

- A. PLACEMENT OF PRE-FABRICATED, WALK-IN FREEZER/COOLER/DRY STORAGE SHALL BE PART OF THIS CONTRACT. UNIT WILL BE SUPPLIED BY OWNERS AND WILL BE SHIPPED DIRECT TO STORE LOCATION WITH ALL UNCRATING AND ERECTION COORDINATED BY GENERAL CONTRACTOR AND WALK-IN MANUFACTURER. UNIT WILL BE SHIPPED COMPLETE WITH HARDWARE AND INSTRUCTIONS. ON NEW STORES: INTERNATIONAL COLD STORAGE; COLOR: REFER TO EXTERIOR FINISH SCHEDULE. ON REMODEL STORES: REFER TO EXTERIOR FINISH SCHEDULE.
- B. FLOOR IN FREEZER IS PREFABRICATED. FLOORING IN COOLER AND DRY STORAGE IS CERAMIC TILE BY GENERAL CONTRACTOR. INSTALLATION OF REFRIGERATION TO BE COORDINATED BY GENERAL CONTRACTOR AND WALK-IN MANUFACTURER, AND ELECTRICAL HOOK-UP BY ELECTRICAL CONTRACTOR. SEE EQUIPMENT PLAN OF THE CONSTRUCTION DOCUMENTS.

COMMUNICATION SYSTEM

- A. TOTAL COMMUNICATION SYSTEM AS INDICATED ON DRAWINGS. SYSTEM SHALL BE AS MANUFACTURED BY H.M.E. SYSTEM SHALL BE FURNISHED AND INSTALLED BY OWNER. CONTRACTOR TO FURNISH CONDUIT, ELECTRICAL CONNECTION AND CO-ORDINATE INSTALLATION.

SITE NUMBER:	1200
BASE MODEL:	4058

DIVISION 23 - MECHANICALS - HEATING, VENTILATION AND AIR CONDITIONING (SEE SHEET SP4)

EXCAVATION, BACKFILLING, GRADING

A. REMOVE VEGETATION, REFUSE OR EXISTING STRUCTURES IN CONFINES OF BUILDING CONSTRUCTION AND PAVING AREAS PRIOR TO COMMENCEMENT OF WORK.

B. EXCAVATE AS REQUIRED TO PROVIDE SUFFICIENT WORKING ROOM FOR THE LAYING OF FOUNDATION WALLS, EXCAVATION FOR FOOTINGS TO BE DOWN TO UNDISTURBED EARTH WITH A MINIMUM DEPTH AS SHOWN ON DRAWINGS UNLESS OTHERWISE GOVERNED BY LOCAL CODES.

C. IN THE EVENT THAT ROCK IS ENCOUNTERED IN THE FOUNDATION EXCAVATION, AND IF THIS ROCK MUST BE REMOVED BY DYNAMITE OR COMPRESSOR, THE OWNER WILL REIMBURSE THE CONTRACTOR FOR THE PREDETERMINED COST OF THESE OPERATIONS.

D. BACKFILLING OF WALLS IN INTERIOR AREAS WHERE CONCRETE SLAB WILL BEAR ON GRADE SHALL BE CRITS OR BANK RUN GRAVEL, WELL COMPACTED, BROUGHT TO A SUBGRADE OF 8" BELOW FINISH FLOOR LINE.

E. BACKFILLING OF EXTERIOR FOUNDATION WALLS SHALL BE CLEAN GRAVEL WELL COMPACTED, BROUGHT TO A SUBGRADE OF 8" BELOW FINISH SIDEWALK PAVING.

F. BACKFILL USING UTILITIES RUNNING UNDER PAVED AREAS SHALL BE OF CRITS.

G. REMAINDER OF SITE SHALL BE GRADED TO ASSURE DRAINAGE OF SURFACE WATER FROM BUILDING.

H. REMOVE AND LEGALLY DISPOSE OF EXCESS SOILS FROM THE SITE.

I. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, ABRUPT CHANGES IN SLOPES SHALL BE WELL- ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.

J. SOILS TEST SHALL BE PERFORMED BY THE CONTRACTOR TO ENSURE SOIL MEET 3,000 PSF DESIGN STRENGTH. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF EXCAVATION ON ANY PART OF THE SITE REVEALS FILL OR GROUND WATER.

K. SITE FILL SHOULD BE NON-ORGANIC SOILS COMPACTED IN 6" LIFTS TO A MINIMUM 98% STANDARD PROCTOR DENSITY.

ASPHALT PAVING

A. ALL PAVING SHALL BE INSTALLED IN AREAS AS INDICATED ON SITE PLAN. PAVEMENT DESIGN SHALL MEET SOIL CONDITIONS, OWNER'S CONSTRUCTION ENGINEER REQUIREMENTS, AND DETAILS ON SITE.

B. SOIL CLASS:

1. POOR - CBR = 3.5 - TYPE: PLASTIC WHEN WET SUCH AS CLAY, FINE SILT OR SANDY LOAM.

2. MEDIUM - CBR = 7.0 - TYPE: HARD SILTY-SANDS OR SAND GRAVELS CONTAINING CLAY OR FINE SILT.

3. GOOD - CBR = 12 - TYPE: CLEAN SAND AND SAND GRAVEL FREE OF CLAY, SILT OR LOAM.

C. MINIMUM PAVEMENT:

POOR SOIL	MEDIUM SOIL	GOOD SOIL
6" COARSE ASPHALT	4" COARSE ASPHALT	3" COARSE ASPHALT
BASE (BINDER (1½ AGGREGATE)	BASE (1½ AGGREGATE)	BASE MATERIAL (1½ AGGREGATE)
PLUS 1½ AGGREGATE	PLUS 1½ AGGREGATE	PLUS 1½ ASPHALT TOPPING
(MAXIMUM ½ AGGREGATE)	(MAXIMUM ½ AGGREGATE)	(MAXIMUM ½ AGGREGATE)

A. CONCRETE PAVING SPECIFICATIONS FOR CONCRETE PAVING REQUIRED FOR THIS SITE IS TO BE VERIFIED BY OWNER'S CONSTRUCTION ENGINEER.

STRIPING TO BE "TUF-TRAC", OSHA SAFETY YELLOW, BY SOMNEBORN. (AVAILABLE THROUGH
SERVIN WILLIAMS)

B. PARKING LOT MARKING REQUIREMENTS WILL VARY DEPENDING UPON LOCAL CITY CODES. YELLOW IS THE MOST COMMON COLOR FOR LOT STRIPING AND ESPECIALLY IMPORTANT FOR NORTHERN CLIMATES, WHERE SNOW IS PREVALENT, SINCE IT WILL PROVIDE CONTRAST FROM SNOW AND SALT LADEN SURFACES. IF CODES ALLOW, WHITE PAINT IS PERMITTED FOR PARKING SPACE STRIPING ONLY. HAZARDS SHOULD BE IDENTIFIED IN "SAFETY" YELLOW PAINT.

C. THE FOLLOWING AREAS SHOULD BE PROPERLY IDENTIFIED:

1. VEHICLE PARKING AREA IDENTIFIED WITH THE APPROPRIATE MARKING AS REQUIRED BY LOCAL MUNICIPAL CODES.
 - a. COLOR: YELLOW OR WHITE.
2. DIRECTION TRAFFIC FLOW ARROWS POINTED ON THE LOT SHOULD IDENTIFY THE ROUTE OF TRAVEL INTO AND OUT OF PARKING LOT FROM PUBLIC OR PRIVATE ACCESS ROADS.
 - a. COLOR: YELLOW.
3. OUTLINE THE OUTSIDE OF THE PICK-UP WINDOW TRAFFIC LANE WITH A FOUR INCH SOLID STRIPE.
 - a. COLOR: YELLOW.
4. ALL CURBS THAT EXTEND FROM THE PARKING LOT ENTRANCE TO PUBLIC-PRIVATE ROADWAY SHOULD BE PAINTED.
 - a. COLOR: YELLOW.
5. SPEED BUMPS SHOULD BE IDENTIFIED WITH STRIPING. IT IS NOT NECESSARY TO PAINT THE ENTIRE AREA.
 - a. COLOR: YELLOW.
6. PARKING STOPS OR BLOCKS LOCATED NEXT TO THE BUILDING OR IN THE MIDDLE OF THE PARKING LOT SHOULD BE YELLOW, RECYCLED PLASTIC. (SEE PARKING BLOCKS NOTE BELOW)
7. SIDEWALK CURBING DIRECTLY IN THE TRAVEL PATH OF THE BUILDING ENTRANCES OR EXITS SHOULD BE IDENTIFIED WITH A TWO-INCH STRIPE ON THE TOP EDGE OF THE CURVE FOR A LENGTH OF THREE FEET.
 - a. COLOR: YELLOW.
8. IF SITE CONDITIONS WARRANT, STEPS SHOULD BE IDENTIFIED WITH A TWO INCH LANE PAINTED ON THE TOP AND FRONT EDGE OF EACH STEP.
 - a. COLOR: YELLOW.
9. IF THE SITE CONDITIONS WARRANT, CROSSWALKS ACROSS THE DRIVE-THRU LANE FOR ENTRANCES/EXITS THAT ARE PERPENDICULAR TO THE DRIVE-THRU TRAFFIC PATTERN SHOULD BE IDENTIFIED WITH DIAGONAL STRIPES.
 - a. COLOR: WHITE OR YELLOW TO MATCH STRIPING.
10. POSTS, POLES AND THEIR SUPPORTS OR GUIDE WIRES THAT MAY BE EXPOSED TO VEHICLE TRAFFIC SHOULD BE PAINTED AT LEAST SIXTY INCHES IN HEIGHT FROM THE BASE.
 - a. COLOR: YELLOW.
11. STENCIL "PICK-UP WINDOW" LANE BEHIND DIRECTIONAL ARROW.
 - a. COLOR: WHITE OR YELLOW TO MATCH STRIPING.
12. CURBS THAT REPRESENTS A POSSIBLE HAZARD TO VEHICLES SHOULD BE IDENTIFIED BY PAINTING A TWO-INCH LINE ON THE TOP AND SIDE OF THE CURB.
 - a. COLOR: YELLOW.
13. HANDICAP RAMPS AND HANDICAP PARKING SHOULD BE IDENTIFIED WITH ADA STRIPING AND STENCILING PER LOCAL CODES. NOTE: PAINTING THE ENTIRE RAMP OR PARKING SPACE AS WELL AS PAINT BLOCKING BACKGROUND ON STENCILS IS NOT RECOMMENDED UNLESS SPECIFIED BY CODE.
14. HANDICAP SIDEWALK RAMPS SHOULD HAVE THE OUTSIDE CURBING THAT IS CHANGING IN ELEVATION IDENTIFIED WITH A TWO INCH LANE PAINTED ON THE TOP AND SIDE EDGE OF CURB FOR THE FIRST THREE FEET OF INCLINE STARTING FROM THE LOWER SURFACE LEVEL.
 - a. COLOR: YELLOW.

D. PARKING BLOCKS: 100% RECYCLED PLASTIC PARKING BLOCKS, YELLOW IN COLOR. PARKING BLOCKS SHALL BE MINIMUM OF 6'-0" IN LENGTH AND A MAXIMUM OF 5" IN HEIGHT. SPECIFY FOR USE ON CONCRETE OR ASPHALT FOR CORRECT HARDWARE. BLOCKS SHALL BE PLACED AS SHOWN ON SITE PLAN.

A. CONCRETE CURBS SHALL BE FULL 6" X 18" FORMED CURBS WITH EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART. FREESTANDING OR INTEGRAL CURBS SHALL BE REINFORCED WITH AT LEAST ONE #4 REINFORCING ROD CONTINUOUS.

A. LANDSCAPE BIDDER SHALL SUBMIT A WRITTEN PROPOSAL AND LANDSCAPE PLAN TO THE OWNER FOR APPROVAL. PROPOSAL SHALL INDICATE SIZE AND NUMBER OF PLANTS AND EXACT AREA TO BE SODDED. PROPOSAL TO SHOW UNIT PRICES FOR EACH TREE AND SHRUB. PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE SEEDING, SODDING, AND LANDSCAPE PLANTING, EARTHWORK AND EDGING AS SHOWN ON PROPOSAL.

B. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TOPSOIL TO GRADE AND FOR ALL ROUGH GRADING AND PLANTING. IF ANY PART OF CONTRACT SHALL BE MADE UNLESS APPROVED BY THE OWNER IN WRITING. TOTAL PROPOSAL SHALL INCLUDE WORK INCLUDING TAXES WHERE APPLICABLE.

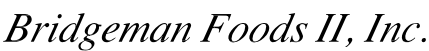
C. PLANT GUARANTEE AND REPLACEMENT: PLANTS AND SOA AREAS SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF INSTALLATION. PLANTS NOT IN SATISFACTORY VIGOR SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.

A. PROVIDE MATERIALS, LABOR, TOOLS, TRANSPORTATION, INCIDENTALS AND APPURTENANCES TO COMPLETE IN EVERY DETAIL AND LEAVE IN WORKING ORDER ALL UTILITIES CALLED FOR HEREIN AND/OR SHOWN ON THE CONSTRUCTION DOCUMENTS. THIS INCLUDES BUT IS NOT LIMITED TO: STORM SEWER, SANITARY SEWER, WATER SERVICE, GAS SERVICE, ELECTRIC SERVICE, ROOF DRAINAGE, ETC.

B. UTILITIES INCLUDING ELECTRIC SERVICE TO SIGNS WILL BE CONSIDERED SITE WORK AND BROUGHT TO THE SURFACE OF THE BUILDING PERIMETER.

C. REQUIRED GRAPE TRAP REGARDLESS OF LOCATION SHALL BE CONSIDERED AS PART OF THE WORK OF THIS PROJECT.

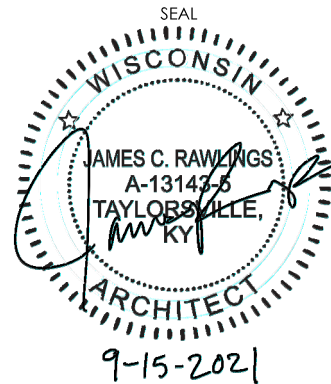
D. THE GENERAL CONTRACTOR SHALL VERIFY TAPS AND FURNISH CITY DRAWINGS REQUIRED PRIOR TO CONSTRUCTION.



Wendy's
N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

[illegible]

ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME

SHEET NUMBER

SP3

DIVISION 22 - PLUMBING

- A. PROVIDE LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO EXECUTE THE PLUMBING WORK INDICATED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL CODES AND ORDINANCES.
- B. INCLUDE PIPING; DOMESTIC HOT AND COLD WATER, SANITARY AND SUPPLY AND HOOK-UP OF FIXTURES SCHEDULED ON THE DRAWINGS; AND INSULATION OF DESIGNATED PIPING RUNS SHALL ALSO INCLUDE GAS PIPING AND EQUIPMENT CONNECTIONS WHERE REQUIRED.
- C. INCLUDE ITEMS, SUCH AS FITTINGS, ETC. NOT MENTIONED BUT UNDERSTOOD AS NECESSARY TO COMPLETE THE PLUMBING SYSTEM.
- D. WASTE, AND VENT PIPING TO BE OF MATERIAL APPROVED BY LOCAL CODES.
- E. PROVIDE CLEANOUTS FOR WASTE LINES AS SHOWN ON DRAWINGS, AND OF TYPE APPROVED BY LOCAL CODES.
- F. WATER SUPPLY PIPING BELOW GROUND SHALL BE TYPE K SOFT COPPER TUBING, (AVOID FITTINGS BELOW SLAB WHENEVER POSSIBLE). WATER SUPPLY PIPING ABOVE GROUND SHALL BE TYPE L HARD COPPER TUBING.
- G. PROVIDE FOR DRAINING WATER SYSTEM, AND CAP STUBS UNTIL FINISH WORK IS INSTALLED.
- H. PROVIDE STOPS ON WATER SUPPLIES TO EACH FIXTURE.
- I. INCLUDE GAS PIPING FOR HEATING SYSTEMS WITH GAS-FIRED EQUIPMENT. GAS PIPING SHALL BE STANDARD WEIGHT, BLACK STEEL PIPE, SCHEDULE 40. PIPING EXPOSED TO ATMOSPHERE OR RUN BELOW GRADE SHALL HAVE POLYETHYLENE PLASTIC COATING. GAS PIPING, FITTINGS AND INSTALLATION SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF UTILITY COMPANY AND GOVERNING BODIES.
- J. INSULATE COLD AND HOT WATER PIPING WITH ARMSTRONG COMPANY ARMAFLEX "11" PIPE. INSULATION SEAL JOINTS WITH ARMSTRONG 520 ADHESIVE. IMPORTANT - HOLD COLD AND HOT WATER PIPING TO WARM SIDE OF INSULATION TO PROHIBIT FREEZING. INSULATION SHALL MEET FLAME SPREAD AND SMOKE DEVELOPED RATINGS REQUIRED BY LOCAL CODES.
- K. PLUMBING FIXTURES SHALL BE FURNISHED AND INSTALLED WHERE SHOWN ON THE DRAWINGS. FIXTURE FITTINGS AND EXPOSED FIXTURE PIPING SHALL BE BRASS CHROMIUM PLATED. TRAPS SHALL BE CAST BRASS. FIXTURES SHALL BE WHITE, FIXTURES SHALL BE AS MANUFACTURED BY AMERICAN STANDARD, KOHLER OR CRANE AND EQUAL IN ALL RESPECTS TO FIXTURES SPECIFIED. CLOSET SEATS SHALL BE BEMIS.
- L. FIXTURES AND EQUIPMENT FIXTURES AND EQUIPMENT BY OTHERS. ROUGH-IN FINAL CONNECTIONS OF REQUIRED WASTE, VENT, AND WATER SUPPLY PIPING BY CONTRACTOR. SUPPLY PIPING SHALL BE VALVED.
- M. GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP OR MATERIALS, USUAL WEAR EXPECTED, AND SHOULD SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER, THIS CONTRACTOR SHALL REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.
- N. BACKFLOW PREVENTOR TO BE INSTALLED WHEN REQUIRED BY LOCAL CODE AND IS TO BE PROVIDED BY AND INSTALLED BY THE CONTRACTOR.
- O. SUPPLY AND INSTALL PREMADE GAS COOKING EQUIPMENT MANIFOLD AS SHOWN IN DRAWINGS SUPPLIED BY S&G METAL WORKS.

DIVISION 23 - HEATING, VENTILATING & AIR CONDITIONING

- A. PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE HEATING AND VENTILATING WORK INDICATED ON THE DRAWINGS AND AS REQUIRED BY LOCAL CODES AND ORDINANCES.
- B. INCLUDED IN THIS SECTION IS WORK TO INSTALL ROOM VENTS AS SHOWN ON THE DRAWINGS.
- C. FURNISH AND INSTALL HEATING AND COOLING UNITS AS INDICATED ON THE DRAWINGS. HEATING AND VENTILATING UNITS INDICATED ON THE DRAWINGS AND HEREINAFTER SPECIFIED ARE DESIGNED TO MEET ASHRAE 90-65 BASED ON COLUMBUS, OHIO DESIGN CONDITIONS OF 93 DEG. F. SUMMER AND 0 DEG. F. WINTER.
- D. DIFFUSERS, REGISTERS, LOUVERS SHALL BE AS PER MODEL AND SIZE INDICATED ON DRAWINGS. NO SUBSTITUTES SHALL BE ACCEPTED UNLESS APPROVED BY THE OWNER OR ARCHITECT IN WRITING. DIFFUSERS AND LOUVERS NOT MEETING SPECIFICATION AS SHOWN ON DRAWINGS SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- E. BEFORE FINAL ACCEPTANCE BY OWNER, AN OWNER'S REPRESENTATIVE SHALL CHECK ENTIRE HVAC SYSTEM AND SUBMIT A WRITTEN REPORT TO THE OWNER. FINAL BALANCE OF HVAC SYSTEM SHALL BE PERFORMED BY MECHANICAL CONTRACTOR. NO FINAL PAYMENT WILL BE MADE UNTIL THE ABOVE REPORT HAS BEEN RECEIVED AND HVAC SYSTEMS ARE IN BALANCE.
- F. WHERE REQUIRED BY GOVERNING ORDINANCES, PROVIDE FIRE DAMPERS CONFORMING TO NFPA 90A. SUPPLY DUCTS TO HAVE 1 1/2" (R-8 MIN) FIBERGLASS INSULATION. EXHAUST INSTALLATION SHALL CONFORM TO NFPA 96.
- G. WHERE REQUIRED, PROVIDE CLASS "B" GAS VENT FLUES COMPLETE WITH CAP, COLLAR AND FLASHING.
- H. INSTALL THERMOSTAT COMPLETE WITH NECESSARY WIRING AND CONTROLS, LOCATION AS INDICATED ON THE DRAWINGS. THERMOSTAT SHALL PROVIDE FOR AUTOMATIC AND MANUAL FAN OPERATION.
- I. INSTALL AND CONNECT THE COMPLETE SYSTEM IN STRICT ACCORDANCE WITH GOVERNING CODES, ORDINANCES AND THE LATEST CODES AND MANUALS OF THE NATIONAL WARM AIR HEATING AND AIR CONDITIONING ASSOCIATION.
- J. ADJUST CONTROLS AND EQUIPMENT FOR PROPER OPERATION. LUBRICATE AND CLEAN EQUIPMENT PRIOR TO ACCEPTANCE OF BUILDING OWNER.
- K. FURNISH THE OWNER WITH OPERATING MANUALS AND MAINTENANCE INSTRUCTIONS FOR EQUIPMENT INSTALLED.
- L. GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM THE DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.

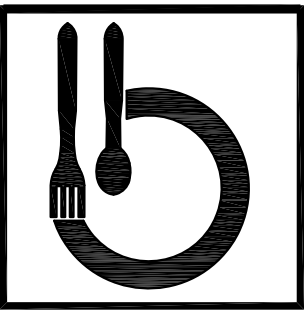
DIVISION 26 - ELECTRICAL

- A. PROVIDE A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS AND DESCRIBED HEREIN.
- B. ELECTRIC WORK SHALL COMPLY WITH THE LATEST NATIONAL ELECTRIC CODE AS WELL AS STATE AND LOCAL GOVERNING CODES.
- C. PAY FOR PERMITS AND INSPECTIONS AND PROVIDE A CERTIFICATE OF INSPECTION.
- D. PROVIDE REQUIRED SERVICE AND EQUIPMENT GROUNDING SYSTEMS. THE CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS AND SHALL BE SAFELY GROUNDED AT THE DISTRIBUTION PANEL. DEVICES SHALL BE BONDED TO THE CONDUIT SYSTEM. PROVIDE A SEPARATE GROUNDING CONDUCTOR IN EACH CONDUIT, #12 MINIMUM OR AS SHOWN ON DRAWINGS.
- E. MATERIALS SHALL BE NEW WITH MANUFACTURER'S NAME PRINTED THEREON AND UNDERWRITER'S LABORATORY LISTED. THE SELECTION OF MATERIALS AND EQUIPMENT TO BE PROVIDED UNDER THIS CONTRACT SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
- F. SUBMIT TO THE ARCHITECT FOR APPROVAL 8 COPIES OF EQUIPMENT AS FOLLOWS: PANELBOARDS, DISCONNECT SWITCHES AND LIGHTING FIXTURES.
- G. IDENTIFY DISCONNECT SWITCHES WITH LAMINATED PHENOLIC NAME PLATES WITH 1/4" MINIMUM HEIGHT LETTERS.
- H. PROVIDE POWER WIRING AND HOOK-UP FOR EACH MECHANICAL AND KITCHEN EQUIPMENT ITEM. MOUNT, PROVIDE WIRING, AND MAKE FINAL CONNECTIONS TO EQUIPMENT CONTROL PANELS (WHICH INCLUDE PREWIRED STARTERS, RELAYS, ETC.). FURNISH AND INSTALL STARTERS WHICH ARE NOT FURNISHED AS A PART OF MECHANICAL EQUIPMENT.
- I. PROVIDE DEVICES, WIRING AND HOOK-UP FOR THE EMERGENCY KITCHEN SHUTDOWN SYSTEM AS DESCRIBED AND SPECIFIED ON DRAWINGS. WIRING SHALL BE IN CONDUIT.
- J. DISCONNECT SWITCHES SHALL BE THE HEAVY DUTY TYPE IN NEMA I ENCLOSURE OR EQUAL BY SQUARE D OR ARROW-HART. SWITCHES SHALL BE QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERATED AND INTERLOCKED.
- K. SWITCHES SHALL BE 20 AMP HUBBELL 1221-1 SINGLE POLE OR 1223-1 THREE WAY. DUPLEX RECEPTACLES SHALL BE 20 AMP HUBBELL 5362-1. PASS AND SEYMOUR, ARROW-HART AND BRYANT SHALL BE CONSIDERED AS EQUAL. GROUND FAULT INTERRUPTING SHALL BE G.E. TICR115F. COVER PLATES SHALL BE SIERRA (PASS AND SEYMOUR). SWITCH PLATES TO BE SERIES #5-IN. DUPLEX PLATES TO BE SERIES #5-IN. DUPLEX PLATES TO BE SERIES #6 AWG. AND LARGER WITH APPROVED SOLDERLESS CONNECTORS SUCH AS LISCO PROPERLY TAPED AND INSULATED. SPLICE SMALLER WIRES WITH MECHANICAL CONNECTORS SUCH AS 3M "SCOTCHLOCK" TYPE R.
- L. TEST ELECTRICAL SYSTEM FOR SHORT CIRCUITS AND MEGGER TEST FEEDERS AND BRANCH CIRCUIT WIRING, INSURE LOW IMPEDANCE GROUND SYSTEM.
- M. FOR SERVICE AND PANEL FEEDER WIRING, USE TYPE THHN CABLE. USE TW CABLE FOR INTERIOR BRANCH CIRCUIT WIRING EXCEPT AS NOTED. DESIGN IS BASED ON COPPER CONDUCTORS AND COPPER WIRING. MINIMUM #12 AWG. WIRING SHALL BE IN CONDUIT. SPLICE WIRES #6 AWG. AND LARGER WITH APPROVED SOLDERLESS CONNECTORS SUCH AS LISCO PROPERLY TAPED AND INSULATED. SPLICE SMALLER WIRES WITH MECHANICAL CONNECTORS SUCH AS 3M "SCOTCHLOCK" TYPE R.
- N. PROVIDE RIGID GALVANIZED STEEL HEAVY WALL CONDUIT OR PLASTIC CONDUIT FOR SERVICE AND PANEL FEEDER CONDUITS. FITTINGS SHALL BE STEEL. THREADED, SET-SCREW TYPE WITH INSULATED THROATS. FURNISH EMT CONDUIT FOR INTERIOR WIRING WHERE PHYSICAL DAMAGE IS NOT A CONSIDERATION. MINIMUM CONDUIT SIZE IS 3/4" EXCEPT FOR FLEXIBLE RUNOUTS TO FIXTURES, MOTORS, ETC. WHICH MAY BE 1/2".
- O. CONDUIT SHALL BE CONCEALED WHEREVER POSSIBLE AND SHALL BE RUN PARALLEL OR PERPENDICULAR TO BUILDING WALLS AND CEILINGS.
- P. CONDUIT INSTALLED IN OR BELOW SLAB SHALL BE GALVANIZED RIGID CONDUIT OR PLASTIC CONDUIT. NO CONDUIT LARGER THAN 1-1/2" DIAMETER WILL BE INSTALLED IN SLAB.
- Q. PROVIDE STRUCTURAL STEEL FRAMEWORK AND HANGING RODS WITH BRACES AND ACCESSORIES WHERE REQUIRED TO HOLD EQUIPMENT IN FINAL POSITION. PROVIDE STEEL SHAPES AND FRAMES TO SUPPORT WALL MOUNTED EQUIPMENT WHERE NORMAL WALL STRENGTH MAY BE INADEQUATE.
- R. ELECTRICAL DEVICES, MOTOR STARTERS, DISCONNECT SWITCHES, ETC. SHALL BE SUPPORTED INDEPENDENT OF AND ISOLATED FROM EQUIPMENT VIBRATION.
- S. COORDINATE INTERIOR WIRING CONNECTIONS NEEDED DURING ASSEMBLY OF KITCHEN EQUIPMENT WITH KITCHEN EQUIPMENT SUPPLIER.
- T. PROVIDE POWER TO CASH REGISTERS WITH THE FOLLOWING GROUNDING REQUIREMENTS.
 - 1. SYSTEM POWER AND GROUND MUST BE MADE ONLY AT THE MAIN ENTRANCE PANEL. THE GROUND CONDUCTOR MUST BE OF INSULATED WIRE EQUAL IN SIZE TO THE POWER CONDUCTOR (CONDUIT MAY NOT BE USED AS THE GROUND CONDUCTOR).
 - 2. THE GROUND CONDUCTOR MUST NOT BE USED AS A RETURN OR NEUTRAL CONDUCTOR FOR ANY EQUIPMENT AND MUST NOT BE USED AS A GROUND FOR ANY EQUIPMENT OTHER THAN CASH REGISTER EQUIPMENT.
 - 3. RECEPTACLES FOR THE REGISTERS MUST BE 2 POLE, 3 WIRE, 120 VOLTS, 20 AMPERES. THE GROUND MUST BE INSULATED FROM THE MOUNTING HARDWARE (HUBBEL 105362).
 - 4. FOR ADDITIONAL INFORMATION, IF REQUIRED, CONTACT WENDY'S INTERNATIONAL, INC., 4288 W. DUBLIN--GRANVILLE ROAD, DUBLIN, OH.
 - 5. THE REGISTER CONDUITS MUST NOT BE USED FOR OTHER EQUIPMENT.
- U. PROVIDE FIXTURES AS LISTED ON LIGHTING FIXTURE SCHEDULE. PROVIDE NECESSARY MOUNTING HARDWARE FOR A COMPLETE INSTALLATION. PROVIDE LAMPS, BALLASTS AND SPECIAL CONTROLS. RECESSED LIGHT FIXTURES SHALL BE GASKETED OR CAULKED AND IC RATED.
- V. GUARANTEE WORK INSTALLED UNDER THE CONTRACT TO BE FREE FROM DEFECTIVE WORKMANSHIP AND MATERIALS, USUAL WEAR EXPECTED, AND SHOULD SUCH DEFECTS DEVELOP WITHIN A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE BUILDING BY THE OWNER, REPAIR AND/OR REPLACE DEFECTIVE ITEMS AND DAMAGE RESULTING FROM FAILURE OF THESE ITEMS, AT NO EXPENSE WHATSOEVER TO THE OWNER.

SITE NUMBER:		1200
BASE MODEL:		4058
ASSET TYPE:		FRANCHISE
CLASSIFICATION:		REFRESH LITE
OWNER:		BRIDGEMAN FOODS II, INC.
BASE VERSION:		IMAGE
UPGRADE CLASSIFICATION:		FRAN NEW BASE
PROJECT YEAR:		2021
FURNITURE PACKAGE:		UM BRITE 2.0
DESIGN BULLETINS:		DB 2021-09

PROJECT TYPE:

REFRESH LITE



Bridgeman Foods II, Inc.

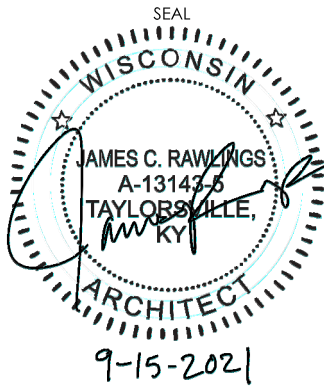
3309 Collins Lane
Louisville, Kentucky 40245
phone (502) 254-7130
jrawlings@bfcpanies.com

Wendy's

N96W17600 COUNTY LINE RD.
GERMANTOWN, WISCONSIN 53022

#	DATE	REMARK
▲		
▲		
▲		
▲		
▲		

ISSUED FOR PERMIT
ISSUE DATE: 9/14/2021
DRAWN BY: JAMES RAWLINGS
CHECKED BY: JAMES RAWLINGS



SHEET NAME

SPECIFICATIONS

SHEET NUMBER

SP4

SIGN REVIEW

11/8/21 Plan Commission Meeting

Michaels Signs Inc / ZPG Development LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Michaels Signs Inc, agent for ZPG Development LLC, property owner, is requesting approval for a new ground sign for the multi-tenant building located at W210N13150 Gateway Crossing.

Location: W112 N13150 Gateway Crossing

Agent/

Property Owners:	Michaels Signs Inc.	ZPG Development LLC
	3914 S. Memorial Drive	710 N. Plankinton Avenue
	Racine, WI 53403	Milwaukee, WI 53203

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Residential	Rs-1
West	Industrial	M-1



Background/Proposal

Michaels Signs Inc, agent for ZPG Development LLC, property owner, is requesting approval for a new ground sign for the multi-tenant building located at W210N13150 Gateway Crossing. The new sign will be located on the south side of the north driveway off of Gateway Crossing.

Monument Sign

- 3'8" x 9' (33 square feet per side), double-sided aluminum cabinet with removable aluminum panels on a concrete base. The proposed sign will not be illuminated.

Staff Comments

The size of the address coordinates located on the base of the sign is unclear. The address coordinate shall be at least 5" in size. The applicant has provided a landscape plan that meets the requirement of the code. All other requirements of the Village Sign Code have been met.

Village Staff Recommendation

APPROVE the proposed ground sign for ZPG Development property located at N210N13150 Gateway Crossing subject to the following conditions:

1. The street address coordinates on the base of the sign shall be a minimum of 5 inches in size. Revised plans shall be submitted to Planning Staff prior to installation.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Michaels Signs Inc.

3914 S. Memorial Dr.

Racine, WI 53403

Phone (262) 554-6066

Fax (262) 554-0574

E-Mail rosie@michaelsigns.com

PROPERTY OWNER

ZPG Development LLC

Frank Dekan- Owner Rep.

710 N. Plankinton Ave. Milwaukee, WI 53203

Phone (414) 234-1100

frank.dekan@zilber.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W210 W13150 GATEWAY CROSSING

3 SIGN INFORMATION

Sign Dimensions 9' height x 3' 8" width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 146,000
Total Square Footage of Sign (include all sides) 66
Total height of the Sign 9'
Is the Sign to be illuminated yes X no
Type of Sign Construction Materials ALUMINUM SIGN BODY AND LETTERS ON CONCRETE BASE
Distance to Closest Property Line 10'

Are there any existing signs on the property no

If yes, what is the total Square Footage of existing signs na

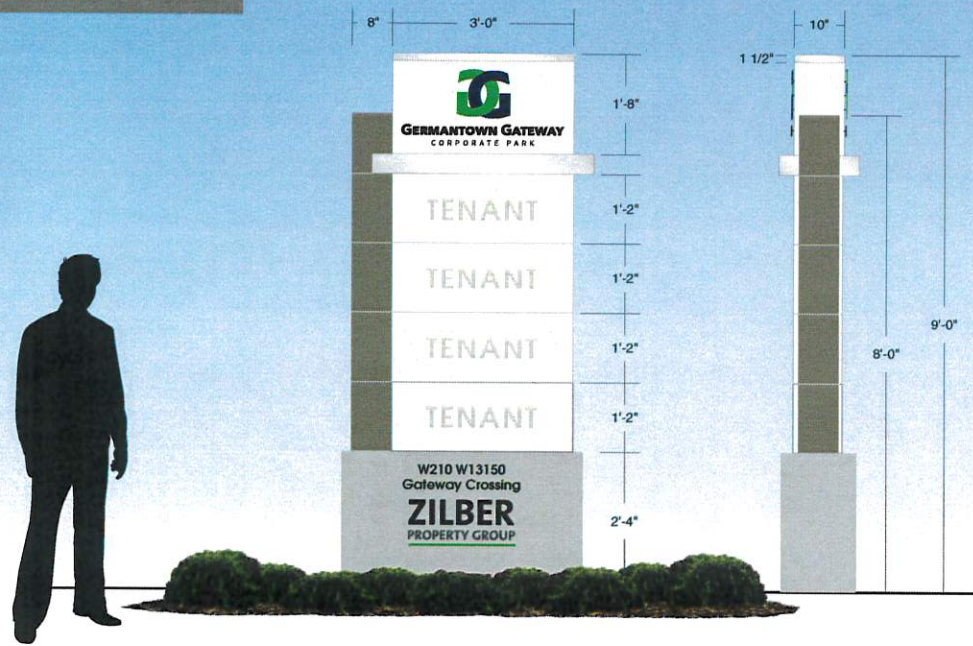
What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Rosie Olue 10.18.21
Applicant Date

[Signature] 10/18/2021
Owner Date

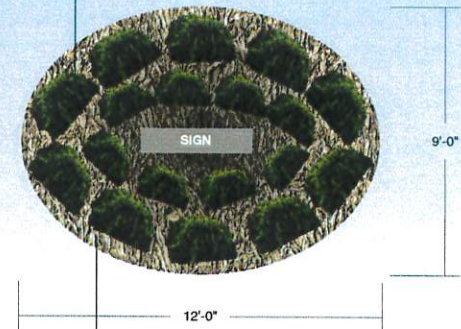
MONUMENT SIGN



Groupings of Compact Andorra Juniper plants



Compact Andorra Juniper
Mature Height: 2.0 ft
Mature Width: 5.0 ft
Growth rate: average
Hardiness Zones: 3-8
Sun Exposure: sun
Soil Preference: average, well drained soils
Foliage: Low growing, spreading evergreen. Green summer foliage turns reddish purple in fall and winter. It will grow well in any soil unless it is constantly wet.



Planting Bed: Oval bark mulched planting bed with a 12 inch rise, 12 feet long by 9 feet wide

ALL PLANTS SPACED NOT MORE THAN 3' APART FROM ONE ANOTHER

ZILBER / MONUMENT SIGN

ONE (1) DOUBLE SIDED, NON-ILLUMINATED MONUMENT SIGN
CUSTOM FABRICATED ALUMINUM SIGN CABINET W/ MAP PAINTED FINISHES
DIMENSIONAL 1/4" ALUMINUM LETTERS STOOD OFF SIGN FACE 1/2" W/ 1/4" STUDS
"TENANTS" - REMOVABLE ALUMINUM PANELS W/ 3M VINYL LETTERING
"ZILBER PROPERTY GROUP LOGO" - DIGITALLY PRINTED VINYL
"ADDRESS," & "CORPORATE PARK" - 3M BLACK VINYL LETTERING
CONCRETE BASE

SIGN AREA: 66 SQ. FT.

"We Project Your Image" PH: (262) 554-6066 TOLL FREE: (800) 554-8110	Client: ZILBER PROPERTY GROUP Address: W210 W13150 GATEWAY CROSSING City, State: RICHFIELD, WI 53076 Sales Rep: STEPHEN PROCHASKA	Date: 9-25-19 Drawing #: 2L(4) Sheet: 1 of 1 Scale: 1/2"=1' Designer: KD/AM	REVISION <table border="1"> <tr> <td>9-26-19</td> <td></td> </tr> <tr> <td>10-16-19</td> <td></td> </tr> <tr> <td>12-17-19</td> <td></td> </tr> <tr> <td>10-18-21</td> <td></td> </tr> </table>	9-26-19		10-16-19		12-17-19		10-18-21		Illumination: ☒ NO ☐ YES TYPE _____ Electrical Requirements: ☐ 120 ☐ 277 Sign Specifications: NOTED ABOVE	Quantity: 1 Paint Colors (AkzoNobel): ☐ TO MATCH CANOPY FASCIA ☐ SW7015 REPOSE GRAY ☒ MAP BLACK ☐ SW 7046 ANONYMOUS	Vinyl Film Colors (3M Scotchcal): ☒ 3M BLACK ☐ PANTONE 355C ☐ PANTONE COOL GRAY 10C	Client Signature: _____ Signature _____ Date _____ NOTICE: Michael's Signs, Inc. does NOT provide primary electrical to sign location - RESPONSIBILITY OF OTHERS The ideas and designs contained in this original and unpublished drawing are the sole property of Michael's Signs, Inc. and MAY NOT BE USED OR REPRODUCED in whole or in part without written permission.
	9-26-19														
10-16-19															
12-17-19															
10-18-21															
NOTE: DUE TO THE PHYSICAL LIMITATIONS OF THE PAPER AND INK INVOLVED IN THIS PRINTING PROCESS, THIS CUSTOM ARTWORK IS NOT INTENDED TO PROVIDE AN EXACT MATCH TO THE ACTUAL FINISHED PAINTED PRODUCT.															

VAN ACCESSIBLE SPACE REQUIRED:
VAN ACCESSIBLE SPACE PROVIDED:
TOTAL PARKING SPACES @ 8' X 20':

1 PARKING STALLS
96 PARKING STALLS (4 ADA)

PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL 4
GERMANTOWN GATEWAY
CORPORATE PARK

CONTRACTOR

RILEY
CONSTRUCTION

OWNER

ZILBER
PROPERTY GROUP^{STA}

REVISIONS

NO.	DESCRIPTION	DATE
6	STATE REVIEW	5.18.20

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MAM
PROJECT NUMBER	ZIL-20-926
ISSUED FOR	STATE REVIEW
DATE	3.25.20

SHEET

ARCHITECTURAL SITE PLAN

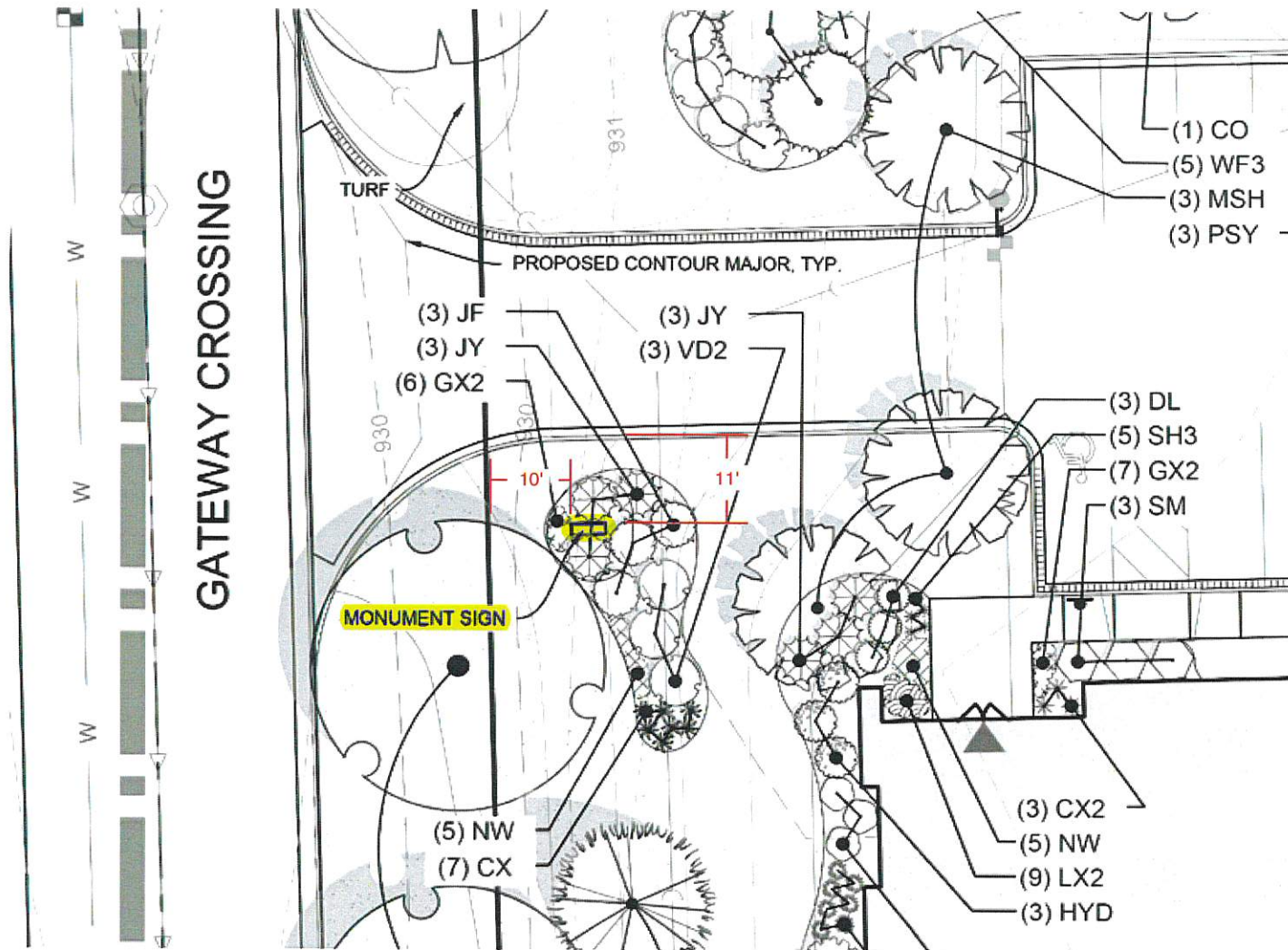
GATEWAY CROSSING

PROPOSED
INDUSTRIAL BUILDING

32FT CLEAR HEIGHT
146,000 SF

544'-0"
TRAILER PARKING





SIGN LOCATION:
W210 W13150
GATEWAY CROSSING
RICHFIELD, WI 53076

SITE PLAN REVIEW

11/8/21 Plan Commission Meeting

Walmart

Village Planner Report

Germantown, Wisconsin

Summary

RJB Contracting Inc., agent for Walmart Real Estate Trust, property owner has submitted building plans for exterior remodeling of the existing Walmart retail store located at W190 N9855 Appleton Avenue.

Property Location: W190 N9855 Appleton Avenue

Applicant/

Property Owners:

Kurt Fletcher
RJB Contracting
562 Ridge Road
Spring City, PA

Walmart Real Estate Trust
2606 SE J St
Bentonville, AR

Current Zoning: B-2: Community Business District

Adjacent Land Uses		Zoning
North	Residential/Commercial	Rs-1/B-1
South	Commercial	B-1
East	Residential	Rs-4
West	Institutional	I



Proposal

RJB Contracting Inc., agent for Walmart Real Estate Trust, property owner has submitted building plans for exterior remodeling of the existing Walmart retail store located at W190 N9855 Appleton Avenue.

As shown in the enclosed elevation renderings the proposed remodeling is limited to exterior re-painting from the existing tans and browns to Walmart's current branding standards that include shades of gray and blue accent colors.

The agent has confirmed that all existing and unpainted integrally colored CMU block, brick, or other unpainted masonry materials will NOT be painted. Also, the existing brown colored shingles on the slope roof sections of the front façade will NOT be replaced. Finally, no changes to signage are proposed; all existing wall-mounted signs will be re-installed in the same locations.

Staff Comments

A similar project was proposed & approved in 2017; portions of the exterior entrance features were painted gray and blue. With this proposal, more area is to be painted blue with some areas that were painted gray in 2017 now proposed to be painted blue (and vice versa).

The proposed façade improvements meet the B-2 Zoning District regulations.

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance (copy of 17.49 enclosed).

Village Planner Recommendation

APPROVE the site and building plans for the proposed remodeling of the Walmart retail store located at W190 N9855 Appleton Avenue.

17.49 - ARCHITECTURAL CONTROL.

- (1) **ARCHITECTURAL REVIEW BOARD.** The Plan Commission shall act as the Architectural Review Board for the purposes of this chapter.
- (2) **RESERVED.** (Rep. Ord. #8-96)
- (3) **PRINCIPLES.** To implement and define criteria for the purpose set forth in this chapter, the following principles are established:
 - (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
 - (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
 - (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.
 - (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
 - (e) Accessory structures for single-family and 2-family buildings, which exceed 200 square feet in footprint shall be of a similar architectural appearance and material as the primary building on the property. For those buildings greater than 200 square feet the Plan Commission may, in circumstances which it deems appropriate, grant a variance to the requirements to structures up to 400 square feet in size. (Cr. Ord. #8-96; Am. Ord. #34-05)
- (4) **ADMINISTRATION.** The Building Inspector shall require that each building permit application be accompanied by plans and a plat or survey showing the exterior elevations of all existing and proposed structures on the property, a description of the proposed materials to be used, and proposed floor elevations of the structures. The Building Inspector shall review the application together with the plans and plat or survey. In the event the Building Inspector determines that the structure, as planned, will not conflict with the principles set forth in subsection (3) above, he shall approve the plans. However, if the Building Inspector finds that the proposed structure may not comply with said principles, he shall transmit the application and accompanying plans, together with his comments and recommendations, to the Plan Commission for its review.
- (5) **REVIEW AND FINDINGS.** The Plan Commission shall review the referred plans and the comments and recommendations of the Building Inspector and approve or disapprove the plans not more than 40 days from the date the original application for a building permit was submitted. In the event the Plan Commission does not act within said 40 days, the plans shall be automatically approved. The Plan

Commission shall not approve any building plans unless it finds, by a preponderance of the evidence after viewing the application, that the structure, as planned, will not violate the principles set forth in subsection (3) above.

- (6) **APPEALS.** Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing of the decision with the Building Inspector.

**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 _____ DATE _____

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**

Kurt Fletcher

RJB Contracting Inc.

562 Ridge Rd.

Spring City, PA 19475

Phone (484)255-1714

E-Mail kfletcher@rjbcontracting.net**PROPERTY OWNER**

Walmart

2606 SE J. Street

Bentonville, AR 72712

Audrey Freeman

Phone (501)516-6815

E-Mail Audrey.Freeman@walmart.com**2****PROPERTY ADDRESS**W190N9855 APPLETON AVE
Germantown WI 53022**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Woodlands/Agricultural	South Wooded area.	East Menards, Retail	West Germantown Power Plant, Industrial
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4**READ AND INITIAL THE FOLLOWING:** I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction. I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued. I 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!

10/14/21

Applicant

Date



10/15/2021

Owner FM Trade Team

Date

