

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, January 9, 2023 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 # 2553 216 2843 Password: qRNIkJrY345 which can be accessed by phone at 408-418-9388 or by logging on at:

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=mc9dce1f069066f4f2d3614fe9ee4ae0f>

Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@germantownwi.gov before 4:00 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- 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 and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.
- IV. **APPROVAL OF MINUTES:** December 12, 2022
- V. **NEW BUSINESS:**
 - A. Parish Survey & Engineering, Agent for Shawn Beschta, Property Owner of W188 N0050 Maple Road. Applications for: (1) Rezoning a portion of the property from the A-1: Agricultural Zoning District to the Rs-3: Single Family Residential Zoning District; (2) Conditional Use Permit (CUP) for recreational vehicle & boat storage; and (3) 2-Lot Certified Survey Map (CSM) to divide the property. **(PUBLIC HEARING & ACTION; continued from 12-12-2022)**
 - B. Parish Survey & Engineering, Agent for the Boro Buzdum Trust, Property Owner – W188 N10515 Maple Road. Applications for: (1) Conditional Use Permit (CUP) for a warehouse and indoor storage facility and to allow grading and filling into portions of a 25' wetland setback; (2) Site Plan Review for construction of 4 storage buildings; and (3) 2-Lot Certified Survey Map (CSM) to divide the property. **(PUBLIC HEARING & ACTION)**
 - C. M Squared Engineering LLC, Agent for Orange Blossom LLC, Property Owner of David J Frank Landscape – N120 W21350 Freistadt Road. Applications for: (1) Rezoning property from the A-1: Agricultural and B-3: General Business Districts to the A-2: Agricultural Zoning District; (2) Conditional Use Permit (CUP) for horticultural services operation; and (3) Certified Survey Map (CSM) to combine parcels. **(PUBLIC HEARING & ACTION)**

Village of Germantown Plan Commission

Meeting Agenda

January 9, 2023

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- D. Capstone Development Company, Agent for CQ WI 2021, LLC, Property Owner – N128 W20955 Holy Hill Road. Site Plan review for a 294,614 sqft industrial building in Phase 2 of the Capstone 41 Business Park. **(ACTION)**
- E. TR Capital LLC, Property Owner of W219 N11588 Appleton Avenue. Site Plan Review for 2 additional storage buildings. **(ACTION)**
- F. Innovative Signs Inc., agent for Goldendale Road IV LLC, Property Owner of Golden Pet – W206 N12880 Gateway Court. Sign Review. **(ACTION)**
- G. Village of Germantown, Property Owner – N104 W12703 Donges Bay Road. 3-Lot Certified Survey Map (CSM) to re-divide property in the TID#9/Town 9 Business Park. **(ACTION)**

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.

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PLAN COMMISSION MINUTES

December 12, 2022

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 7:04 pm.

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

MOTION Shadid second Laszewski to appoint Trustee Baum as Chairman Pro-Tem.
MOTION carried unanimously.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane, spoke on several things. She asked if the neighborhood meetings had been scheduled yet because there are important things going on. She asked the Plan Commission to keep residents quality of life, tax burden and rate of change through development in mind as proposals come forward. She is disappointed TID #9 was enlarged.

APPROVAL OF MINUTES:

MOTION Shadid second Williams Approve the minutes from November 14, 2022.
MOTION carried unanimously.

Erik and Holly Hagen, Property Owners of N120 W17740 Freistadt Road. Conditional Use Permit Application to allow a Major Home Occupation from the property for Hagen Plumbing Service. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:16 pm.

- Trustee Myers - confirmed with the owners there would be 3 employees living in the house.

Public Hearing closed: 7:18 pm.

Motion Laszewski second Shadid to Approve a conditional use permit (CUP) for Erik & Holly Hagen and Hagen Plumbing Service LLC to operate as a “major” home occupation providing plumbing services from the property located at N120W17740 Freistadt Road subject to the following conditions:

- 1. The uses and activities allowed on the property shall be limited to those uses and activities specified in the conditional use permit (CUP) application and supporting documents dated September 30, 2022. 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 (Monday through Friday, 7:30am to 4:30pm). 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 Zoning Administrator.***
- 2. The on-site storage or parking of business vehicles and equipment shall be permitted in an enclosed accessory building or in a side or rear yard provided that the area used for such storage or parking is screened from view from all public streets and adjacent***

property. Other than when the business trucks are leaving from/returning to the site, business vehicles should be parked within the enclosed pole barn as shown in the application.

- 3. Wholesale and/or retail sale of any product from the property is prohibited.*
- 4. In the event the Village receives complaints regarding outdoor storage, noise, dust, odor, vibration or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to address the complaints and mitigate the issue.*
- 5. Site improvements, buildings, signage, exterior lighting and any other improvements on the property that 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. Improvements within the floodplain or within the regulated setback of the navigable stream and wetland areas will require compliance with Chapter 23: Floodplain Zoning Ordinance and Chapter 24: Shoreland-Wetland Zoning Ordinance. If required, Site Plan review and approval will include Plan Commission review and approval.*
- 6. 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.*
- 7. Upon issuance of the CUP, the business shall comply with all general and specific requirements and performance criteria applicable to all "major" home occupations under Section 17.61 of the Zoning Code. Operation of the business in a manner that does not comply with the applicable requirement under 17.61 or inconsistent with the application dated September 30, 2022 and the conditions of approval adopted herein shall be deemed a violation of the Village Municipal Code and subject to the enforcement provisions contained therein.*

Discussion followed. Commissioner Williams asked if the CUP would be limited to 4 years as is stated in the code. Director Retzlaff said the CUP does not include a condition to limit the CUP to 4 years but it could be included with a specific time frame.

MOTION to Amend Williams second Shadid to require the 4-year timeframe to review the CUP.

Director Retzlaff stated the CUP does not include a termination provision on the sale of the property or business but that could be included if Plan Commission recommends. He explained the CUP includes standard provisions that allow the Village to void the CUP if its operated differently or the conditions are greater than was originally presented. Commissioner Laszewski said the CUP could be reviewed at any time if there was an issue with the business.

MOTION to Amend carried 4-1 (Laszewski)

MOTION to Approve as Amended carried unanimously.

Shawn Beschta, property owner of W188 N10050 Maple Road. The applicant is seeking approval of a 2-lot Certified Survey Map and application to Rezone 1.5 acres from A-1: Agricultural to Rs-3: Single Family Residential. Director Retzlaff summarized the proposal.

Public Hearing opened 7:34 pm.

- Bob Weiland, W182 N9049 Amy Lane, Menomonee Falls – appreciated owner has cleaned up the property, supports the rezoning and land split, water problems in that area, ditches are needed.
- Ann Barforth, W188 N10115 Maple Road – agree with Weiland's comments, would help community and make Maple Road look better.
- Trustee Dennis Myers – said Maple Road is scheduled to be done in 2 years.

Public Hearing closed 7:42 pm.

MOTION Shadid second Williams to Approve the proposed 2-lot Certified Survey Map (CSM) and application to Rezone 1.5 acres (proposed Lot 2) from A-1: Agricultural to Rs-3: Single-Family Residential subject to the following 5 conditions:

- 1. All technical issues and plan corrections identified in the October 28, 2022 review memo by the Village's engineering consultant GRAEF shall be addressed and reflected in a revised CSM submitted and approved by the Public Works director/Village Engineer prior to recording the CSM.***
- 2. Notes requiring a wetland delineation and soil evaluations if/when Lot 1 is proposed for development shall be included on the CSM.***
- 3. All accessory buildings, junk, unlicensed vehicles, etc. shall be removed from proposed Lot 1 prior to recording the CSM.***
- 4. The owner shall obtain an access easement or cross-access agreement with the property owner to the north to continue to allow access to proposed Lot 1 from the shared driveway located on the property to the north of the Lot 1 property line. Said agreement shall be recorded concurrent with or prior to recording the CSM.***
- 5. Direct access to Maple Road from Lot 1 shall be prohibited. A note indicating this access restriction shall be added to the CSM prior to recording.***

Discussion followed. Director Retzlaff explained lot #1 has developable land on the balance of the property and presumable could be developed with an additional on-site septic system. Shawn Beschta said the wetlands will not change at all but he has been cleaning up the property. He said he spoke to the adjoining neighbors who indicated they were in favor of the proposal. He explained he does not live on the property but keeps 2 boats, a parade float and bow hunts on the property. He did not know that the land division was not done correctly. Director Retzlaff said if the intent is to keep the property as a private recreation area, that is an allowable use with a conditional use permit. Another option would be to deed restrict Lot 1 from any habitable development and require a CUP for commercial storage. Mr. Beschta stated he does not want to build a house, he is emotionally attached to the land. The proper application is needed and the public hearing will need to be republished. Commission members agreed.

***MOTION Shadid second Laszewski to Table.
MOTION carried unanimously.***

Boro Buzdum, property owner of Buzdums Bar and Grill – W188 N10515 Maple Road. Site Plan review application for a 1,055 sqft patio addition. Director Retzlaff summarized the proposal.

MOTION Shadid second Williams to Approve the site development & building plans for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane subject to the following (10) 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 superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:***
 - a. Architectural plan set revised November 29, 2022***
- 2. All plan corrections required by the Public Works Director in the October 20, 2022 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.***
- 3. Commercial building plan approval and submittal of a \$5,000 occupancy bond are required by Inspection Services prior to the issuance of building and occupancy permits. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.***
- 4. All site plan approval and building permit fees shall be double and paid in advance of issuing any building permits.***
- 5. A pre-occupancy inspection of the enclosed patio area shall be conducted by the Fire Department in cooperation with the final inspection required by Inspection Services. A maximum building capacity shall be determined by the Fire Department if not already determined through the commercial plan review approval.***

Discussion followed. Commissioners asked for clarification on what is proposed to be redone and how the changes will affect the storage building project. Peter Lalonde explained 6 feet would be added to the covered patio area, a smoking area and cooler equipment area. Trustee Baum commented the architectural appearance and esthetics of the building is not improving at all. He added it would make sense to look at both projects together and a color elevation would be helpful. Director Retzlaff said the storage buildings and landscaping would likely shield most of the building.

***MOTION Shadid second Laszewski to Table.
MOTION carried unanimously.***

Commissioner Shadid requested the applicant show a complete plan with both projects, drive lane, storage buildings, color renderings, landscape plan and photographs of the existing buildings.

Jake Woller, Property Owner of Bixenberg Tavern – N112 W21209 Mequon Road. The request is for Approval of a new ground sign. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Williams to Approve the proposed ground sign for Bixenberg Tavern with the following conditions:

- 1. A detailed landscape plan for the area around the sign shall be submitted and approved by Village Staff and the Village Forester prior to installation of the sign.***
- 2. Following installation of the sign, an as-built survey shall be completed and submitted to ensure that all sign components meet the required 5' setback from the property line/road right-of-way.***

MOTION carried unanimously.

Zilber Property Group – W210 N12975 Gateway Crossing. 3-Lot Certified Survey Map application to divide the property. Associate Planner Zandt summarized the proposal.

MOTION Laszewski second Shadid to Approve the proposed 3-lot Certified Survey Map (CSM) for the ZPG Development, LLC property (W210N12975 Gateway Crossing) to create two additional lots buildable for future industrial buildings, subject to the following conditions:

- 6. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated November 3, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.***
- 7. All technical issues and plan correction identified by the Village's Planning staff in the memo dated November 23, 2022 shall be addressed and reflected in a revised CSM submitted and approved by staff prior to recording the CSM.***
- 8. The following note should be added to the CSM prior to recording: "The type and location of any access driveway onto Rockfield Road shall be determined at the time site development and building plan approval is granted by the Village Plan Commission. Other than temporary access for use by emergency vehicles only, the use of any access driveway onto Rockfield Road shall be prohibited until such time as Rockfield Road has been re-constructed to Village standards capable of supporting commercial/industrial vehicle traffic."***

MOTION carried unanimously.

Zilber Property Group – W210 N12975 Gateway Crossing – Sign Review application. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Williams to Approve the ground sign for ZPG Development property located at N210N12975 Gateway Crossing as proposed.

MOTION carried unanimously.

Ryan and Claire Polsfuss, Property Owners, W148 N10712 Crabtree Lane are seeking approval to install a 4'6" aluminum fence within an existing drainage easement on the residential lot located in the Preserve at Germantown subdivision. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Williams to Approve the zoning permit application to install a 4'6" Ashbury aluminum fence within the 20' wide private drainage easement along the rear lot line of the property located at W148N10712 Crabtree Lane subject to the following conditions:

- 1. The fence shall not be installed within the 10' public drainage easement along the north property line.***
- 2. It shall be the responsibility of the homeowner to maintain a free flow of water within the private drainage easement at all times.***

3. A fence permit is required from the Building Inspection Department. Contact SafeBuilt for more information.

MOTION carried unanimously.

Jason and Susan Roxbury, Property Owners, W153 N11489 Potomac Circle, are seeking approval to construct a wood privacy fence in the front yard at a height of 6' on their residential lot. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Laszewski to Approve the proposed installation of a fence 6' in height within the front yard along Gettysburg Drive.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business the meeting was adjourned at 8:45 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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

1/9/23 Plan Commission Meeting

Shawn Beschta

Village Planner Report

Germantown, Wisconsin

Summary

Shawn Beschta, property owner of two parcels totaling 41 acres located at W188 N10050 Maple Road is seeking approval of a 2-lot Certified Survey Map (CSM), an application to Rezone 1.5 acres from the A-1: Agricultural to the Rs-3: Single-Family Residential Zoning District, and a Conditional Use Permit (CUP) for personal storage of recreational vehicles, boats, and equipment.

Location: W188 N10050 Maple Road (1/4 mile east of Pleasant View Drive)

Property Owner: Evan Nicodem
Parish Survey & Engineering
West Bend, WI

Shawn Beschta
W188 N10050 Maple Road
Germantown, WI

Current Zoning District: A-1: Agricultural
Proposed Zoning District: Rs-3: Single-Family and A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Business/Institutional	B-1/B-2/I
East	Agricultural (USH41)	N/A
West	Agricultural/Residential	Rs-3/Rs-4

Location Map



Update

As a result of the discussion and decision to table the CSM and rezoning applications at the December 2022 Plan Commission meeting, the owner has submitted a conditional use permit (CUP) application requesting to use the property for personal storage of recreational vehicles, boats, and equipment.

At the December meeting, Staff presented their recommendation to DENY the 2-lot CSM and rezoning request because:

“Creating an opportunity for more residential development in this area and on this property is not consistent with the intent of the Schoen Laufen-Menomonee River District. As stated above, the existing residential use, i.e. one dwelling and five accessory buildings, is allowed to continue. Creating an additional Rs-3, 1.5-acre lot simply because there are four other pre-existing small residential lots that are also inconsistent with the 2050 Plan for this area is not a valid reason to add more small inconsistent residential lots.”

Because the owner argued that it was his intention to keep the larger lot for private use and has no intention of developing the parcel, Staff recommended an alternative that included: (1) granting a CUP for private recreation and storage; and (2) deed restricting the larger lot from further land division and development. At this time, Staff understands that the owner has agreed to this alternative.

The following background information was presented in the original December 12 Staff Report.

Background

Shawn Beschta is the owner of two parcels totaling approximately 41 acres of land located at W188 N10050 Maple Road. The property contains an existing dwelling, attached garage, two detached garages, two detached storage sheds, and a metal-clad machine shed. The property is served by on-site wells and a mound-type septic system. The property covered by both wetlands and floodplain associated with the Menominee River that meanders north-to-south across the property. Approximately 7 acres of the property is not located within a wetland or floodplain with 2.8 acres of that area 2' or more above the floodplain elevation. The property once had a tool & die business operating on the property; the buildings are currently used for personal storage of campers, trailers, boats, tools, and miscellaneous materials. Beschta indicates that apple trees and organic gardening occur on the property.

In March 2021, Kevin Parish, and other members of Quam Engineering at that time (now with Parish Survey & Engineering), contacted the Village regarding a potential land division and rezoning of the 41-acre Beschta property to split off 1.5 acres with the existing house and leave most of the accessory buildings on the remaining 39 acres. At that time, Parish was advised by Village staff that the 2020 Land Use Plan did not allow the creation of parcels less than 5 acres in the “Agricultural/Conservation Residential” area of the Village within which the Beschta property is located. Staff indicated that a

land use plan amendment could be proposed but questioned how an amendment into the “Rural Residential District” (which allowed parcels as small as 1 acre) would benefit the public interest vs. simply creating a path for the owner’s desire to sell the house and keep the accessory buildings for personal use. Staff also indicated that dividing land in a manner that would create a non-conforming situation with the outbuildings being on a separate parcel is not typically done. No further communication with the Village was made after April, 2021.

In August, 2022, Parish Survey & Engineering submitted a rezoning application for a 1.5-acre portion of the Beschta property (that included the existing dwelling) and advised Village staff that the 1.5-acre parcel had already been created by “quit claim deed” and no CSM was required. Around the same time, staff was contacted by a real estate agent seeking a copy of a CSM or other documentation for the 1.5-acre property because a financial institution involved in a pending sale of the 1.5-acre parcel.

Upon further research, Village staff discovered that a quit claim deed had been recorded that illegally created the 1.5-acre parcel. In May, 2022, Beschta and Parish Survey & Engineering prepared and recorded a quit claim deed that effectively divided the property into four (4) parcels in violation of both the Village’s Subdivision & Zoning Code. Because the Register of Deeds for Washington County does not serve as a “gate keeper” for purposes of enforcing Germantown’s Subdivision or Zoning codes when legal documents such as quit claim deeds are submitted for recording, the quit claim deed was recorded, and Beschta proceeded to market and attempt to sell the 1.5-acre parcel that was created illegally. Upon discovery of what had transpired, Village staff notified Parish Survey & Engineering regarding the illegal land division and requested the Register of Deeds to withhold recording of the land deed.

To address the situation, in October, 2022, Parish Survey & Engineering submitted a CSM application, rezoning application, and a land use plan amendment application to the Village to legally create the 1.5-acre parcel as shown in the attached CSM.

Proposal

Certified Survey Map (CSM)

A 2-lot CSM is being proposed to split off the existing house and one detached accessory building on a 1.52-acre parcel (proposed Lot 2). The remaining 39.05 acres (proposed Lot 1) would contain four (4) existing detached accessory buildings. Access to the Lot 1 would continue to be from an existing driveway shared with the property to the north. Lot 2 would continue to be served from the two existing driveways on Maple Road.

Rezoning

The 1.52-acre parcel (Lot 2) is proposed to be rezoned from A-1: Agricultural to Rs-3: Singler-Family. Lot 1 would remain in the A-1: Agricultural District.

Conditional Use Permit (CUP)

The owner is requesting approval of a conditional use permit (CUP) to use the property for personal storage of recreational vehicles, boats, and equipment pursuant to Section 17.12(2)(m) of the Zoning Code. A list of items currently stored in the buildings has been provided by the owner.

Staff Comments

NOTE: The following comments have been updated from the original Staff Report to reflect the revised proposal.

Under the new 2050 Plan, this property lies within the “Schoen Laufen-Menomonee River District” that is intended to “...remain undeveloped, except for the existing residential and institutional uses”. Under the Preferred Land Use Table for Schoen Laufen-Menomonee River District, new residential uses are “undesirable” (but may be acceptable under special circumstances). Existing residential and institutional uses are “allowable” and open space & recreational uses are “desirable”.

For this reason, staff supports the proposed rezoning, land division and CUP provided that the 39.05-acre Lot 1 (with over 80% of the property in wetland, floodplain, and navigable water) is restricted from further division and development and only allowed to be used for private storage and recreation uses. Notes containing these restrictions should be placed on the CSM and in the CUP.

As discussed previously, the proposal includes separating the existing dwelling and one detached accessory building on proposed Lot 2 and leaving the remaining four (4) detached buildings on proposed Lot 1. Accessory buildings are allowed on a property when there is a primary use of the property in place; dividing land to specifically split off accessory buildings on a new property where there is no primary use is not a recommended practice (nor is dividing land that creates non-conforming setbacks for pre-existing buildings). Moreover, as of August, 2022, aerial photos of the property reveal the property being used for storage of trailers, RV's, building materials, scrap wood, etc.

Therefore, if the Plan Commission and Village Board are inclined to approve the proposed land division and rezoning to create the 1.5-acre Lot 1, the owner should be required to remove any junk, unlicensed vehicles, etc. from the property and the accessory buildings not allowed to be used for commercial storage purposes, businesses, etc. unless allowed under the Zoning Code. The CUP should contain this restriction.

Finally, the accessory buildings on Lot 1 are accessed by way of an existing shared driveway located across the property to the north. Consistent with the intent of the Schoen Laufen-Menomonee River District, an access easement or cross-access agreement should be required between the owner to the north and the owner of proposed Lot 1 and Lot 2.

Village Engineer/Public Works Department

The Village's engineering consultant has completed their review of the CSM and identified several technical corrections in an October 28, 2022 review memo that need to be made to the CSM if the land division and rezoning are approved.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2-lot Certified Survey Map (CSM) and application to Rezone 1.5 acres (proposed Lot 2) from A-1: Agricultural to Rs-3: Single-Family Residential subject to the following conditions:

1. All technical issues and plan corrections identified in the October 28, 2022 review memo by the Village's engineering consultant GRAEF shall be addressed and reflected in a revised CSM submitted and approved by the Public Works director/Village Engineer prior to recording the CSM.
2. All junk, unlicensed vehicles, etc. shall be removed from proposed Lot 1 prior to recording the CSM.
3. The owner shall obtain an access easement or cross-access agreement with the property owner to the north to continue to allow access to proposed Lot 1 from the shared driveway located on the property to the north of the Lot 1 property line. Said agreement shall be recorded concurrent with or prior to recording the CSM.
4. Direct access to Maple Road from Lot 1 shall be prohibited. A note indicating this access restriction shall be added to the CSM prior to recording.
5. A note shall be added to the CSM that prohibits Lot 1 from any further land division or development, including the construction of any new structures, the expansion of any existing accessory buildings, or the construction of any habitable buildings or dwellings.

APPROVE a conditional use permit (CUP) for Shawn Beschta, property owner, to use proposed Lot 1 of the subject property for recreation and recreational vehicle and boat storage subject to the following conditions:

1. Due to the extent of environmentally sensitive features on the subject property, including wetland, floodplain and the portions of the Menomonee River that bisect the property, it is intended that use of the property be limited to those uses most conducive to the protection, preservation, and conservation of the existing environmental features. Uses are limited to only private recreation by the owner, including hunting and fishing, and non-commercial storage of recreation vehicles and boats pursuant to Section 17.12(2)(m) of the Zoning Code. Other uses, including the operation of a business or the construction of any new structures or expansion of the existing accessory buildings or construction of habitable buildings or dwellings are prohibited.
2. 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.
3. This CUP shall constitute a restriction of use on the property and shall run in perpetuity.



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735 Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

November 22, 2022

Evan Nicodem
Parish Survey & Engineering
122 Wisconsin Street
West Bend, WI 53095

RE: Beschta CSM & Rezoning Applications; Staff Review Comments

Mr. Nicodem:

Village Staff has reviewed the application and plans submitted for the proposed land division and rezoning and has identified the following outstanding issues that need to be addressed before we can schedule the applications for Plan Commission review. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss any of these items.

With respect to the comprehensive plan amendment application, we are going to return that to you/the owner and issue a refund for any fee paid for that application. Since the application was made, the Village adopted a new 2050 Comprehensive Plan. As a result, the format of the new plan (vs. the previous 2020 Plan) is such that an amendment to the land use plan is not required for the Village to approve a land division and rezoning.

Community Development Department

1. What is the purpose for dividing the land? Why is the house proposed to be separated from the other buildings? What do you intend to do with proposed Lot 1 and existing buildings?
2. What agricultural use(s) is the property currently being used for?
3. What are the accessory buildings on proposed Lot 1 currently being used for? On one sheet the largest building is shown as a "machine shed" and on another sheet it is labeled "barn"?
4. Is or was there ever a business operated from this property?
5. What are the accessory buildings on proposed Lot 1 intended to be used for if the land division is approved?
6. Will proposed Lot 1 be cleaned up and the old equipment & junk be removed?
7. What is the source of the wetland and floodplain boundaries shown on the CSM? Was there a wetland delineation completed as required?
8. Has there been soil tests done for proposed Lot 1 that indicate it can support an on-site septic system? If not, those test results will have to be provided before recording

the CSM or a note will need to be included on the CSM indicating that soil tests indicating suitability for a septic system prior to issuing any building permit for a habitable structure.

9. The building setbacks for proposed Lot 1 and Lot 2 need to be shown on the CSM
10. How much land area outside of (not in) a wetland or 100-year floodplain is in proposed Lot 1? How much land area outside of the floodplain is 2' above the floodplain elevation? See 18.02(6) below:

(6) **LAND SUITABILITY.** No land shall be subdivided or developed which is determined to be unsuitable for its proposed use by the Plan Commission for reason of flooding, inadequate drainage, adverse soil or rock formation, unfavorable topography or any other feature likely to be harmful to the health, safety or welfare of the future residents of the proposed subdivision or of the Village. In addition: No lot or parcel 2 acres or less in area shall include floodplain or wetlands, and all lots or parcels more than 2 acres in size shall contain not less than one acre of land which is at an elevation at least 2 feet above the elevation of the 100-year floodplain or, where such data is not available, 5 feet above the maximum flood of record. Generally, floodplain and wetlands within a parcel of land subject of a subdivision plat or certified survey map "minor" land division and the area within any required setbacks extending outward from any such floodplain or wetlands should be platted so as to be included in open space or other outlots and not within or part of a developable lot or parcel. (Cr. Ord. #09-08)

Water/Sewer Utility Departments

11. No comment.

Fire Department

12. No comment.

Public Works/Village Engineer

13. No Comment.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,


Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Lori Johnson

From: Kevin Parish <kparish@parishse.com>
Sent: Wednesday, November 30, 2022 4:27 PM
To: Jeff Retzlaff
Cc: Evan Nickodem; Emily Zandt; Lori Johnson; Tom Zernia
Subject: RE: Beschta CSM & Rezoning Staff Comments
Attachments: Beschta CSM Rev1.pdf

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Jeff,

Evan is on vacation this week so I am responding on his behalf. I have attached the revised CSM to address your comments and the Village checklist items for the CSM. Our responses to your review comments are below.

1. What is the purpose for dividing the land? Why is the house proposed to be separated from the other buildings? What do you intend to do with proposed Lot 1 and existing buildings?

Selling the house and maintaining the buildings. Personal use, storage, and bow hunting.

2. What agricultural use(s) is the property currently being used for?

Apple trees and organic garden.

3. What are the accessory buildings on proposed Lot 1 currently being used for? On one sheet the largest building is shown as a "machine shed" and on another sheet it is labeled "barn"?

Personal use and storage. Building G used for storage of camper, utility trailer and pontoon boats. Building M used for storage of carpentry tools and miscellaneous material. Building S used for storage of duck hunting equipment, boat, and gardening tools. Owner has been storing here for 25 years.

4. Is or was there ever a business operated from this property?

Yes, tool and die. Established in the early 80s.

5. What are the accessory buildings on proposed Lot 1 intended to be used for if the land division is approved?

Same as above.

6. Will proposed Lot 1 be cleaned up and the old equipment & junk be removed?

Yes, Lot 1 has been cleaned.

7. What is the source of the wetland and floodplain boundaries shown on the CSM? Was there a wetland delineation completed as required?

The wetland line is based on the Wisconsin Wetland Inventory Map and the 100-year floodplain line is based on the FEMA FIRM Map #55131C0359D. A note has been added to the CSM.

8. Has there been soil tests done for proposed Lot 1 that indicate it can support an on-site septic system? If not, those test results will have to be provided before recording the CSM or a note will need to be included on the CSM indicating that soil tests indicating suitability for a septic system prior to issuing any building permit for a habitable structure.

There have not been soil tests done for Lot 1. A note has been added to the CSM indicating that soil tests will be completed indicating suitability for a septic system prior to issuing any building permit for a habitable structure.

9. The building setbacks for proposed Lot 1 and Lot 2 need to be shown on the CSM

The building setbacks have been added to the attached CSM.

10. How much land area outside of (not in) a wetland or 100-year floodplain is in proposed Lot 1? How much land area outside of the floodplain is 2' above the floodplain elevation? See 18.02(6) below:

Lot 1 area which is 2' above the floodplain elevation is approximately 1.3 acres.

Lot 1 area which is not in a wetland or 100-year floodplain is approximately 5.5 acres.

Please review and let me know if you have any questions or additional comments.

Thanks,

Kevin J. Parish

PSE

PARISH SURVEY & ENGINEERING

122 Wisconsin Street
West Bend, WI 53095
Office: 262.346.7800
Mobile: 262.338.6641
kparish@parishse.com

From: Jeff Retzlaff <jretzlaff@germantownwi.gov>

Sent: Thursday, November 24, 2022 8:51 AM

To: Evan Nickodem <enickodem@parishse.com>

Cc: Lori Johnson <ljohnson@germantownwi.gov>; Emily Zandt <ezandt@germantownwi.gov>

Subject: Beschta CSM & Rezoning Staff Comments

Please review and respond to the attached staff review comments for the Beschta proposal.
Contact me with questions.

Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner/Zoning Administrator
jretzlaff@village.germantown.wi.us
1-262-250-4735

How was your experience? [Provide feedback here.](#)



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

October 28, 2022

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

SUBJECT: Shawn Beschta CSM Review

Certified Survey Map

Applicant or Owner: Shawn Beschta
Land Surveyor/Firm: Scott Henkel / PSE

1. Building setback lines are to be mapped and dimensioned.
2. The reference bearing should be N 01 29' 43" W.
3. The right of way width of USH 41 should be labeled.
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. 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.
8. A Mortgagee Certificate will need to be included, if applicable.
9. The Owner's Certificate should include “As Owners, we hereby dedicate that part of Maple Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 4 of this Certified Survey Map”.
10. The bearing basis should be identified as NAD 1983-2011 datum.
11. The dedication of Maple Road should be labeled as: “Dedicated to the Village of Germantown for Public Road Purposes”.

12. A 25' setback line should be shown for all delineated wetlands.
13. A 75' setback line should be shown for all streams and creeks.
14. A Professional Land Surveyor's seal and signature on each sheet.
15. Soil borings should be labeled, and their results provided with the CSM.
16. The last paragraph of the Surveyor's Certificate should reference "Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same".
17. The Village of Germantown Board Approval should read as:

This Certified Survey Map, being a division of $\frac{1}{4}$ $\frac{1}{4}$ Section ____, 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 (insert street name) for public road purposes as shown on Sheet__ of __ is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2021.

18.

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.

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.



collaborāte / formulāte / innovāte

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.

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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Burt J. Naumann, PLS
Senior Vice President



Village of



Germantown

Willkommen

Fee must accompany application



\$1460

Paid

Date

12/13/22

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

Shawn Beschta

PROPERTY OWNER

Shawn Beschta

Phone (262) 424-5845

Fax ()

E-Mail sbeschta@sbcglobal.net

Phone (262) 424-5845

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Shawn Beschta

3 PROPERTY ADDRESS

W188N0050 Maple Rd

TAX KEY NUMBER

6TNV 332-983, 332-984
332-985 332-996

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.

Metal Pole building that have trailers, boats, and misc. carpentry tools. All buildings are existing and operational.

5 DESCRIPTION OF PROPOSED OPERATION

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

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

Storage of boats, trailers, and tools. This is for personal use and recreation.

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:

- SB 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.
- SB 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.
- SB 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.
- SB 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!

 12-13-22
Applicant Date

 12-13-22
Owner Date

— Big BUILDING

MY TOOLS LEFT FROM KALL
MY WELDER AND WELDING TABLE
MY WOODWORKING TOOLS
MY DRILL PRESS
MY TRACTOR FOR FOOD PLOTS
MY SKID LOADER FOR FOOD PLOTS
MY LAWN MOWER
FISHING BOAT FOR HARTFORD HIGH SCHOOL FISHING TEAM
MY FISHING BOAT
MY CAR IM PLANNING TO RESTORE

— 4 STALL GARAGE

MY TOW BEHIND CAMPER
MY PONTOON BOAT
MY UTILITY TRAILER
MY ICE FISHING SHANTY

— SMALL POLE SHED

MY SONS DUCK BOAT
MY SONS DUCK SKIFF
MY SONS DECOYS
GOOSE HUNTING BLINDS
CANOE
LONG LINE GEAR



Village of



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 Evan Nickodem Parish Survey & Engineering 122 Wisconsin St West Bend, WI 53095 Phone (262)333-2167 E-Mail enickodem@parishsh.com	PROPERTY OWNER Shawn Beschta W188 N10050 Maple Rd Germantown, WI 53022 Phone () E-Mail
---	--

2	TAX KEY NUMBER
PROPERTY ADDRESS OR GENERAL LOCATION W188 N10050 Maple Rd	GTNV_332984

3

REZONING REQUEST

FROM A-1	TO R-3
-------------	-----------

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Part of the Southwest 1/4 of the Northwest 1/4 of Section 33, T9N, R20E in the Village of Germantown, County of Washington, State of Wisconsin.

Commencing at the Southwest corner of the Northwest 1/4 of said Section 33; thence North 01°29'43" West, 309.48 feet, along the West line of said Northwest 1/4 to the Point Of Beginning of this description;
 Thence continue North 01°29'43" West, 210.00 feet, along said West line; thence North 88°30'17" East, 238.15 feet; thence South 21°14'15" East, 74.09 feet; thence North 88°30'17" East, 130.18 feet; thence South 00°57'00" East, 144.00 feet; thence South 89°03'00" West, 392.00 feet, to the Point Of Beginning.

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.

House property better fits the R-3 zoning rather than the A-1 zoning.
Furthermore, three of the four homes on the west side of Maple Road are also R-3 zoning.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

EPN 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.

EPN 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.

EPN 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

EPN 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!

Evan P. Mankuly 07/29/2022
Applicant Date

Authentisign
Shawn Beschta 07/28/2022
7/28/2022 3:30:03 PM CDT
Owner Date



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

Evan Nickodem

Parish Survey & Engineering, LLC

122 Wisconsin St.

West Bend, WI 53095

Phone (262) 333-2167

Fax ()

E-Mail enickodem@parishse.com

PROPERTY OWNER

Shawn Beshcta

W188 N10050 Maple Rd

Germantown, WI 53022

Phone ()

W188 N10050 Maple Rd

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W188 N10050 Maple Rd

332983, 332984, 332985

3 PURPOSE OF LAND SPLIT

remove the existing house from the larger lot, creating one single family house lot and one larger ag. lot.

Will the land split require rezoning?

Yes

From A-1

To RS-3

4 READ AND INITIAL THE FOLLOWING:

EPN 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.

EPN 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.

EPN 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.

EPN 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!

Evan Nickodem 10/03/2022
Applicant Date

Owner Date

PRELIMINARY

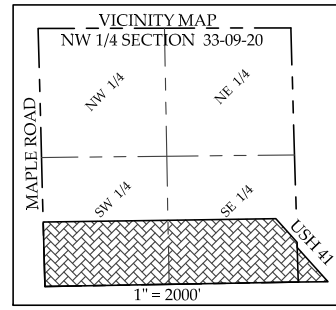
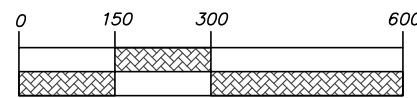
CERTIFIED SURVEY MAP # _____

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 445311.749 E 2463632.086

OWNER:
SHAWN BESCHTA
W188 N10050 MAPLE ROAD
GERMANTOWN, WI 53022

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83/2011) THE WEST LINE OF NW 1/4 OF SECTION 33-9-2 BEARS NORTH 00°29'43" WEST.



WETLANDS MAPPING PER WISCONSIN WETLAND INVENTORY
100 YEAR FLOOD LINE PER FEMA FIRM MAP # 55131C0359D

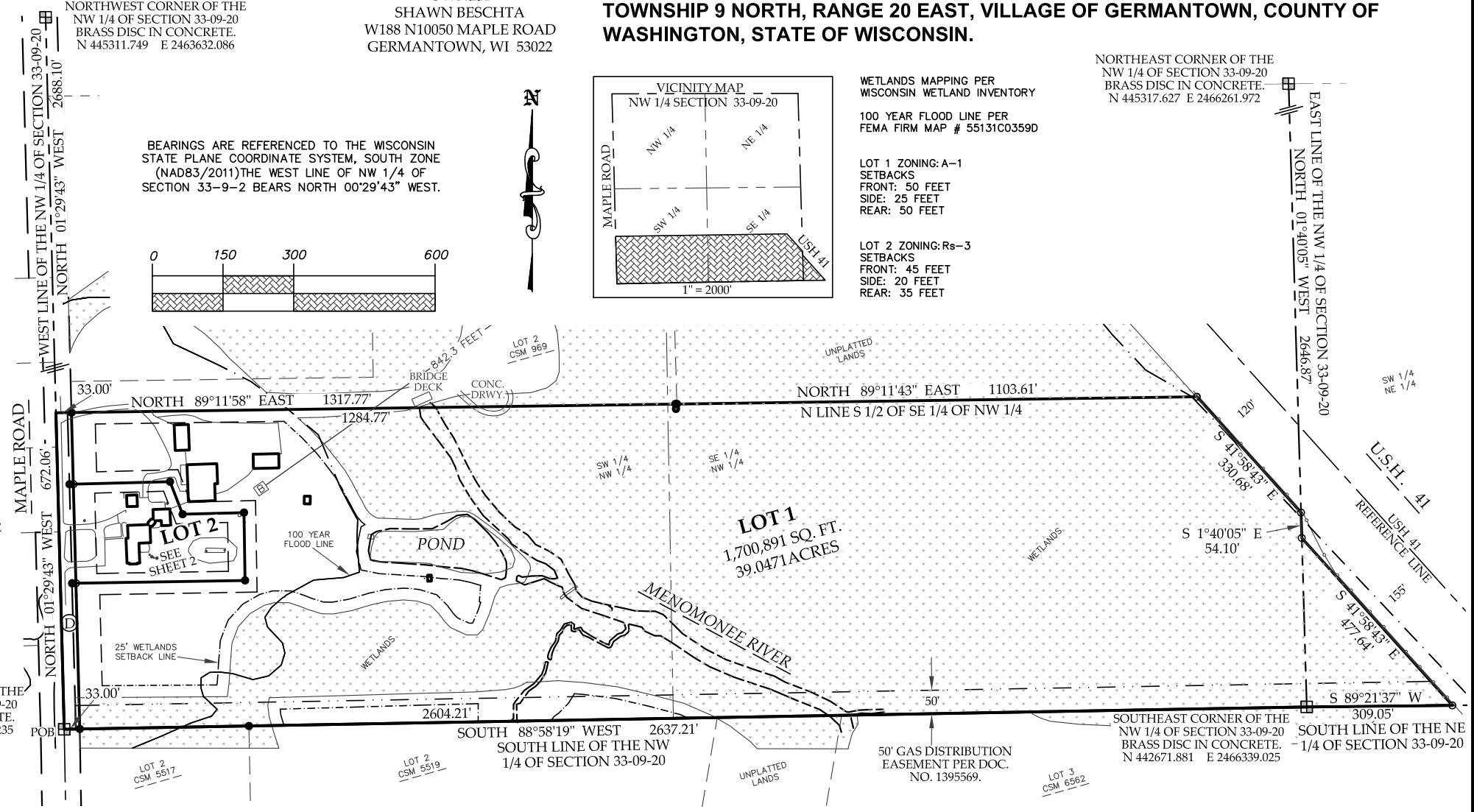
LOT 1 ZONING: A-1
SETBACKS
FRONT: 50 FEET
SIDE: 25 FEET
REAR: 50 FEET

LOT 2 ZONING: Rs-3
SETBACKS
FRONT: 45 FEET
SIDE: 20 FEET
REAR: 35 FEET

NORTHEAST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 445317.627 E 2466261.972

① DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES. FOR ADDITIONAL MAPPING INFORMATION SEE SHEET 2.

SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 33-09-20
BRASS DISC IN CONCRETE.
N 442624.569 E 2463702.235



LOT 1: SOIL TEST
A SOIL TEST FOR LOT 1 SHALL BE PROVIDED TO THE VILLAGE PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR A HABITABLE STRUCTURE.

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.

LEGEND

- 1" IRON PIPE FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.

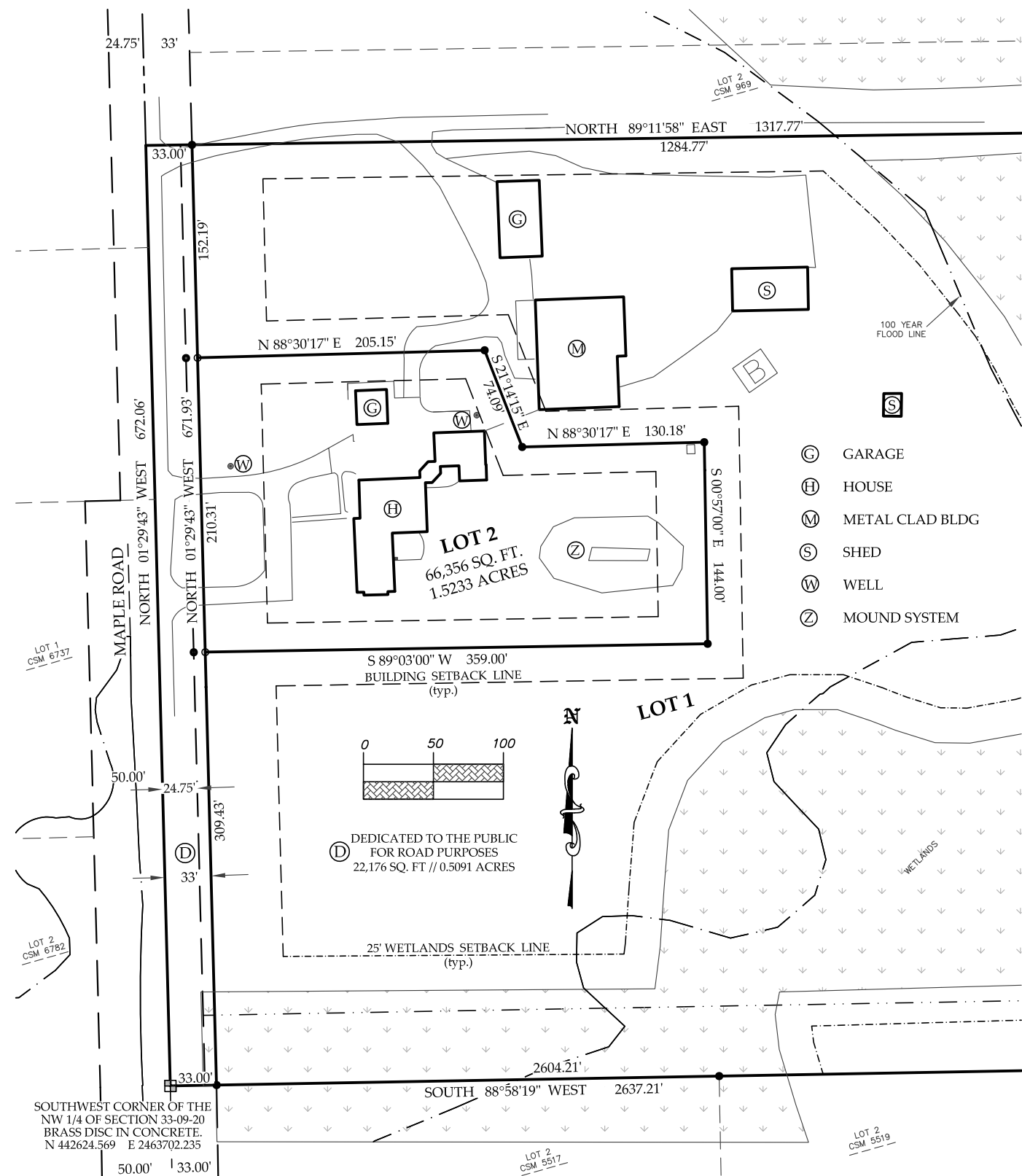
PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

FN: TZ-48-22 Date: 10/3/22

**PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.**



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: TZ-48-22

Date: 10/3/22

CERTIFIED SURVEY MAP # _____

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND
MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, SHAWN BESCHTA

PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND PART OF THE SOUTHWEST 1/4 OF
THE NORTHEAST 1/4, ALL BEING PART OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF
GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33, SAID CORNER ALSO BEING THE
POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 01°29’43” WEST, 672.06 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4;
THENCE NORTH 89°11’58” EAST, 1317.77 FEET, ALONG THE SOUTH LINE OF CERTIFIED SURVEY MAP 969;
THENCE NORTH 89°11’43” EAST, 1103.61 FEET, ALONG THE NORTH LINE OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID
NORTHWEST 1/4 TO THE SOUTHWEST LINE OF USH 41;
THENCE SOUTH 41°58’43” EAST, 330.68 FEET, ALONG SAID SOUTHWEST LINE;
THENCE SOUTH 1°40’05” EAST, 54.10 FEET, ALONG SAID SOUTHWEST LINE AND BEING THE EAST LINE OF SAID
NORTHWEST 1/4;
THENCE SOUTH 41°58’43” EAST, 477.64 FEET, ALONG SAID SOUTHWEST LINE TO THE SOUTH LINE OF THE NORTHEAST 1/4
OF SAID SECTION 33;
THENCE SOUTH 89°21’37” WEST, 309.05 FEET, ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF SAID NORTHWEST
1/4;
THENCE SOUTH 88°58’19” WEST, 2637.21 FEET, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID NORTHWEST 1/4
TO THE POINT OF BEGINNING.

CONTAINING 1,786,696 SQUARE FEET // 41.0169 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS
SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES,
AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND
MAPPING SAME.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNER, SHAWN BESCHTA, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED,
MAPPED, AND I HEREBY DEDICATE THAT PART OF MAPLE ROAD TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD
PURPOSES AS REPRESENTED ON SHEETS 1 AND 2 OF 4 HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE
WITH WISCONSIN STATUTES 236.34 AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL
ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING SAME:

SHAWN BESCHTA

STATE OF WISCONSIN :SS
COUNTY

PERSONALLY CAME BEFORE ME THIS DAY OF , 202 ,
, TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES:



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: TZ-48-22 Date: 10/3/22

CERTIFIED SURVEY MAP # _____

**PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, ALL BEING PART SECTION 33,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN.**

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 202__.

DEAN WOLTER, PLAN COMMISSION CHAIRMAN

LAURA A. JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

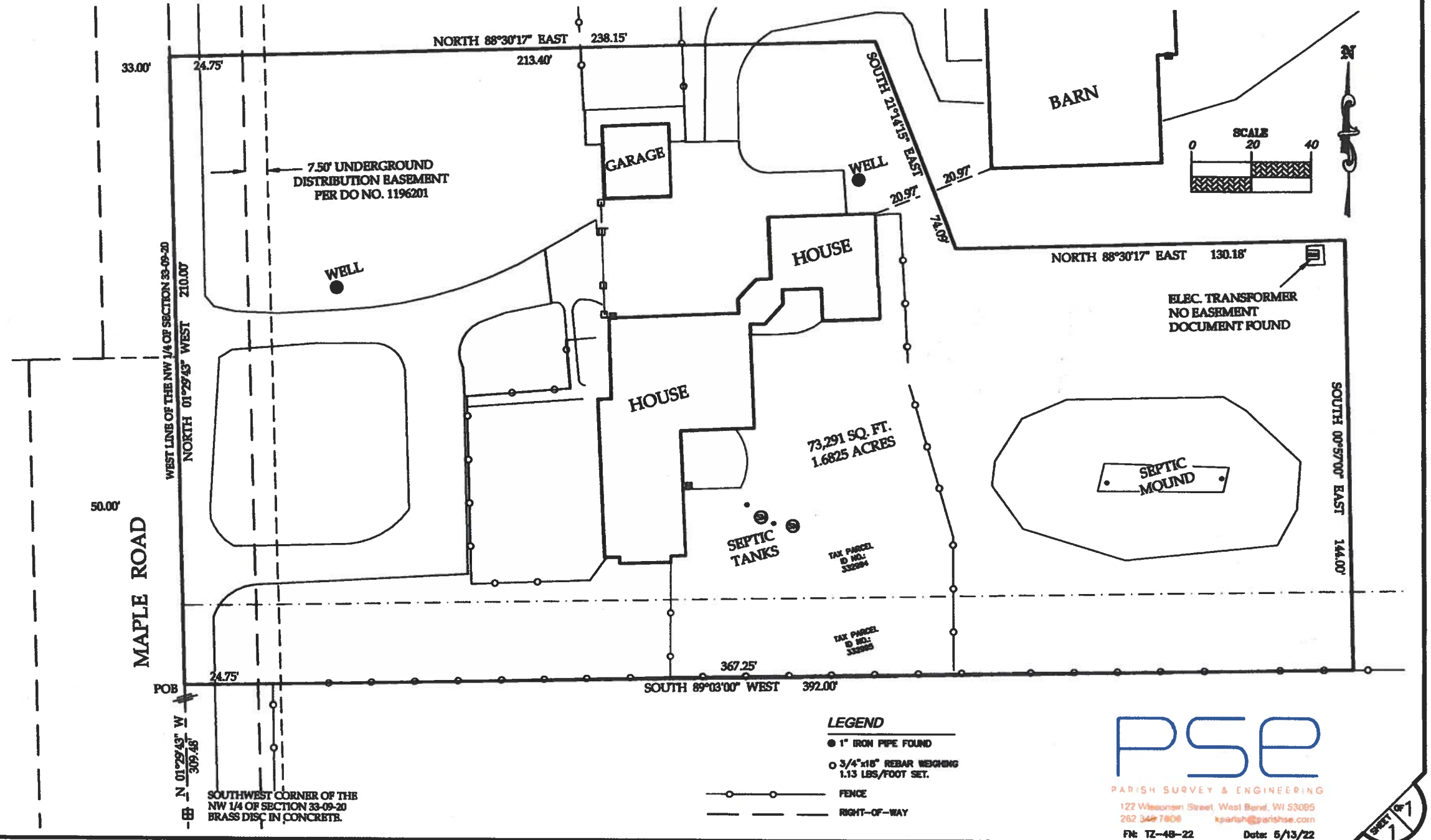
THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SW1/4 & SE1/4 OF NW1/4 AND SW1/4 OF NE1/4 OF SECTION 33,
TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN
APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND THE DEDICATION OF THAT PART OF
MAPLE ROAD FOR PUBLIC ROAD PURPOSES AS SHOWN ON SHEETS 1 AND 2 OF 4 IS HEREBY ACCEPTED BY THE VILLAGE
BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON

THIS _____ DAY OF _____, 202__.

DEAN WOLTER, VILLAGE PRESIDENT

DEANNA BRAUNSCHWEIG, VILLAGE CLERK

EXHIBIT B



PSE

PARISH SURVEY & ENGINEERING

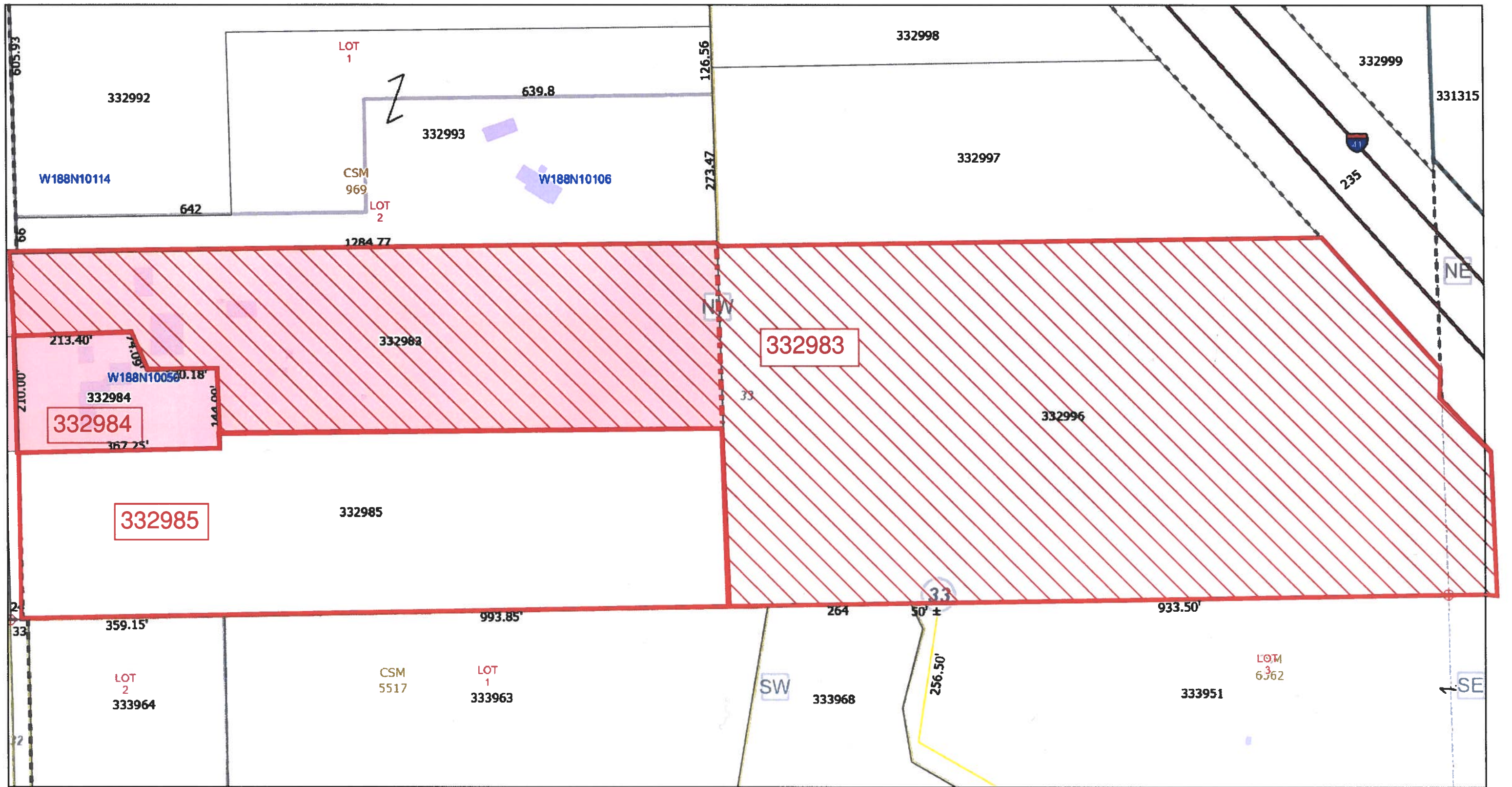
122 Wisconsin Street, West Bend, WI 53095

262 348 7806 kparish@parishse.com

FN: TZ-48-22

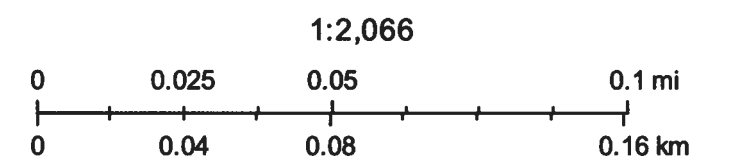
Date: 5/13/22

SHEET 1 OF 1



8/4/2022, 8:34:48 AM

Current Parcel	County Highway	Condominium Name	City/Village Street	Condominium
Railroad Centerlines	Address Point	Certified Survey Number	Private Street	Assessor Plat; Cemetery Plat; Subdivision
Road Centerline I, USH	Parcel Taxkey & Acreage	Lot Number	Municipality	Lot
Interstate Highway, I-41	Dimensions	Landhook	Retired Parcel	PLSS Quarter
US Highway, Hy 45; US Highway, Fond Du Lac Ave	Parcel Dimension	Meander Line	Right-of-Way	PLSS Section
Road Centerline STH, CTH	Right of Way Dimension	PLSS Monument	Plat	PLSS Boundary
On/Off Ramp	Leader Lines	Local Road Labels	Unknown	
State Highway				



Endorsement stamp digitally applied.
Please keep attached to original document

State Bar of Wisconsin Form 3-2003
QUIT CLAIM DEED

Document Number

Document Name

Document # 1562184
WASHINGTON COUNTY WISCONSIN
2022-05-31 12:09:00 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS

Fee: \$30.00

Fee Exempt: 13

Return via MAIL (REGULAR)

Pages: 3

THIS DEED, made between SHAWN BESCHTA

("Grantor," whether one or more),
and SHAWN BESCHTA

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in WASHINGTON
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum):

See Exhibit A and Exhibit B, attached.

Recording Area

Name and Return Address

PARISH S & B
122 Wisconsin Street
West Bend, WI 53095

GTNV-332994, GTNV-332995

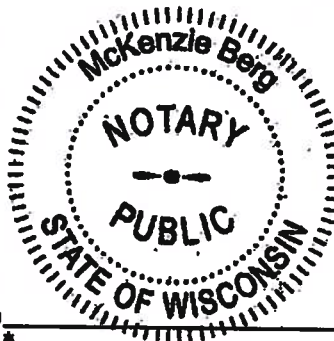
Parcel Identification Number (PIN)

This _____ homestead property.
(is) (is not)

Dated 5/26/22

Shawn Beschta
* Shawn Beschta (SEAL)

* _____ (SEAL)



AUTHENTICATION
Signature(s) *Shawn Beschta*

authenticated on 05/27/2022

*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not,
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
J. Scott Henkel

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
WASHINGTON COUNTY)

Personally came before me on MAY 27, 2022,
the above-named SHAWN BESCHTA

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

McKenzie Berg
* McKenzie Berg
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: 3/15/25)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

QUIT CLAIM DEED

© 2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

* Type name below signatures.

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 33;
THENCE NORTH 01°29'43" WEST, 309.48 FEET, ALONG THE WEST LINE OF SAID NORTHWEST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE NORTH 01°29'43" WEST, 210.00 FEET, ALONG SAID WEST LINE;
THENCE NORTH 88°30'17" EAST, 238.15 FEET;
THENCE SOUTH 21°14'15" EAST, 74.09 FEET;
THENCE NORTH 88°30'17" EAST, 130.18 FEET;
THENCE SOUTH 00°57'00" EAST, 144.00 FEET;
THENCE SOUTH 89°03'00" WEST, 392.00 FEET, TO THE POINT OF BEGINNING.

SITE PLAN REVIEW

1/9/23 Plan Commission Meeting

Capstone Quadrangle Development Company / Capstone 41
Village Planner Report **Germantown, Wisconsin**

Summary

Mike Faber, agent for Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, is requesting approval of site development and building plans for Phase 2 of the Capstone 41 Business Park, including a 294,614 sqft industrial building within the Holy Hill Gateway District.

Property Location: N128 W20955 Holy Hill Road (Holy Hill Gateway District - TID#7)

Applicant/

Property Owner: Mike Faber, Capstone Quadrangle
CQ WI 2021 LLC
W24222 Riverwood Drive
Waukesha, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Industrial	M-1
South	Agricultural/Environmental	A-1
East	Business/Industrial	M-1
West	Industrial	M-1



Background/Proposal

In August 2021, the Plan Commission approved site development and building plans for Phase 1 of the 52.5-acre Capstone 41 Business Park, including a 203,580 sqft industrial building. At their November, 2022 meeting, the Plan Commission consulted with the developer, generally supporting the building proposed for Phase 2. The Plan Commission encouraged the applicant to consider an earth tone color palette for the building. At this time, Capstone Development and CQ WI 2021 LLC, property owner, is requesting approval of site development and building plans for Phase 2 of the Capstone 41 Business Park and a 294,614 sqft industrial building on Lot 2 of CSM #7248 (29.4 acres) with the following characteristics:

Site Improvements

- Install perimeter and internal landscaping around the building and street trees along Holy Hill Road, adjacent to Lot 2
- Three (3) access points onto the internal private roadway providing access to the employee and visitor parking lot on the west side of the building serving a total of 201 vehicle parking stalls (9'x20')
- Truck parking along the east side of the site with 80 truck/trailer stalls (12'x55') and 72 total dock bays to the building (37 installed w/ 35 future).

Building Improvements (see attached renderings & elevations; Sheets A1.1, A4.1 & A4.2)

- 294,614 sqft single-story "spec" building
- Painted, insulated pre-cast concrete wall panels w/ smooth finish and multi-cream & brown color scheme (36'8" pre-cast panel wall height w/ 38'6" & 42'6" parapet wall height)
- aluminum storefront windows
- Thirty-seven (37) shipping & receiving loading dock bays (w/ room for an additional 33 dock bays) & four (4) overhead drive-in door bays

Storm Water Management. A total of 556,706 sqft (12.8 acres) of impervious surfaces are proposed as part of Phase 2 development or 43.5% of the total 29.4-acre site (Lot 3 of CSM 7248) leaving 56.5% in open/green space. Future development of Phase 3, including a future CSM if proposed, will need to meet the 80% maximum impervious surface in the M-1: Limited Industrial District.

Lot 2 storm water facilities include storm sewer, roof drains, and drain tiles to convey run-off from the building and east parking area to the existing Southeast Pond located in Outlot 3 of CSM 7248. Additional run-off from the building and the west parking area will tie into the storm water infrastructure of Lot 1 and drain to the West Pond located in Outlot 1 of CSM 7181.

Landscaping & Buffering. Landscaping is proposed along Holy Hill Road (street trees) and the west side of the building and within the parking areas. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings, and ornamental grasses. (see Sheets L-1 through L-5). The landscaping proposed is a continuation of the type and extent of landscaping installed for Phase 1.

Lighting. Proposed exterior lighting of the site and building includes:

- (18) 133W LED cut-off building-mounted fixtures at a height of 32' (west, south, and east elevations);
- (4) 133W LED cut-off building-mounted fixtures at a height of 32' (north elevation);
- (6) 133W LED cut-off style pole-mounted fixtures mounted on a 30' pole and 5' base (35' total fixture height) in the east truck parking area;
- (16) 23W under canopy entrance lighting.

Signage. A monument sign for the business park was approved by the Plan Commission at their August 8, 2022 meeting at the driveway intersection @ Holy Hill Road. Details for any wall-mounted signs for future tenants will be provided as part of separate and future sign permit applications.

Staff Comments

The proposed landscape plan is consistent in variation, quantity, and size with what was approved as a part of Phase 1 of the Capstone 41 Business Park. Staff supports the landscape plan as proposed. Additional landscaping along the east property line of Lot 2 will be required with the review and approval of the Site development and Building Plans for the third building in the Capstone 41 Business Park to buffer the view of the buildings from the east.

No roof plan has been provided at this time given the speculative nature of the building shell being constructed. Depending on future tenants, roof-mounted HVAC mechanicals may be installed in the future; While there is a 1-3' high parapet proposed along the roof line, no roof plan showing the actual location and possible sight lines has been provided. No screening is proposed at this time either. Future tenants should be required to provide a roof plan with RTU location and sightline diagrams as part of any building "build out" plans. RTU's should be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways (Holy Hill Road and driveway). If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's should be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.

No details regarding the size, location and materials for any dumpster enclosure(s) has been provided. Dumpster enclosures should be designed to meet the Village's dumpster enclosure guidelines. Future tenants should be required to provide proposed dumpster enclosure plans to be reviewed by staff prior to occupancy.

The proposed exterior lighting includes building-mounted fixtures at a height of 32 feet; exceeding the maximum 25 feet recommended by the Village. The height of all exterior lighting fixtures should not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Also, no tilting of the fixtures should be permitted. The lighting plan needs be modified so that illumination levels do not exceed 0.5 footcandles at the property boundaries (north and south property lines).

As discussed with the Plan Commission at the consultation meeting in November 2022, the applicant has modified the color scheme to incorporate earthtones and a greater range of color.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Public Works/ Village Engineer/Village Surveyor

The Village Engineer and Public Works Department staff have identified a few minor technical requirements (primarily stormwater management) that will need to be resolved prior to commencing construction activities and issuance of building permits in a January 4, 2023 review memo (copy attached).

Fire & Police Departments

No comments.

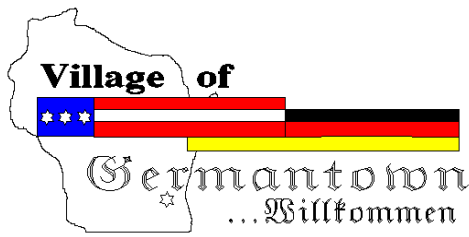
VILLAGE STAFF RECOMMENDATIONS

APPROVE the site development and building plans for development proposed by Capstone Quadrangle for Phase 2 of the Capstone 41 Business Park on Holy Hill Road, including a 294,614 sqft multi-tenant industrial/distribution building 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 superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural plans dated November 22, 2022;*
 - b. *Civil Engineering plans dated November 11, 2022);*
 - c. *Landscaping plans dated November 11, 2022;*
 - d. *Lighting plans (photometric plan) dated November 8, 2022*
2. 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 for the shell building.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All technical requirements identified in the January 4, 2023 review memo from the Village Engineer and Public Works Department shall be resolved and

reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).

5. 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 of WI and the Village of Germantown.
6. The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation (wall and pole mounted). Also, no tilting of the fixtures shall be permitted. The lighting plan needs be modified so that illumination levels do not exceed 0.5 footcandles at the property boundaries (north and south property lines). An updated lighting plan shall be submitted for review and approval by the Village Planner prior to the issuance of building permits.
7. Dumpster enclosures shall be designed to meet the Village’s dumpster enclosure guidelines. Future tenants shall be required to provide proposed dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the tenant.
8. Future tenants shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building “build out” plans. RTU’s shall be screened from view by line of sight at 5’ above grade from all property lines around the building and the centerline of the adjacent roadways (Holy Hill Road and driveway). If RTU’s cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU’s shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : January 4, 2023

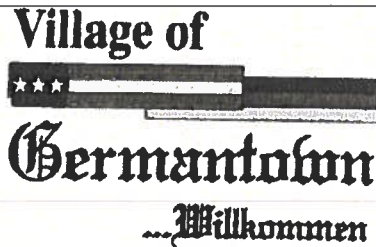
Re : Capstone Building #2

Items Reviewed:

1. Civil Plan Set Dated: 11-11-22

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 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. Plans appear to match the future improvements included in the previously approved stormwater management plan. Please provide a quick letter indicating that proposed conditions match what was included in the approved plan. If the proposed conditions differ please provide a summary of the changes and updated report.



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 12/2/22

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

CQ WI 2021, LLC
% CAPSTONE DEVELOPMENT COMPANY
N17W24222 RIVERWOOD DRIVE STE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (SAME)

Phone () _____

E-Mail _____

2 PROPERTY ADDRESS

N128 W 20955 HOLY HILL ROAD, GERMANTOWN WI 53076

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

North <u>INDUSTRIAL</u> <u>GATEWAY (ZILBER)</u>	South <u>CONSERVANCY</u> <u>(MMSD)</u>	East <u>AGRICULTURAL</u> <u>(WETTERAU)</u>	West <u>CONSERVANCY</u> <u>(MMSD)</u>
--	---	---	--

4 READ AND INITIAL THE FOLLOWING:

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

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

MS 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!

[Signature] 11/28/2022
Applicant Date

[Signature] 11/28/2022
Owner Date
by: CAPSTONE GERMANTOWN LLC
a co-managing member



November 28, 2022

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: **Capstone 41 – Phase II:** Site Plan Request: GTVN 181979
N128 W20955 Holy Hill Road, Germantown Wisconsin
Plan Commission narrative

Dear Jeff,

As a component of our package submitted for Plan Commission consideration of our site plan and building design for Phase II of the Capstone 41 Business Park, this letter is a description summarizing the design intent and what we are proposing.

Following the successful completion of our Phase I building and its lease-up, we intend to move ahead with the Phase II building of the master development plan that we showed you when we began about 2 years ago.

Our plan is to develop this second building in our Class A business park, consistent with the industrial uses generally described in the M-1 Limited Industrial District zoning category of your zoning ordinance and the relevant Germantown Comprehensive Plan.

The park infrastructure is already completed and in-place, including the main entrance drive coming off Holy Hill Road and two stormwater ponds, as well as the water main laterals and the sanitary sewer main across the south end of our park. The initial speculative building (203,580 SF) was constructed on the west end of the site; this Phase II will be about 294,000 SF with 36 foot structural clear height inside. This size is aimed at being “state of the art”, and we hope to appeal to what continues to be robust tenant activity in the market.

Our design intent for Phase II, as we noted 2 years ago, is to create an aesthetic that conveys a sense of campus, so that the buildings feel like siblings and are related to each other, rather than being completely different. Following our conceptual discussion with you and the Plan Commission several weeks ago, we have tweaked the following items:

- Modified the paint “pattern” or scheme to feel similar to Phase I but not an identical twin.
- Selected paint colors in the same “dark, medium, light” type of density, used in a similar manner as Phase I, but more in the warmer earth tones as suggested by the Plan Commission. This will also apply to Phase III, which will be similarly lightly modified in both pattern and colors (but with the colors of Phase III also in the earth tones range).

Despite the marketplace challenges of construction materials costs continuing to rise, we believe we have crafted an attractive and thoughtful Class A building, consistent with those in the vicinity, that we and Germantown can be proud of, and we look forward to our time with you and the Plan Commission.

Regards,

A handwritten signature in blue ink, appearing to read "Michael Faber", with a stylized flourish at the end.

Michael Faber
Principal

CERTIFIED SURVEY MAP
NO. _____

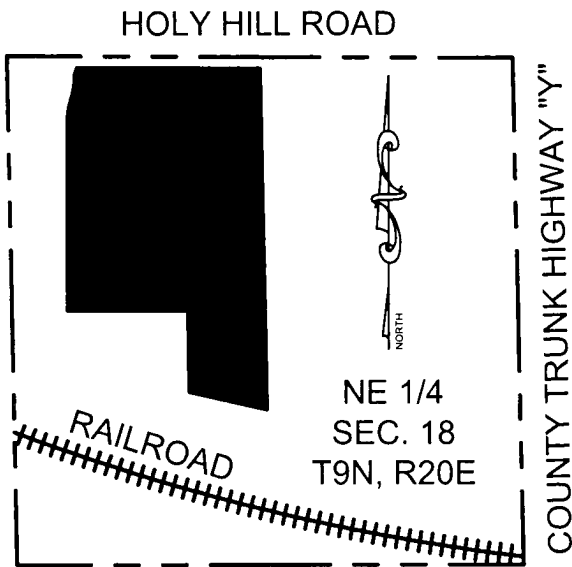
Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Document # 1571463
MAP # 7248
VOLUME: 56 PAGE: 86
WASHINGTON COUNTY WISCONSIN
2022-11-14 11:32:00 AM

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

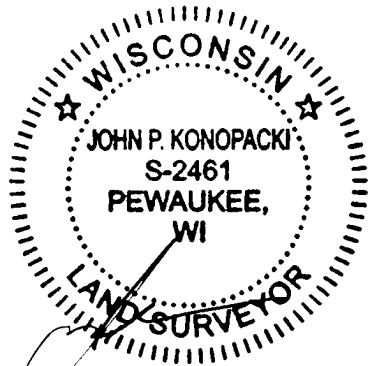
Pages: 6

VICINITY MAP
SCALE 1":1000'



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- This survey is based on the Wisconsin State Plane Coordinate System, South Zone, based on the North American Datum 1983/2011 adjustment, with north line of the NW 1/4 of Section 18, T9N, R20E bearing S89°48'14"E.
- Wetlands delineated by Heartland Ecological Group, Inc. in MAY, 2021.
- Development within the Wetland Setback or Ordinary High Water Mark Setback areas are prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.
- The property within this Certified Survey Map are Zoned: M-1



JUNE 6, 2022



Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

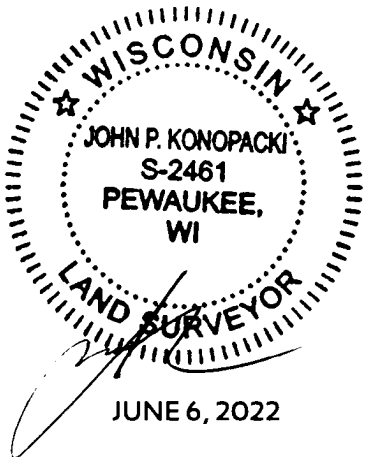
Prepared for:
CQ WI 2021, LLC
N17 W24222 Riverwood - Suite 160
Waukesha, WI 53188

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

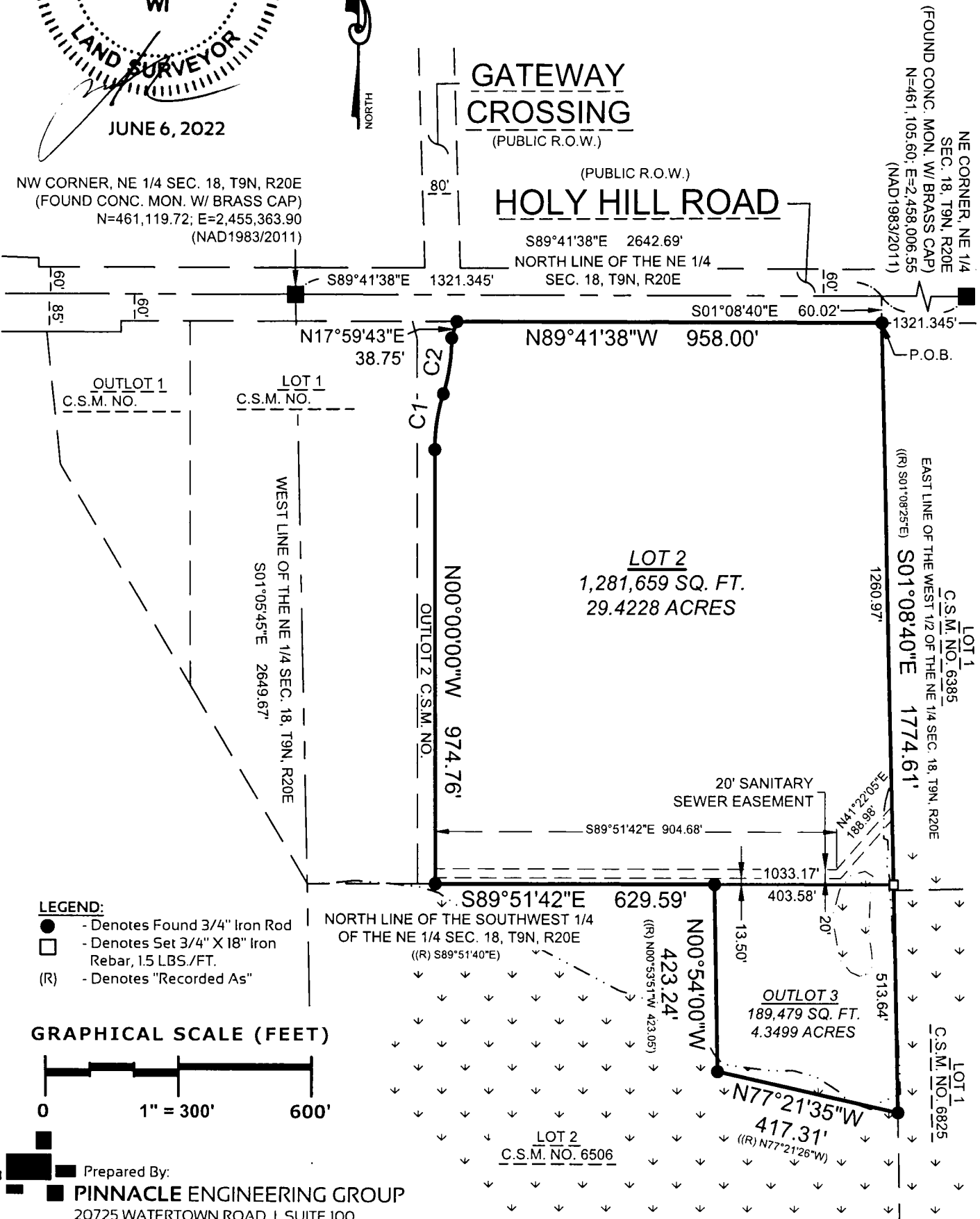
PEG JOB#1262.00A
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	128.23'	425.00'	N08°38'36"E	127.74'
C2	127.34'	417.00'	N08°32'17"E	126.85'



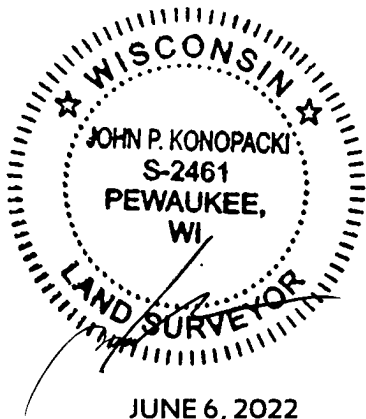
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 2 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

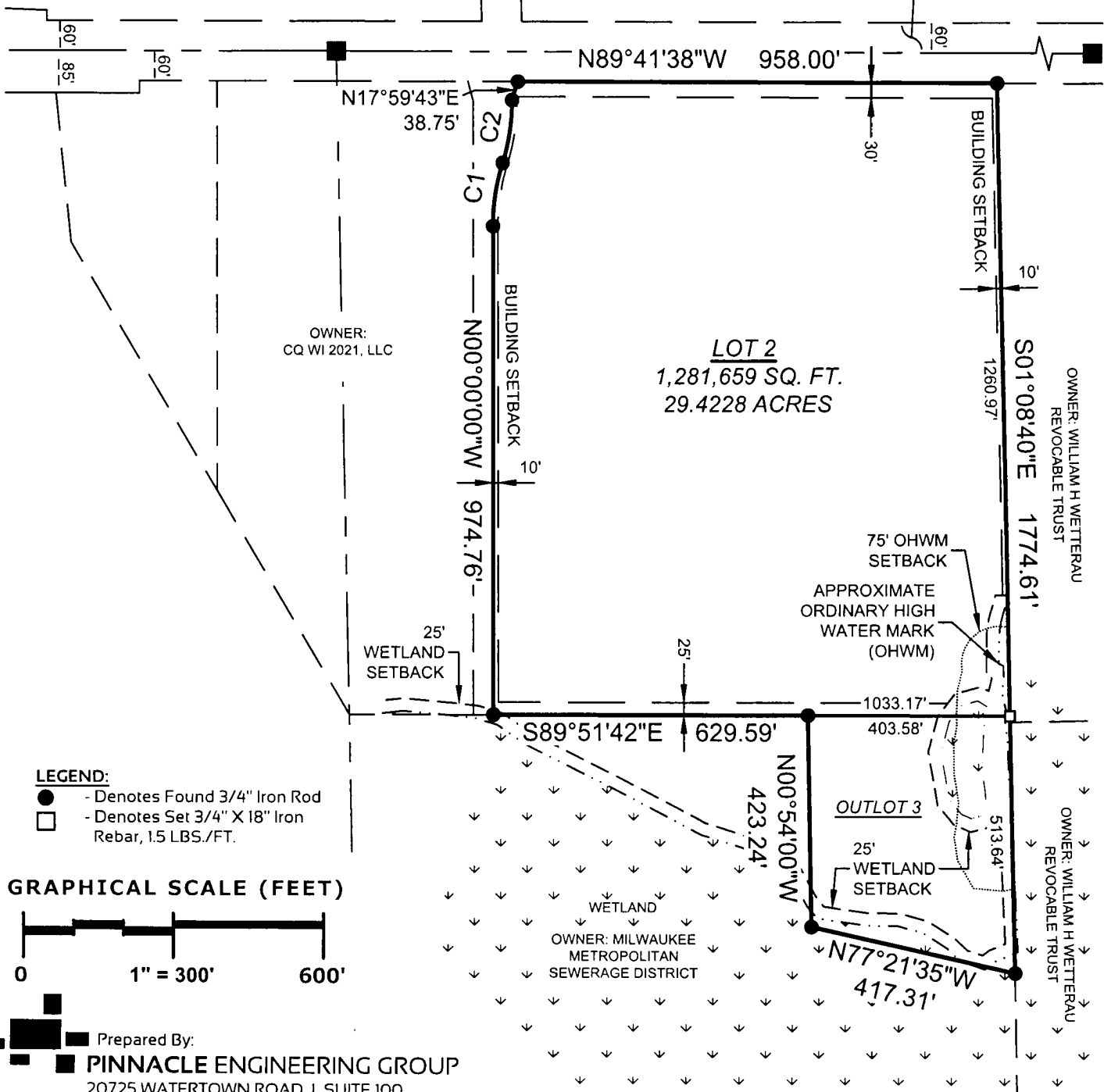


GATEWAY
CROSSING
(PUBLIC R.O.W.)

HOLY HILL ROAD

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

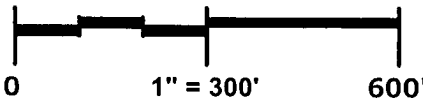
(PUBLIC R.O.W.)



LEGEND:

- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD 1 SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 2 of Certified Survey Map No. 7181, as recorded in the Register of Deeds office for Washington County as Document No. 1550987, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 18;
Thence South 89°41'38" East along the north line of said Northeast 1/4, 1321.345 feet;
Thence South 01°08'40" East, 60.02 feet to the south right of way line of Holy Hill Road and the Point of Beginning;

Thence continuing South 01°08'40" East along the west line of Lot 1 of Certified Survey Map No. 6385 and then along the west line of Lot 1 of Certified Survey Map No. 6825, 1774.61 feet to a northerly line of Lot 2 of Certified Survey Map No. 6506;
Thence North 77°21'35" West along said northerly line, 417.31 feet;
Thence North 00°54'00" West along said northerly line, 423.24 feet;
Thence North 89°51'42" West along said northerly line, 629.59 feet;
Thence North 00°00'00" West, 974.76 feet to a point of curvature;
Thence northeasterly 128.23 feet along the arc of said curve to the right, whose radius is 425.00 feet and whose chord bears North 08°38'36" East, 127.74 feet to a point of reverse curve;
Thence northeasterly 127.34 feet along the arc of said reverse curve to the left, whose radius is 417.00 feet and whose chord bears North 08°32'17" East, 126.85 feet;
Thence North 17°59'43" East, 38.75 feet to the aforesaid south right of way line of Holy Hill Road;
Thence South 89°41'38" East along said south right of way line, 958.00 feet to the Point of Beginning.

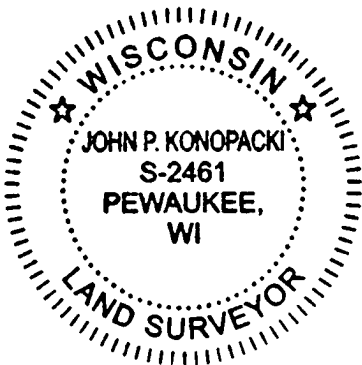
Containing 1,471,138 square feet (33.7727 acres) of land, more or less.

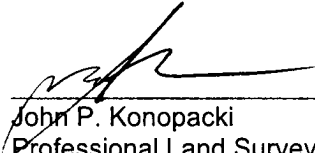
That I have made such survey, land division and map by the direction of CQ WI 2021, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: JUNE 6, 2022




John P. Konopacki
Professional Land Surveyor S-2461

 Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE

CQ WI 2021, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

CQ WI 2021, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

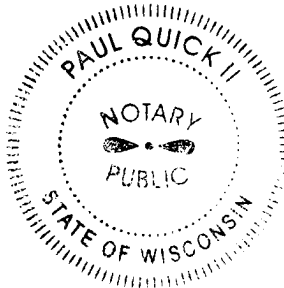
IN WITNESS WHEREOF, the said CQ WI 2021, LLC, has caused these presents to be signed by Capstone Germantown LLC, its co-managing member, by Michael Faber it's manager, at (city) Pewaukee, Waukesha County, State of Wisconsin, on this 13th day of October, 2022.

Michael Faber
Michael Faber, Manager (signature)

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this 13th day of OCTOBER, 2022, Michael Faber, Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Paul Quick II
Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23



CONSENT OF CORPORATE MORTGAGEE

ASSOCIATED BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

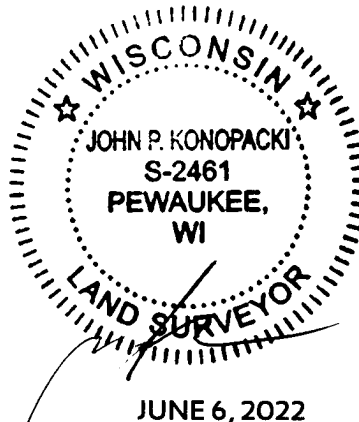
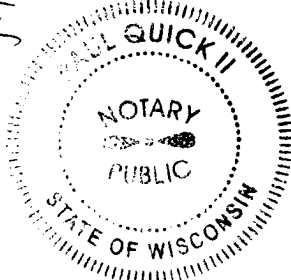
IN WITNESS WHEREOF, the said ASSOCIATED BANK, has caused these presents to be signed by RORY H. DUNN, its SENIOR VP, and its corporate seal to be hereunto affixed this 20th day of OCTOBER, 2022.

Rory H. Dunn
Date 10/20/22 Title: SENIOR VICE PRESIDENT

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

Personally came before me this 20th day of OCTOBER, 2022, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Paul Quick II
Notary Public
Name: PAUL QUICK II
State of WISCONSIN
My Commission Expires: 1-2-23



Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEGJOB#1262.00A
SHEET 5 OF 6

CERTIFIED SURVEY MAP NO. _____

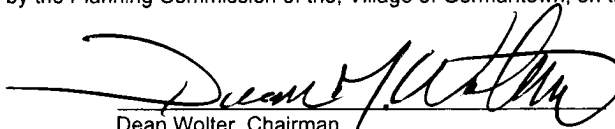
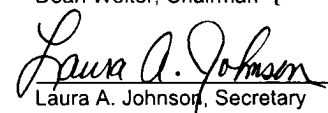
Being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the, Village of Germantown, on this 10th day of October, 2022.

10-28-2022
Date

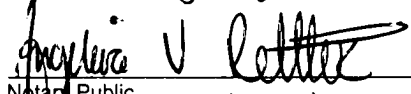
10-28-22
Date


Dean Wolter, Chairman

Laura A. Johnson, Secretary

STATE OF WISCONSIN)

Washington COUNTY) SS

Personally came before me this 28 day of October, 2022,
(names) Dean Wolter, Laura A. Johnson, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public
Name: Angelica V. Rettler
State of Wisconsin
My Commission Expires: 8/6/2024

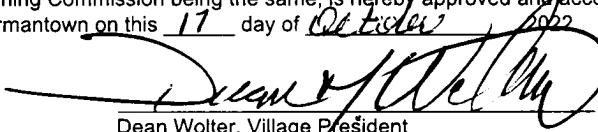


VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being all of Lot 2 of Certified Survey Map No. 7181, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, 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 accepted by the Village Board of Trustees of the Village of Germantown on this 17 day of October, 2022.

10-28-2022
Date

10-28-2022
Date


Dean Wolter, Village President

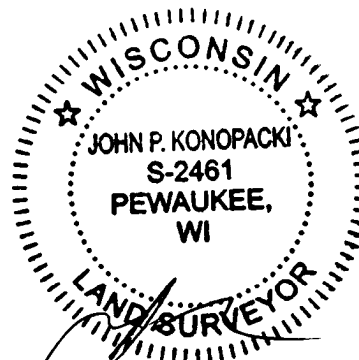
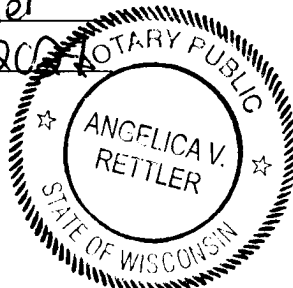

Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)

Washington COUNTY) SS

Personally came before me this 28 day of October, 2022,
(names) Dean Wolter, Deanna Braunschweig, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


Notary Public
Name: Angelica V. Rettler
State of Wisconsin
My Commission Expires: 8/6/2024



JUNE 6, 2022

Prepared By:

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A
SHEET 6 OF 6

CAPSTONE QUADRANGLE



Capstone 41 - Building 2

Village of Germantown, Wisconsin
Plan Commission Submittal



Partners*in*Design
ARCHITECTS



PINNACLE
ENGINEERING GROUP



BERGHAMMER
Construction Corporation

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 3/07)

GENERAL INFORMATION

- ☒ Provide Completed Checklist with submittal
- ☒ Names and Contact Information for Agent/Applicant, Property Owner, Developer (if different), and all engineers, architects, planners, or other individuals responsible for preparing one or more plans included in application submittal
- ☒ Legal Description of the Property (electronic Microsoft WORD format; metes and bounds description preferred)
- ☒ Graphic scale and North Arrow
- ☒ General Location Map (within village)
- ☒ Size of site (gross and net acreage)
- ☒ Existing zoning
- ☒ Adjacent zoning and land uses
- ☒ Current date(s) each plan sheet prepared or revised

EXISTING SITE INFORMATION

- ☒ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☒ Existing grades (2' contours minimum)
- ☒ Adjacent property grades (within 10' minimum of property lines)
- ☒ Adjacent structures (within 20' minimum of property lines)
- ☒ Drainage systems and structures
- ☒ Natural features (wooded areas, streams, lakes, ponds, rock outcroppings)
- ☒ Wetland boundaries (provide date of delineation; include report and DNR concurrence letter)
- ☒ Floodplain elevation and boundaries
- ☒ Environmental concerns (underground tanks, etc)
- ☒ Primary Environmental Corridor boundary
- ☒ Roads, curbs, parking lots, pavement areas
- ☒ Structures (location, size) **Not Applicable**
- ☒ Rights-of-Way (existing/ultimate)
- ☒ Easements (drainage, utility)
- ☒ Existing utilities (sanitary, water, electric, gas, telephone)
- ☒ Benchmark locations and elevations
- ☒ Location of fences, wells, borings, etc.
- ☒ Lot coverage (Existing)
 - Total parcel area by square footage and acreage
 - Impervious area (sqft) and percentage of total by type (e.g. building, parking, etc.)
 - Open space area (sqft) and percentage of total by type (landscaped, wetland, floodplain, etc.)
 - Comparison of maximum impervious area allowed under zoning district(s) vs. existing and proposed

ARCHITECTURAL PLANS

- ☒ Existing building location
- ☐ Existing building elevations materials (photos can be provided) **Not Applicable**
- ☒ Proposed use(s) of building
- ☒ Statement of design intent (narrative)
- ☒ Proposed floor plans (with area and dimensions)
- ☒ Square footage (total and individual rooms/stores)
- ☒ Proposed exterior elevations (with heights and dimensions)
- ☒ Colored Rendering (3-D preferred) or Colored elevations
- ☒ Proposed materials and colors
 - ☒ narrative description
 - ☒ material sample board (required for new construction)
- ☐ Details of any special features, e.g. clock towers, cupolas, overhangs, canopies, drive-through windows, etc. **Not Applicable**

PROPOSED SITE PLAN

- ☒ Grading and spot elevations
- ☒ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☒ Stormwater management
 - ☐ stormwater management design report
 - ☐ general drainage pattern
 - ☐ swales w/ arrows for direction of flow
 - ☐ pond design with outfalls
 - ☐ culverts (location/size)
- ☒ Utilities (size, invert elevations, length, slope, etc.)
 - ☐ sanitary
 - ☐ water
 - ☐ stormsewer
- ☒ Building location (dimension)
- ☒ Building elevation (finished grade)
- ☒ Location of proposed signage
- ☒ Details of outside storage (including trash receptacles) **Trash management at docks**
- ☒ Setbacks (clearly marked and dimensioned)
 - ☐ building setbacks as set in PDD Resolution
 - ☐ wetland, floodplain and shoreland setbacks
- ☒ Vehicular entrances (dimension to centerline of nearest intersection)
- ☒ Streets (dimension and direction for one-ways)
- ☒ Curve radii
- ☒ Sidewalks (dimension)
- ☒ Parking areas (show striping/spot elevations)
- ☒ Parking setback from property line
- ☒ Loading areas (dimension)
- ☐ Intersection Improvements (if any; consistent with Traffic Study Recommendations) **Not applicable**
- ☒ Lot coverage (Proposed)
- ☒ Total parcel area by Square footage and acreage
 - ☐ Impervious area total sqft. by type and percentage of total by type (e.g. building, pavement, etc.)
 - ☐ Open space area total sqft. by type and percentage of total by type (landscaped, wetland, floodplain, etc.)
 - ☐ Comparison of impervious area permitted under zoning district(s) vs. proposed

- ☒ Municipal utility connections & locations
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
 - Easements for public water mains

LIGHTING PLAN

- ☒ Show major features and proposed improvements for context (use proposed site plan as base)
- ☒ Location and type of existing lighting features and fixtures (No existing fixtures)
- ☒ Location and type of all proposed lighting features and fixtures, including: access driveways or intersections, internal roads, driveways and parking areas, building-mounted and entryways
- ☒ Photometric statistical analysis and graphic report (shown to scale on proposed site plan)
- ☒ Provide manufacturer specification "cut-sheets" for all proposed poles and/or fixtures
- ☒ Lighting schedule
 - keyed to plan
 - number and type of fixtures and lamp
 - lamp output (lumens and wattage)
 - Installation details as appropriate (include detail for light poles and pedestals)

LANDSCAPE PLAN

- ☒ Major improvements for context (property lines, building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, landscaping beds, etc)
- ☒ Existing vegetation
 - Species
 - Size
- ☒ Approximate canopy in plan
- ☐ Vegetation to be destroyed
 - list and show location Not applicable, existing fallow farm field.
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☐ Existing and proposed landscape lighting Not applicable
- ☐ Irrigation/watering systems (locate outlets) Hose bibs shown.
- ☒ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☒ Installation details/staking
- ☒ Street Trees

SIGNAGE PLAN

- ☐ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☐ This is a speculative building development, so no tenant signage known at this time.
Proposed park monument sign location shown. Sign to meet Village ordinances and be comparable to neighboring industrial developments.

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

- ☒ Cover / Title Page
- ☒ Existing Site Information Plan
- ☒ Proposed Site Plan
- ☒ Grading, Paving & Erosion Control Plan
- ☒ Utility Plan
- ☒ Landscape Plan
- ☒ Lighting Plan
- ☒ Architectural Plans
- ☐ Signage Plans Proposed park monument sign location shown. Sign to meet Village ordinances and be comparable to neighboring industrial developments.

In addition to the items on this list, Village staff and/or the Plan Commission may require additional drawings and data to be submitted for approval. If any public improvements or work is to be done in the Public Right-of-Way the Village will require that a **Developer's Agreement** be submitted and approved by the Village Board.

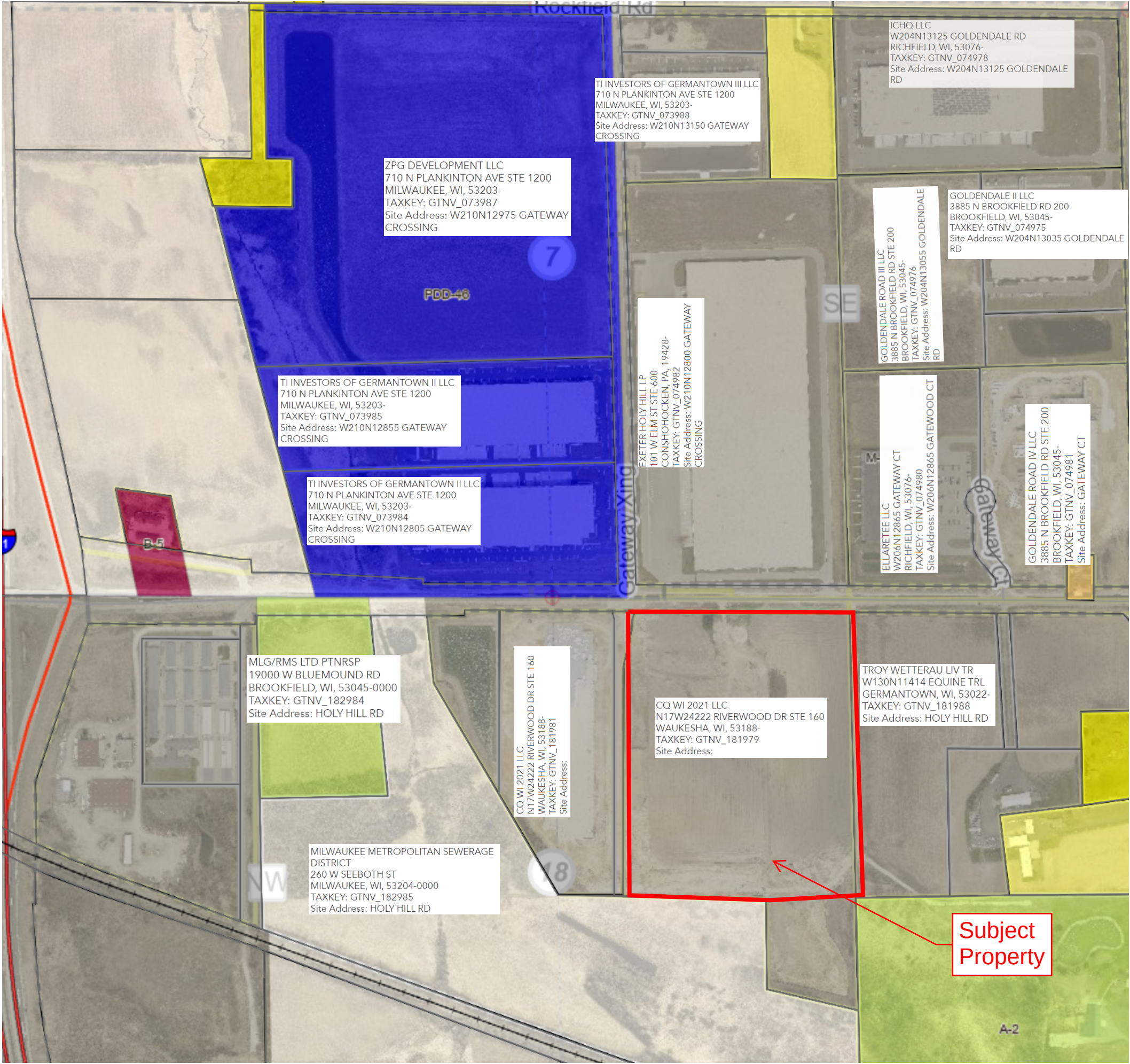
Zoning Map

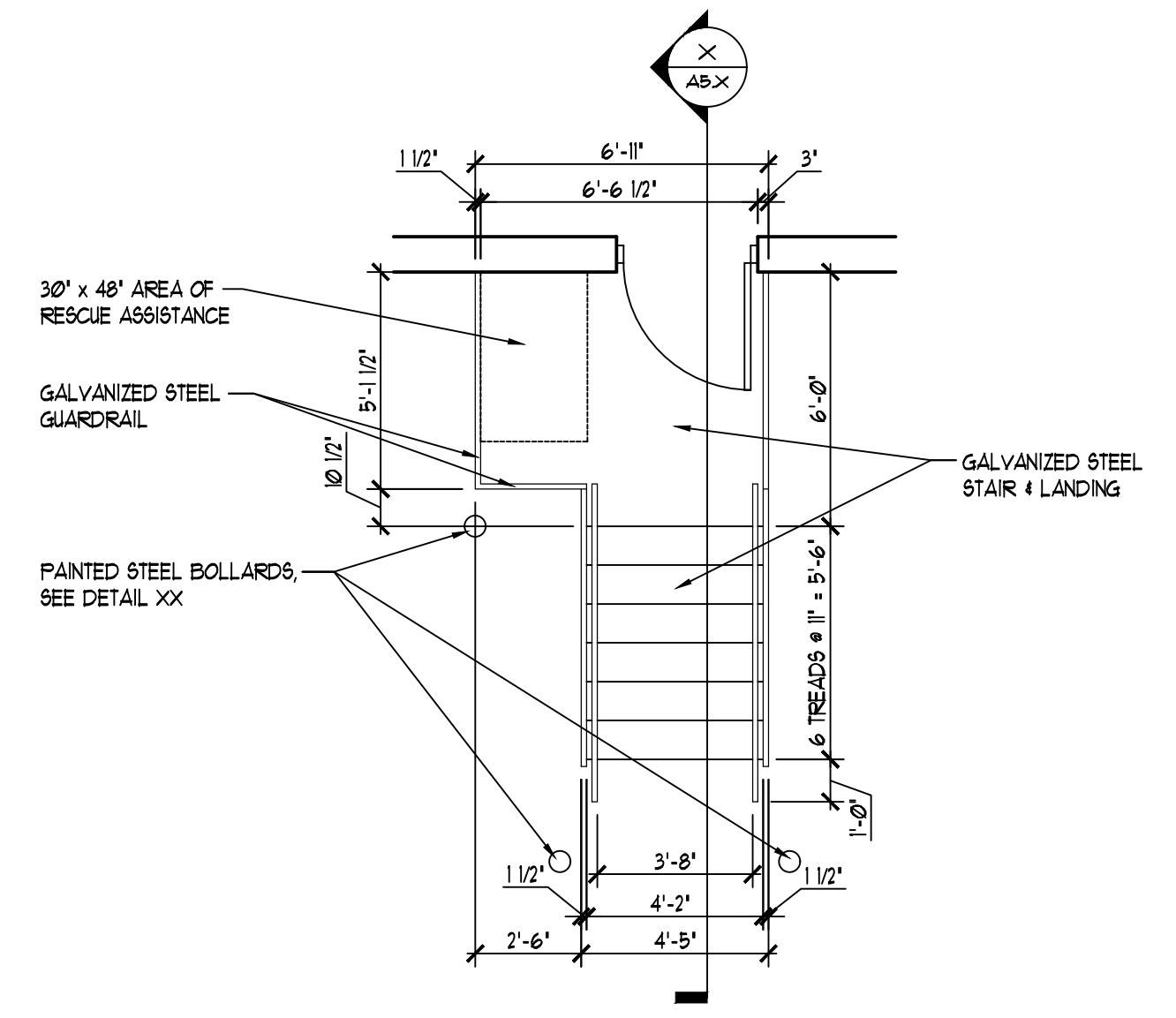
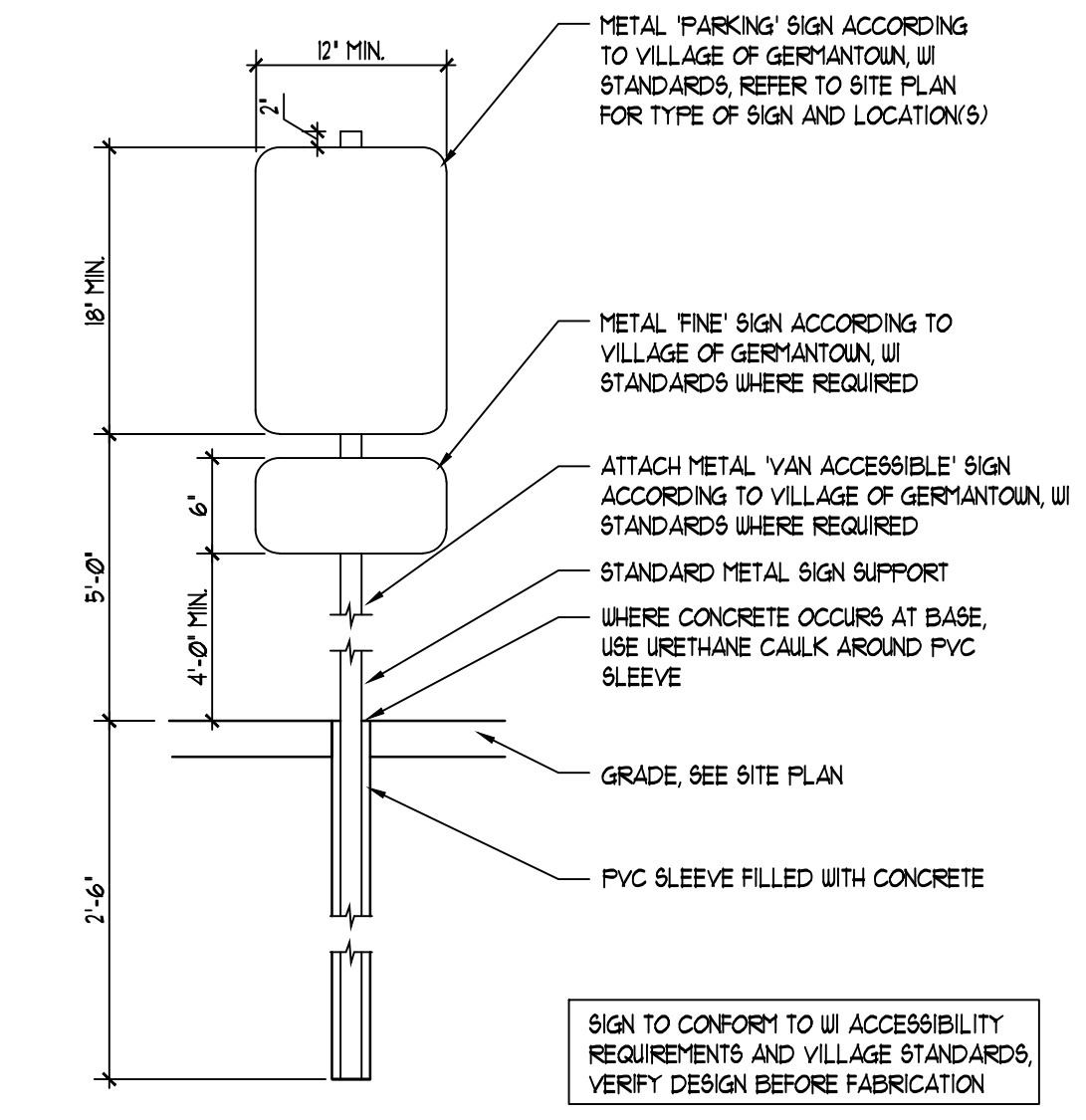
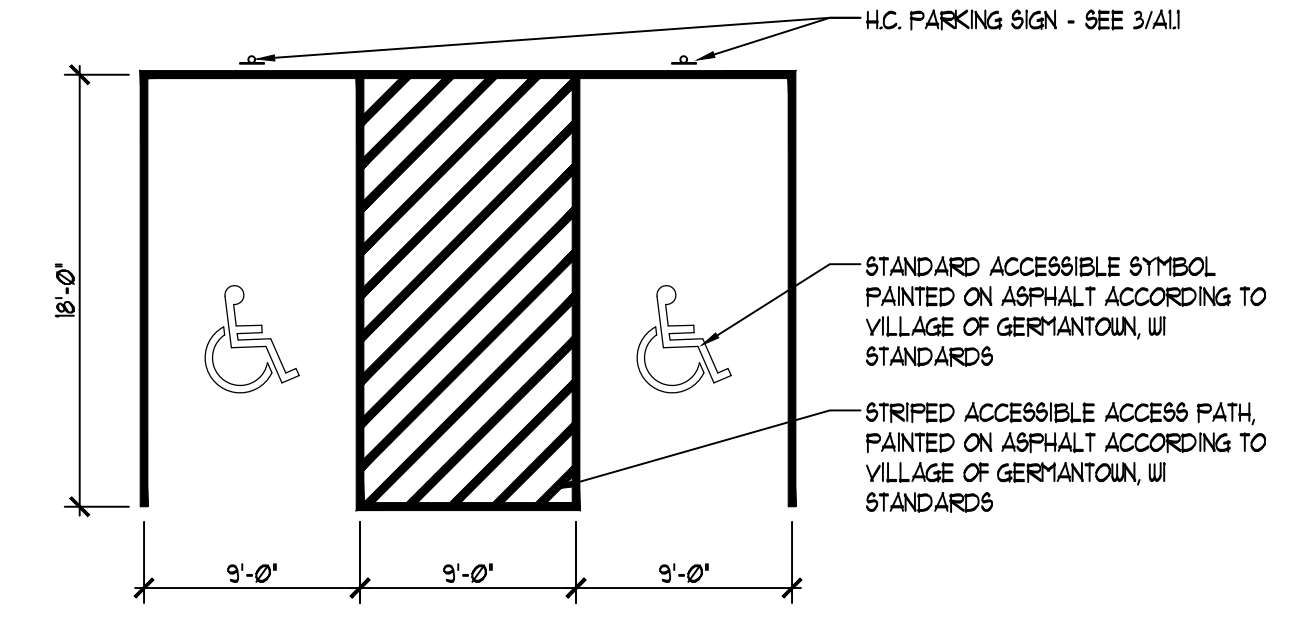
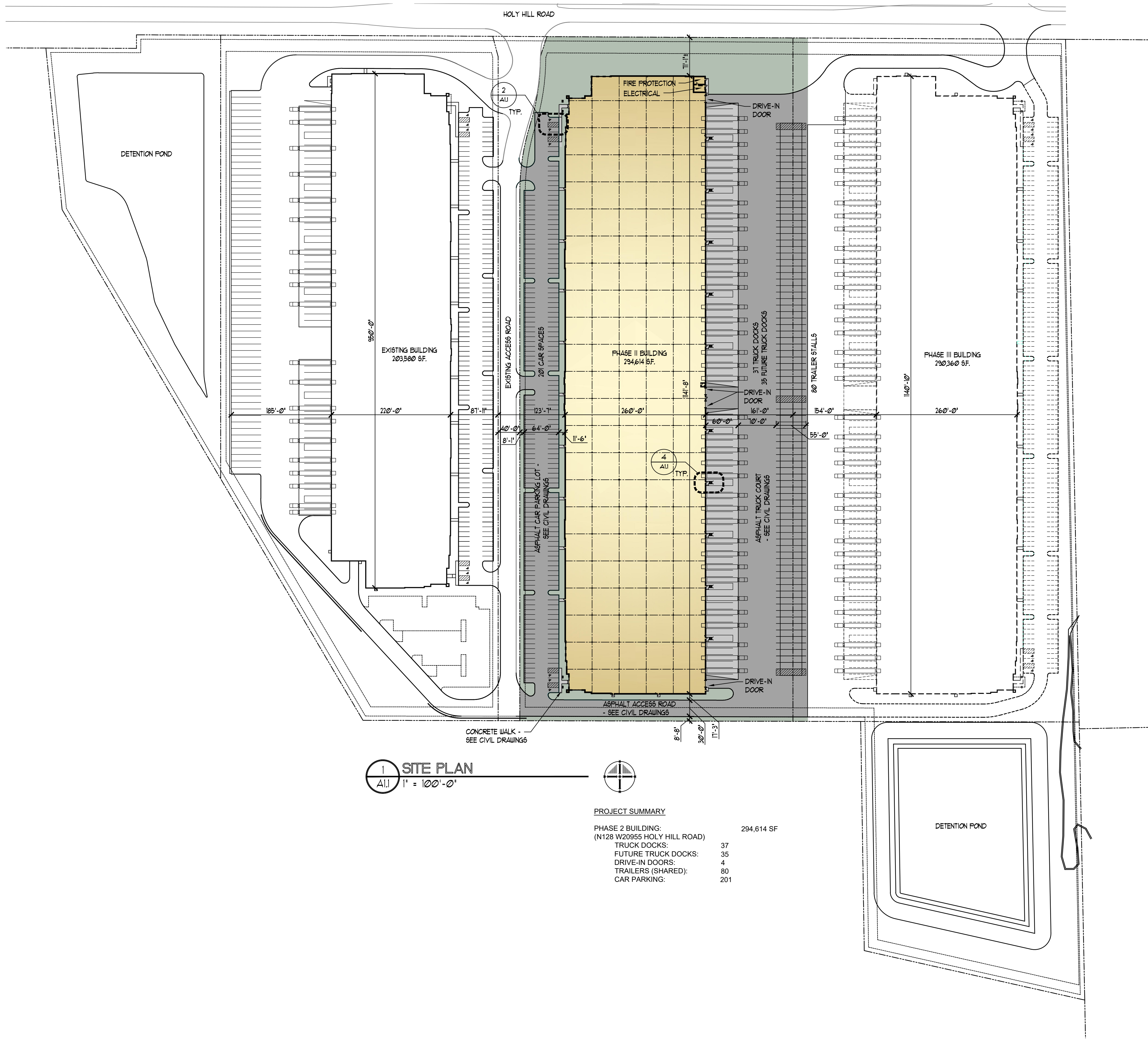
11/29/22

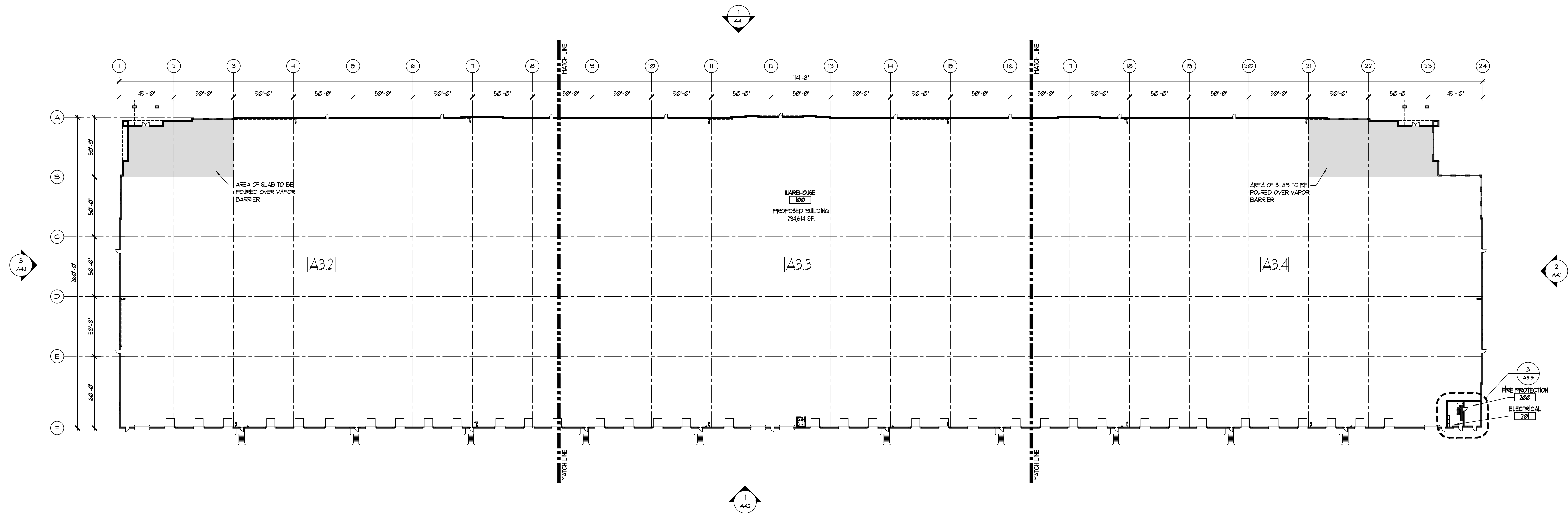
Germantown Zoning

Zoning

- A-1 Agricultural
- A-2 Agricultural
- RS-1 Single-Family Residential
- RS-2 Single-Family Residential
- RS-3 Single-Family Residential
- RS-4 Single-Family Residential
- RS-5 Single-Family Residential
- RS-6 Single-Family Residential
- RS-7 Single-Family Residential
- RD-2 One-Family Residential
- RM-1 Multiple-Family Residential
- RM-2 Multiple-Family Residential
- RM-3 Multiple-Family Residential
- EH Elderly Housing
- MHP Mobile Home Park Residential
- I Institutional
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 General Business
- B-4 Professional Office
- B-5 Highway Business
- M-1 Limited Industrial
- M-2 General Industrial
- M-3 Special Use Industrial
- M-4 Mineral Extraction
- PDD Planned Development District



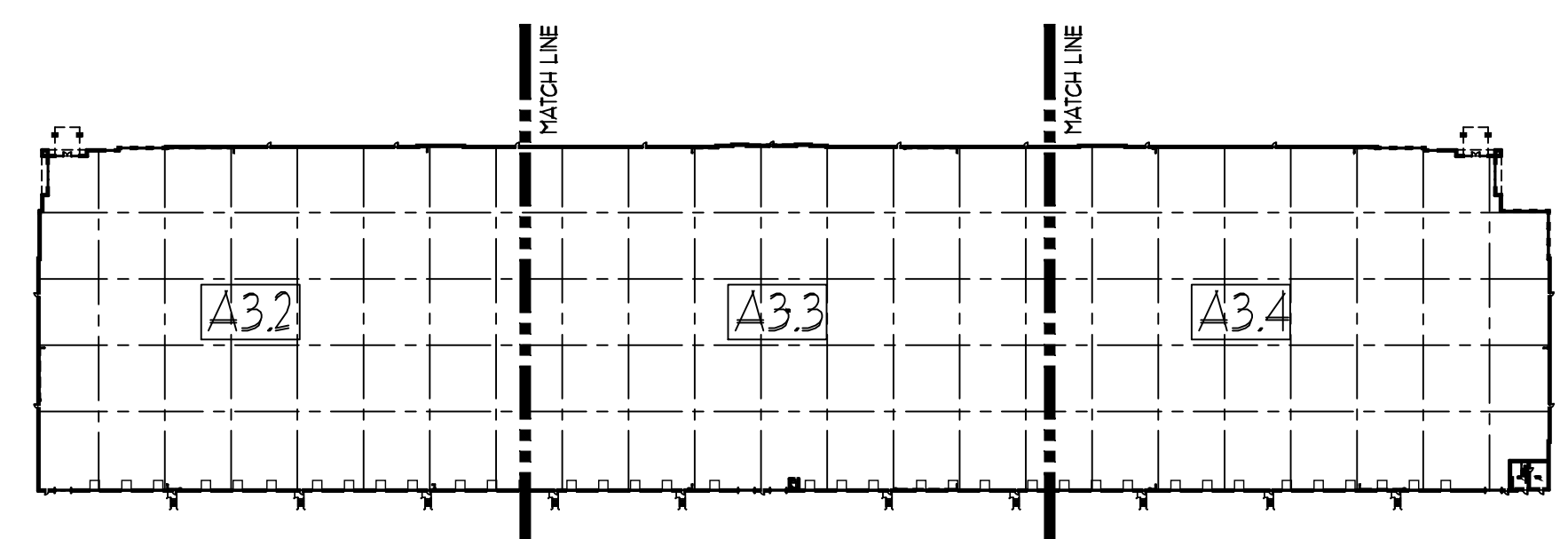
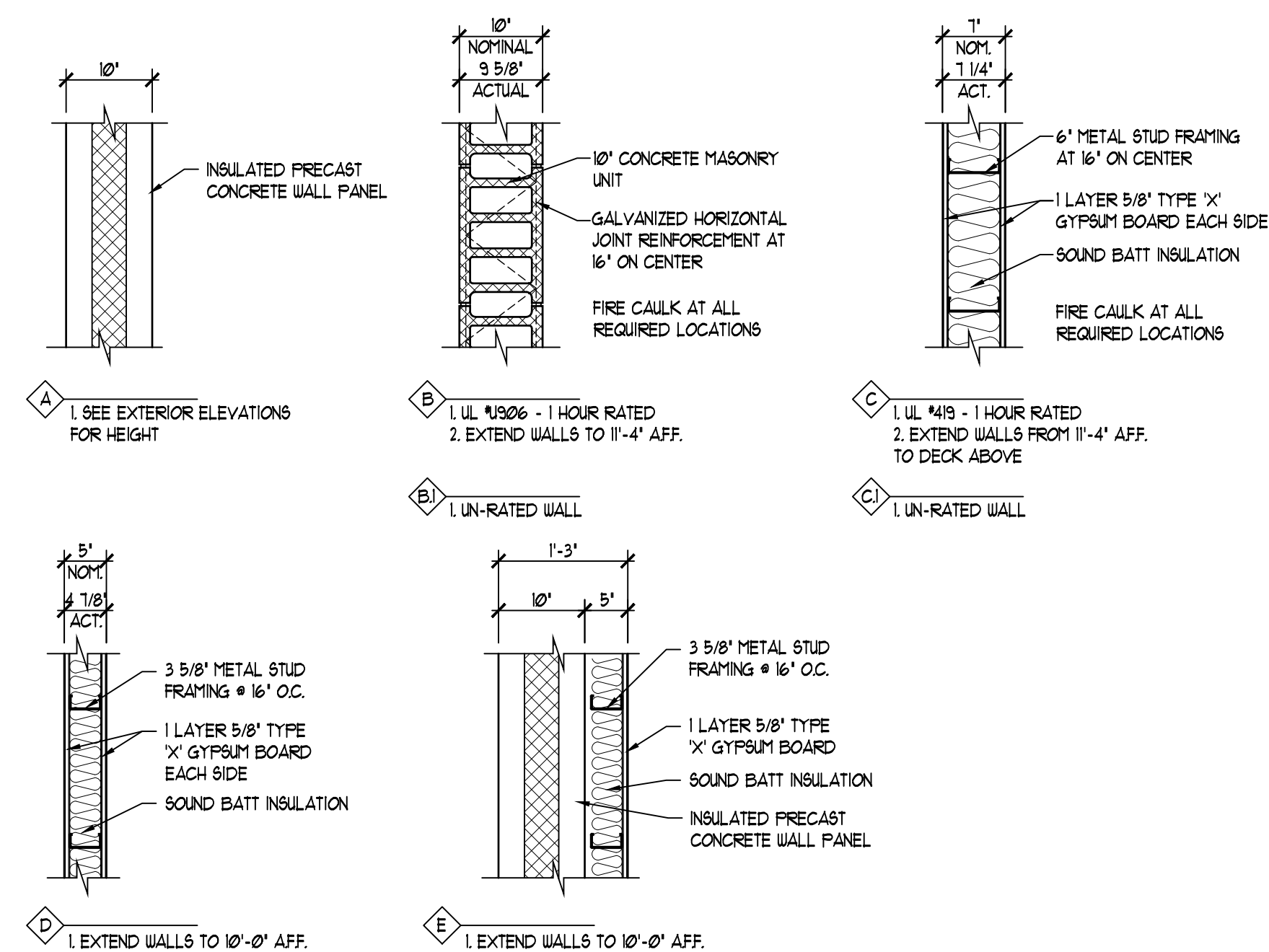




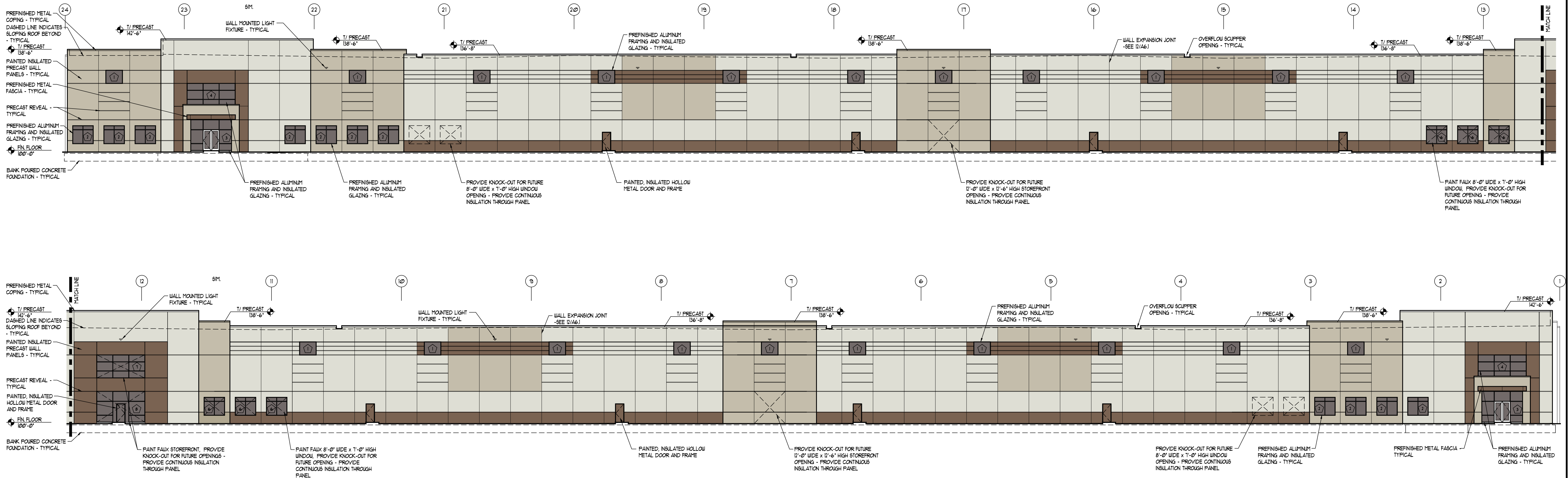
1 OVERALL BUILDING PLAN
A3.1 1" = 40'-0"

WALL TYPES

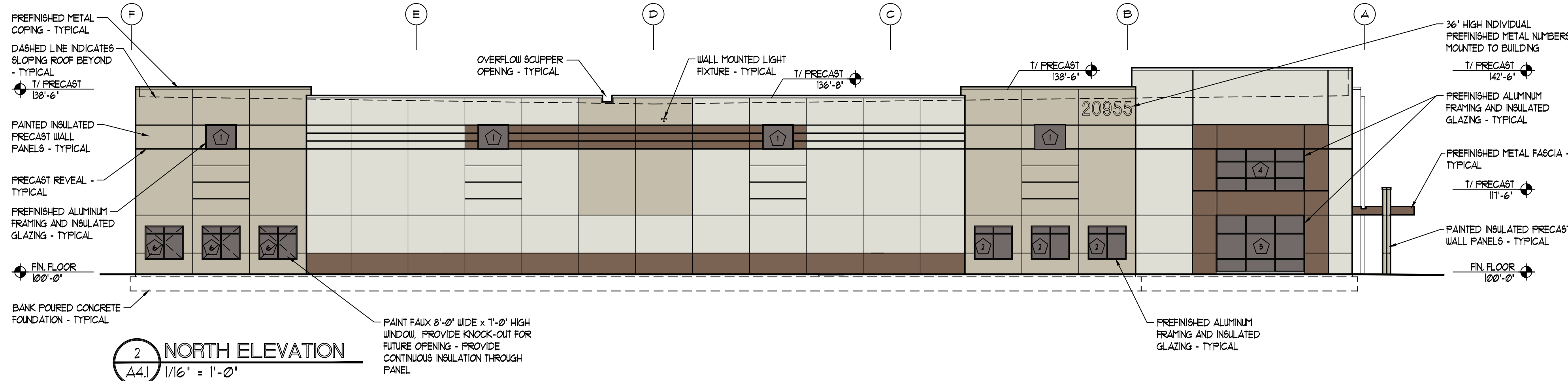
1. ALL EXTERIOR WALLS TO BE TYPE 'A' UNLESS NOTED OTHERWISE.
2. ALL GYPSUM BOARD TO BE 5/8" TYPE 'X' UNLESS NOTED OTHERWISE.
3. PROVIDE DEFLECTION TRACK ON INTERIOR WALLS AT UNDERSIDE OF METAL DECK UNLESS NOTED OTHERWISE.
4. PROVIDE CONTINUOUS WALL BRACING TO STRUCTURE ABOVE OR ADJACENT WALLS AS REQUIRED.
5. PROVIDE FIRE-RATED SEALANT AT TOP & BOTTOM RUNNERS AT FIRE-RATED WALLS.
6. CONFIRM THE REQUIRED STUD THICKNESS PER SELECTED MANUFACTURER'S LOAD TABLES FOR THE WALL HEIGHTS INDICATED ON THE PLANS.
7. PROVIDE GYPSUM BOARD EXPANSION JOINTS AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
8. REFER TO CEILING DETAILS FOR TOP OF WALL CONDITION AND HEIGHTS.



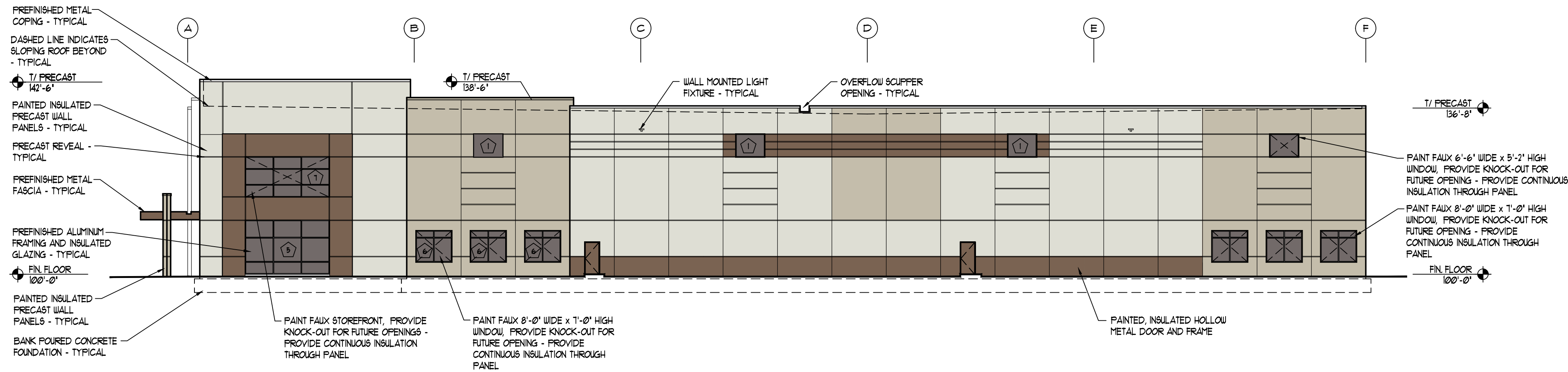
KEY PLAN
NOT TO SCALE



1 WEST ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISHES:

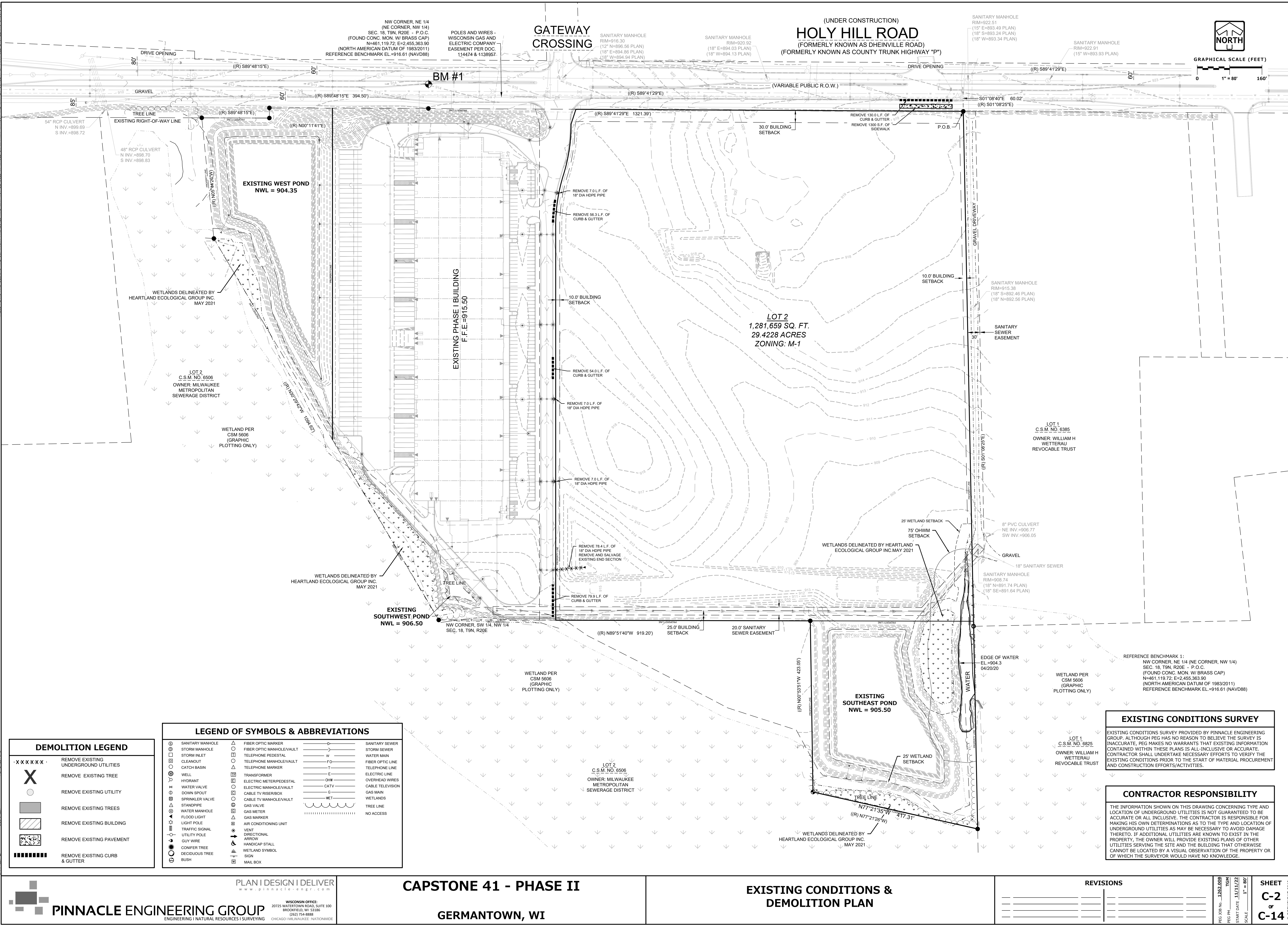
- PANT COLORS:**
- COLOR 1 (LIGHT FIELD COLOR, CANOPY BOFFIT)
SHERWIN-WILLIAMS
COLOR: SW 6064 RETICENCE
- COLOR 2 (MEDIUM ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6066 SAND TRAP
- COLOR 3 (DARK ACCENT COLOR, UPPER BOFFITS)
SHERWIN-WILLIAMS
COLOR: SW 6046 SUNG BROWN
- INSULATED GLASS: GRAY TINTED
- COLOR 4 (FAUX GLASS COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6994 GREENBLACK
- COLOR 5 (FAUX ALUMINUM FRAME COLOR)
SHERWIN-WILLIAMS
COLOR: T80
- ROOF COPING COLORS:**
- COLOR 1 (ADJACENT LIGHT FIELD + MEDIUM ACCENT COLOR)
PAC-CLAD
COLOR: SIERRA TAN
- WINDOW FRAMES: CLEAR ANODIZED ALUMINUM
- OVERHEAD DOORS: PREFINISHED ALUMINUM, WHITE
- EXTERIOR STAIRS: GALVANIZED STAIRS + RAILINGS

GENERAL NOTES:

1. NO ROOF TOP UNITS WILL BE INSTALLED FOR THE CONSTRUCTION OF THE SHELL BUILDING. THE FUTURE TENANT BUILD-OUTS UNDER A SEPARATE PERMIT. SUBMITTAL WILL PROVIDE ROOF TOP LOCATIONS AND SIGHTLINE DIAGRAM TO SHOW SCREENING COMPLIANCE. ROOF TOP UNITS SHALL BE SCREENED BY LINE OF SIGHT AT 5' ABOVE GRADE FROM THE PROPERTY LINE OR CENTERLINE OF THE ADJACENT STREET ON ALL SIDES OF THE BUILDING.



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVISION: 001
DESIGNED: EP
DRAWN: SPR



GATEWAY CROSSING

PROPERTY LINE

EXISTING WEST POND
NWL = 904.35

EXISTING PHASE I BUILDING
F.F.E.=915.50

PROPOSED BUILDING
F.F.E.=916.45

FUTURE PHASE III BUILDING
F.F.E.=916.45

LOT 1
C.S.M. NO. 6385
OWNER: WILLIAM H
WETTERAU
REVOCABLE TRUST

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO THE CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT, EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES. WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE. 2. ALL CURB AND GUTTER RADII ARE MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE. 3. ALL "NON-SEMI TRAILER PARKING" CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED, CURB GUTTER DRAINAGE AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER. 4. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS BUILDING DIMENSIONS AND ADJACENT UTILITY DIMENSIONS LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 5. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITY LINES. CONTRACTOR SHALL VERIFY ANY SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT. 6. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBSIDE CARGARIES, RENTALS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL & STRUCTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS. 7. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS. 8. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS. 9. CONTRACTOR SHALL CONFIRM STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION. 10. FOR ON-SITE IMPROVEMENTS, PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY 2 COATS STRIPING PAINT TO ALL EXISTING PAVEMENT SURFACES. STRIPING TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER. PAVEMENT MARKING WITHIN VILLAGE RIGHTS-OF-WAY SHALL BE EPOXY PER WISDOT SPECIFICATIONS. 11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED. 12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION. 13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN. 14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.	15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC. 16. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET. 17. ASPHALTIC CONCRETE PAVING SPECIFICATIONS:- CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2015. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS. WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN AIR TEMPERATURE HAS NOT DROPPED BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC SURFACING COURSE WHEN AMBIENT TEMPERATURE AND ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4° C) AND WHEN BASE IS DRY AND WHEN AIR TEMPERATURE AND SURFACE TEMPERATURE OF BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (1° C). GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.27 AND 315, STATE HIGHWAY SPECIFICATIONS. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.27 AND 465, STATE HIGHWAY SPECIFICATIONS. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL DEFICIENT SURFACE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING. 18. ADDITIONAL CONCRETE PAVING SPECIFICATIONS: DOWEL BARS: PLACE AT ALL TRAVERSE AND LONGITUDINAL JOINTS IN TRUCK LOADING DOCK AREAS AND AT ALL TRAVERSE JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13. THE BARS: PLACE AT ALL LONGITUDINAL JOINTS IN ENTRANCE AREAS/ROADS PER WISDOT 13c13. PLACE IN CURB AND GUTTER PER WISDOT 8401.
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SITE AREA =	630,756 SQ. FT. / 14.48 AC
BUILDING FOOTPRINT =	294,111 SQ. FT. / 6.75 AC / 47%
IMPERVIOUS AREA =	556,706 SQ. FT. / 12.78 AC / 88%
(FUTURE IMPERVIOUS AREA)* =	611,301 SQ. FT. / 14.03 AC / 97%
GREEN SPACE =	74,050 SQ. FT. / 1.70 AC / 12%

* INCLUDES FUTURE PHASE 3 DEVELOPMENT AREA

PARKING PROVIDED (9'x20'):	202 (7 ADA)
ADA REQUIREMENTS:	7 SPACES (3 VAN ACCESSIBLE)
ADA PROVIDED:	7 SPACES (3 VAN ACCESSIBLE)
PARKING RATIO TO FLOOR AREA:	0.69 SPACES PER 1000 S.F.

(A)	4" SOLID STRIPE		MAN DOOR
(B)	4" DIAGONAL AT 45° SPACED 2' O.C.		
(C)	R7-8 HANDICAP PARKING SIGN		DRIVE IN DOOR
(D)	TAPER CURB HEAD (SEE DETAIL ON SHEET C-14)		
(E)	18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-14)		PROPOSED STREET LIGHT
(F)	18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-14)		PROPOSED SIGN
(G)	30" CURB & GUTTER (SEE DETAIL ON SHEET C-14)		
(H)	CAST RETAINING WALL (SEE ARCHITECTURAL & STRUCTURAL PLANS)		
(I)	BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)		
(J)	THICKENED ASPHALT EDGE & 3' GRAVEL SHOULDER (SEE DETAIL ON SHEET C-12)		
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)		

GERMANTOWN, WI

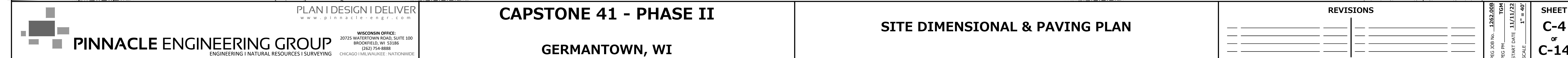
REVISIONS

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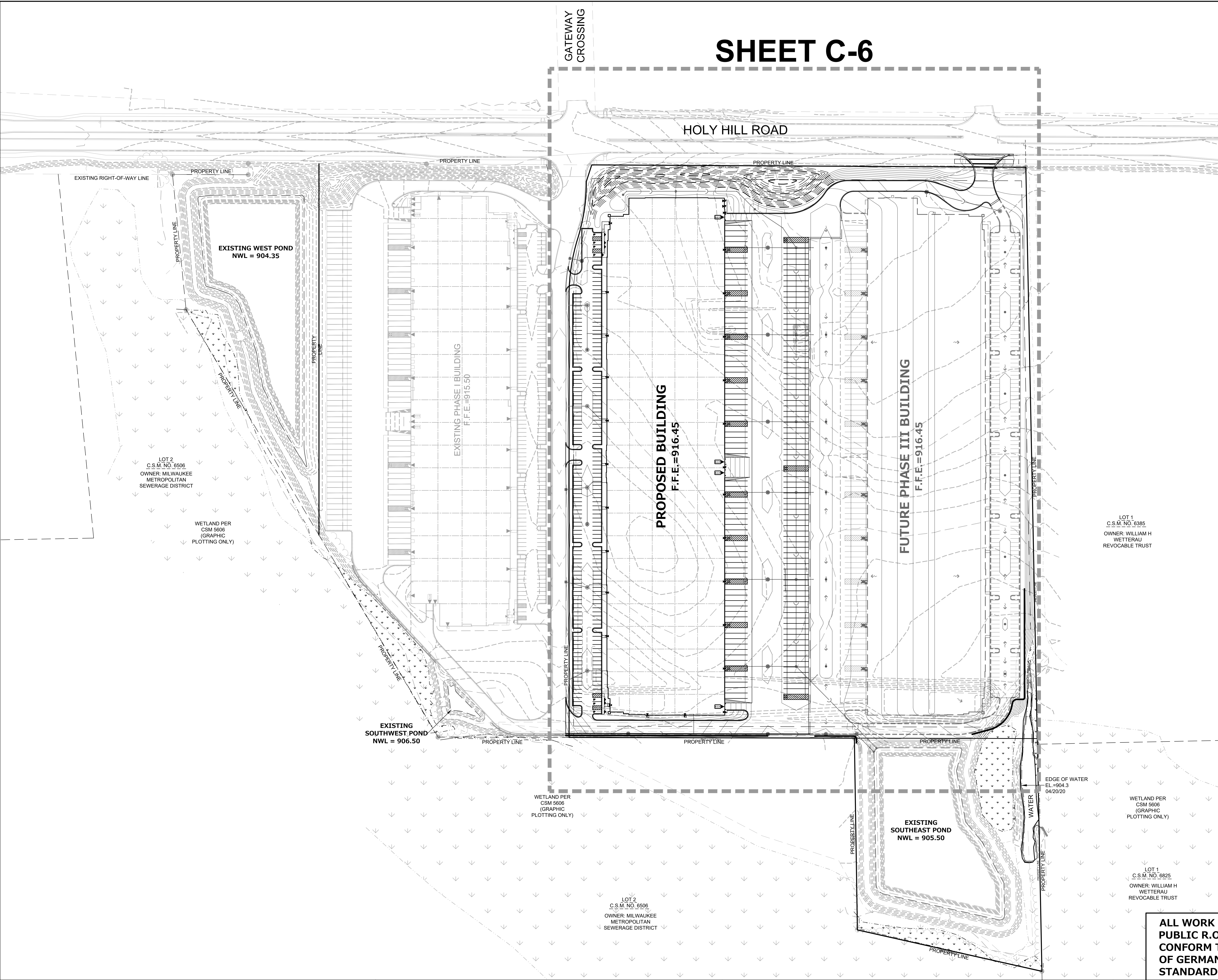
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START DATE **11/11/22**

SCALE $1'' = 80'$

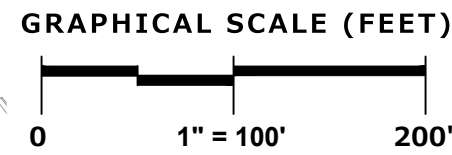
SHEET
C-3
OF
-14



DESIGNED: EP
DRAWN: SPR
REVIEWED: SPR
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SHEET C-6



GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGE LINE UNLESS OTHERWISE NOTED.
- ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
- GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
- THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
- IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
- WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
- CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
- SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF CLAY

ALL WORK WITHIN
PUBLIC R.O.W. SHALL
CONFORM TO VILLAGE
OF GERMANTOWN
STANDARDS.

REVISIONS

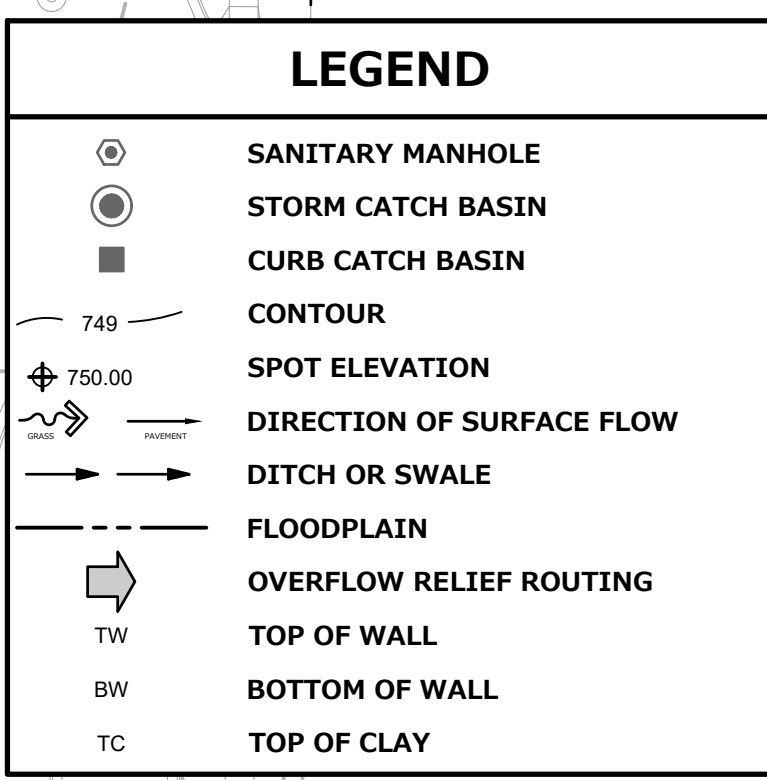
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PEG PM. TOM
START DATE 11/11/22
SCALE 1" = 80'

SHEET
C-5
of
C-14

CAPSTONE 41 - PHASE II
GERMANTOWN, WI

GRADING PLAN OVERVIEW

GRADING PLAN OVERVIEW



FUTURE PHASE III BUILDING
F.F.E.=916.45

GRADING PLAN

PEG JOB No.	1262.00B
PEG PM	TGM
START DATE	11/11/22
SCALE	1" = 40'

SHEET
C-6
OF
C-14

PRIMARY SEWER MANHOLE

-



FOR INFORMATIONAL PURPOSES
TRACTOR IS RESPONSIBLE FOR

- PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS P546 MEETING AASHTO M278. AS

25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT

RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE

PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELI. AND

- HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS

BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

- ASTM D 3034, SDR-35 WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

TOP OF COVER STONTO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. UNDEGRADED DEBRIS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE

STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE OF GERMANTOWN FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS

18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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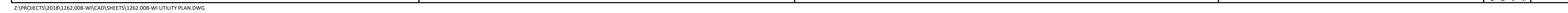
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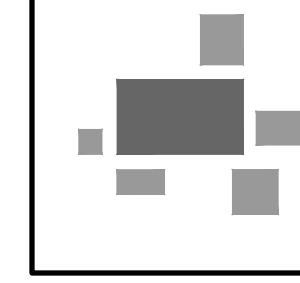
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DRAWN: SPR
REVIEWED: SPR



PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER

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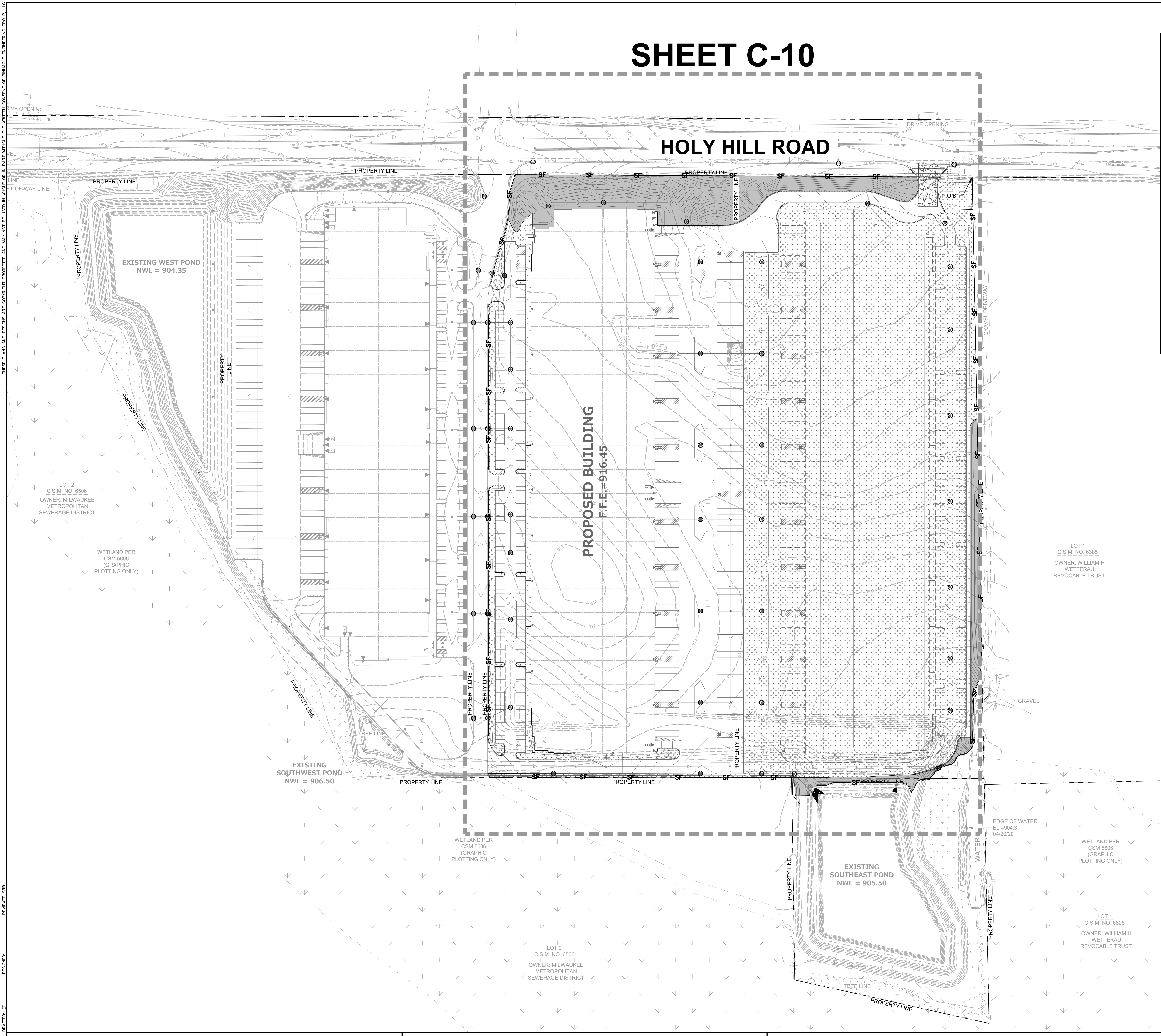
WISCONSIN OFFICE:

20725 WATERTOWN ROAD, SUITE 100

BROOKFIELD, WI 53106

(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- ORANGE SAFETY FENCE
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- TURF REINFORCEMENT MAT (TRF)
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)

**NORTH**

GRAPHICAL SCALE (FEET)
0 1" = 100' 200'

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTIES THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH CLASS I TYPE B (SEE WISCONSIN DOT PRODUCT ACCEPTABILITY LISTS) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

REVISIONS

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PEG JOB No. 1262.00B

PEG PM

START DATE 11/11/22

SCALE 1" = 80'

TOM

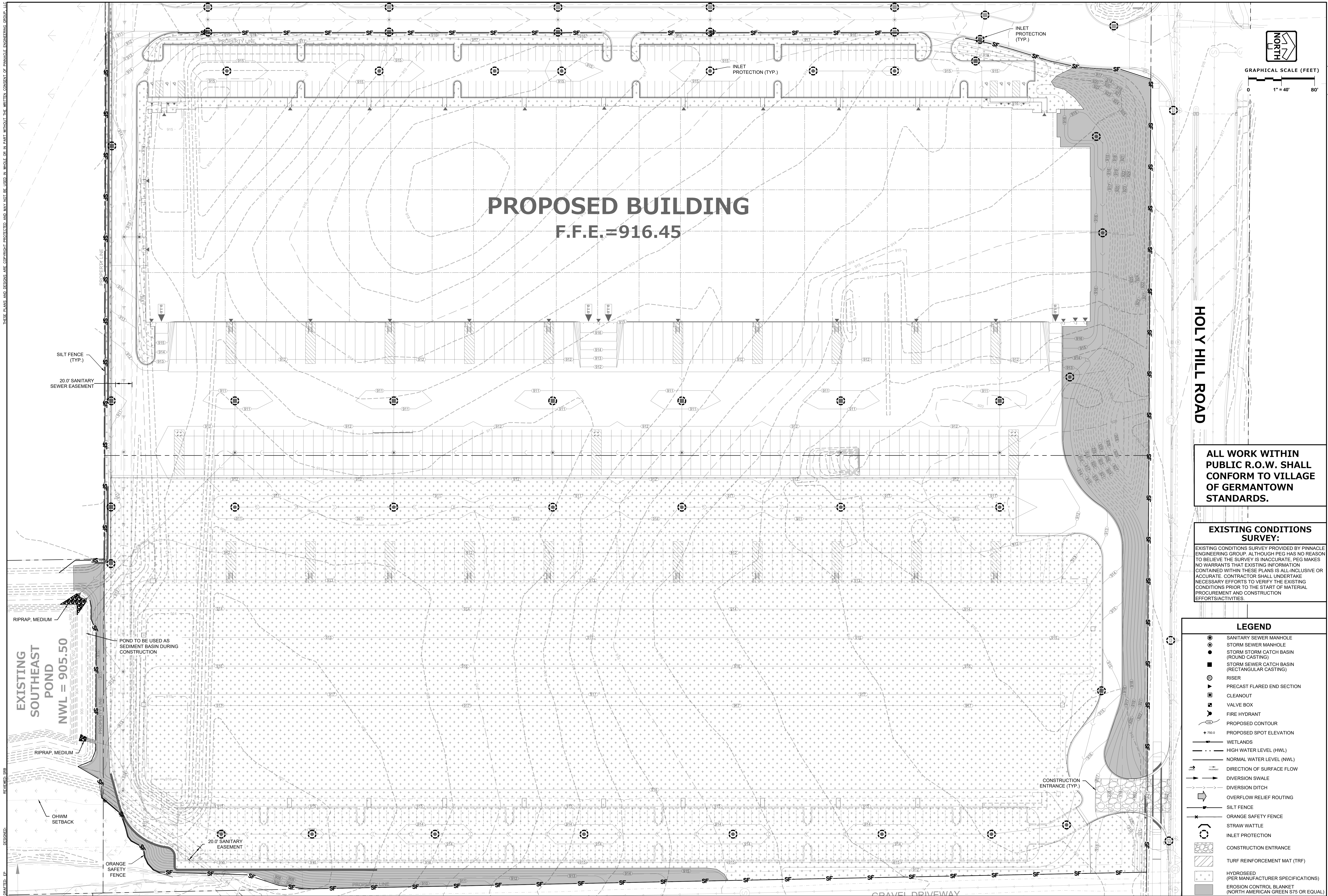
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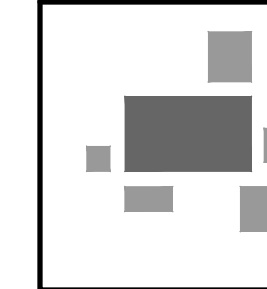
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OF C-14

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

CAPSTONE 41 - PHASE II
GERMANTOWN, WI

SITE STABILIZATION PLAN

REVISIONS

PEG JOB No.	1262.00B	TOM
PEG PM		
START DATE	11/11/22	
SCALE	1" = 40'	

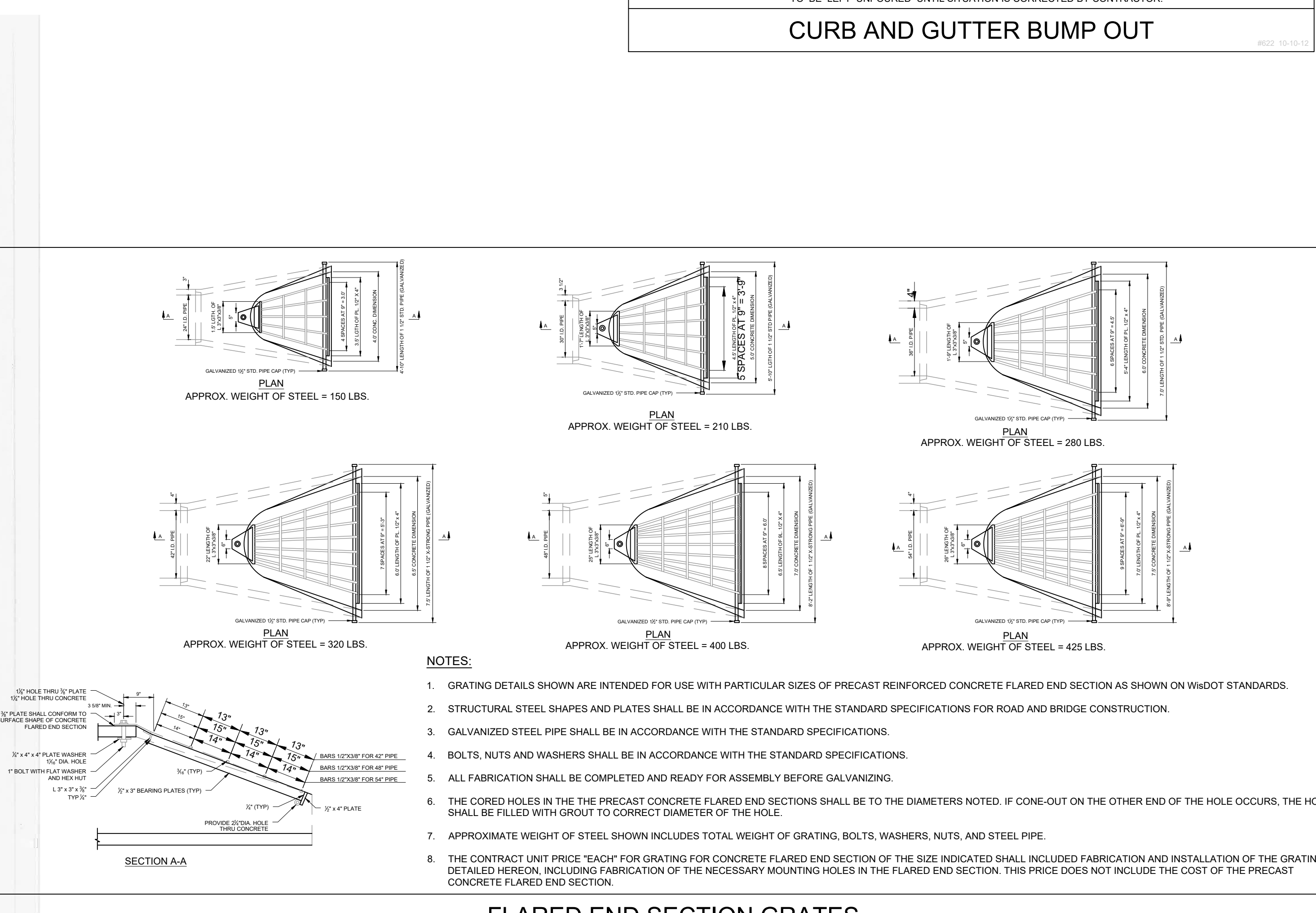
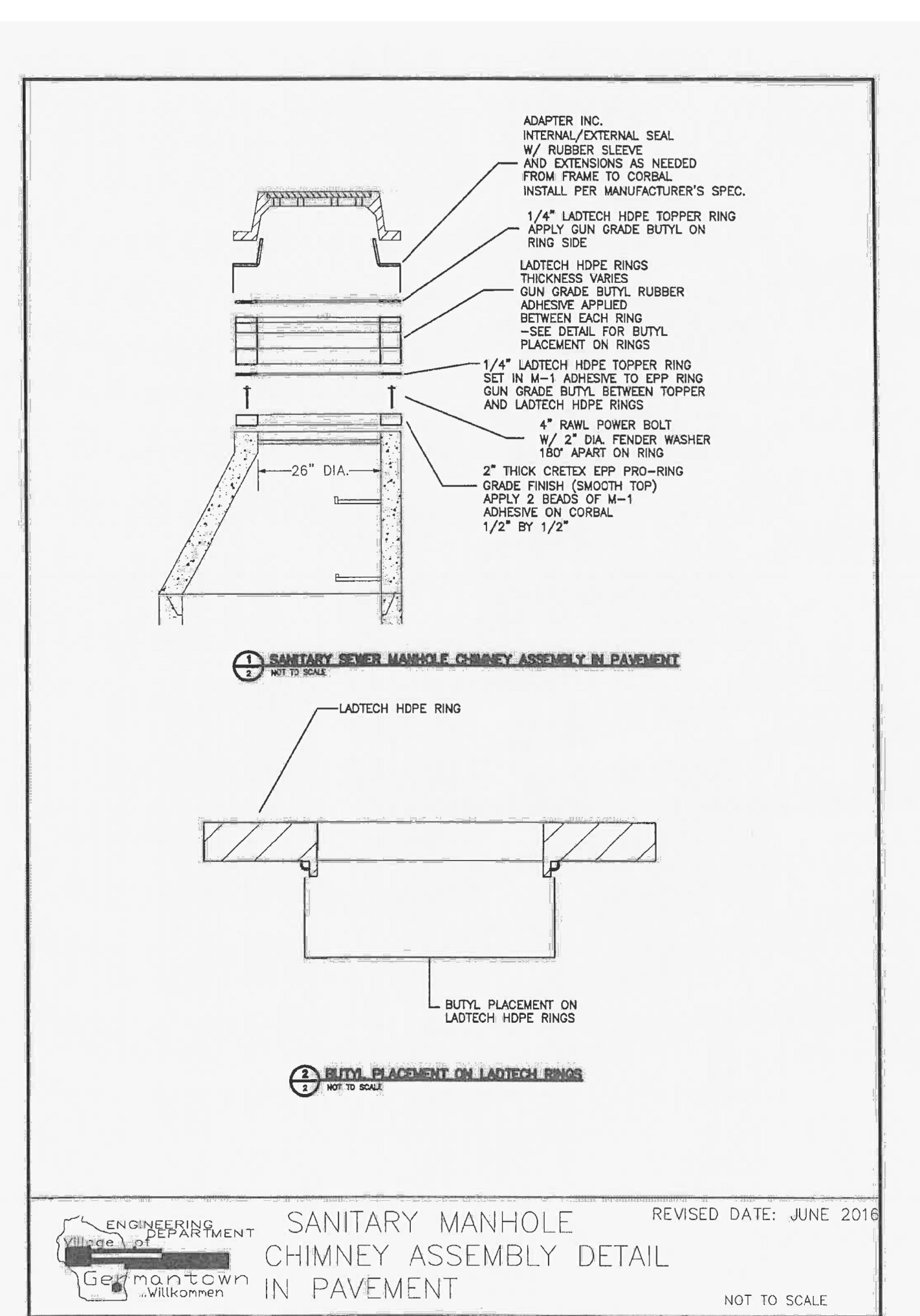
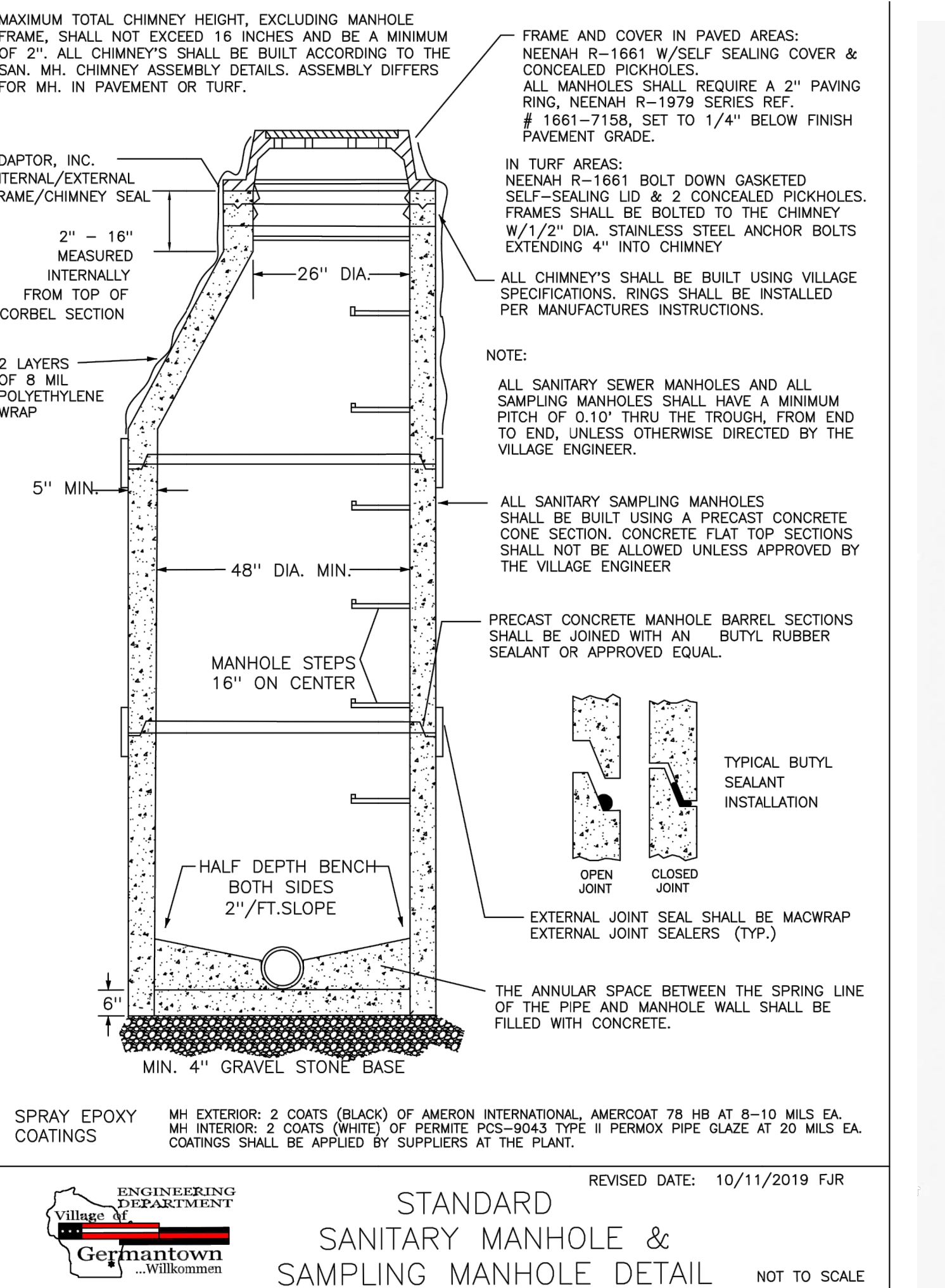
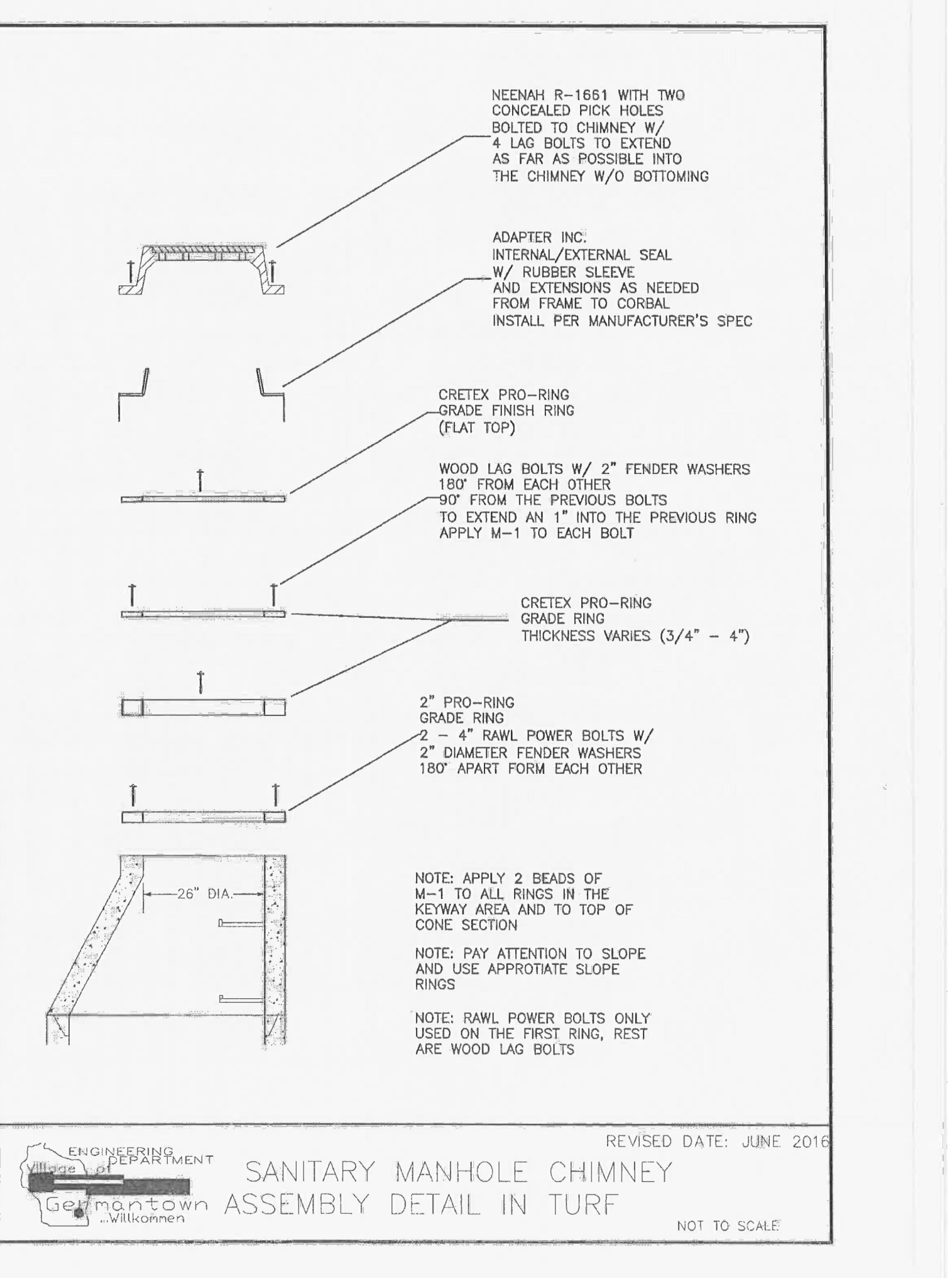
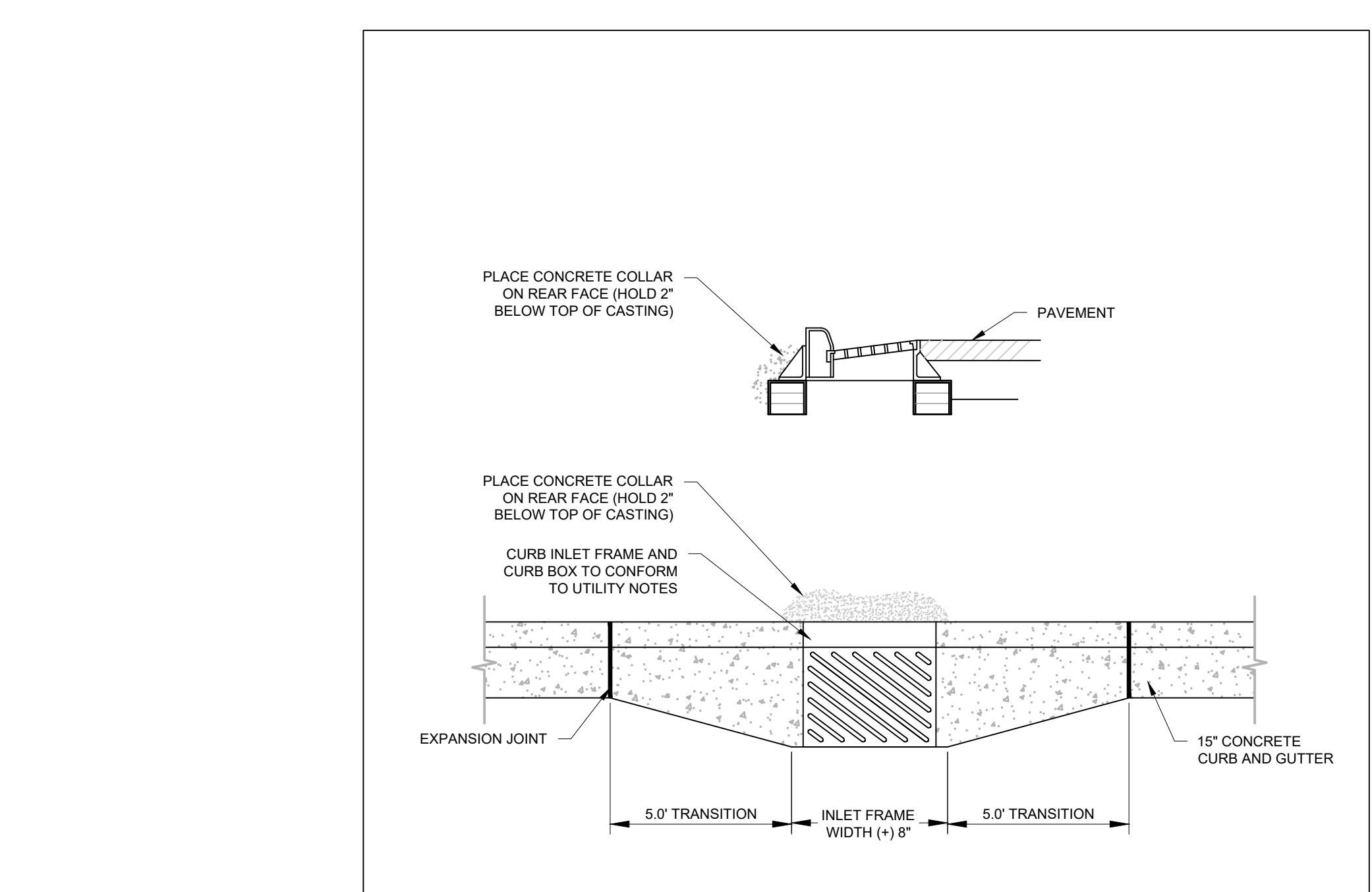
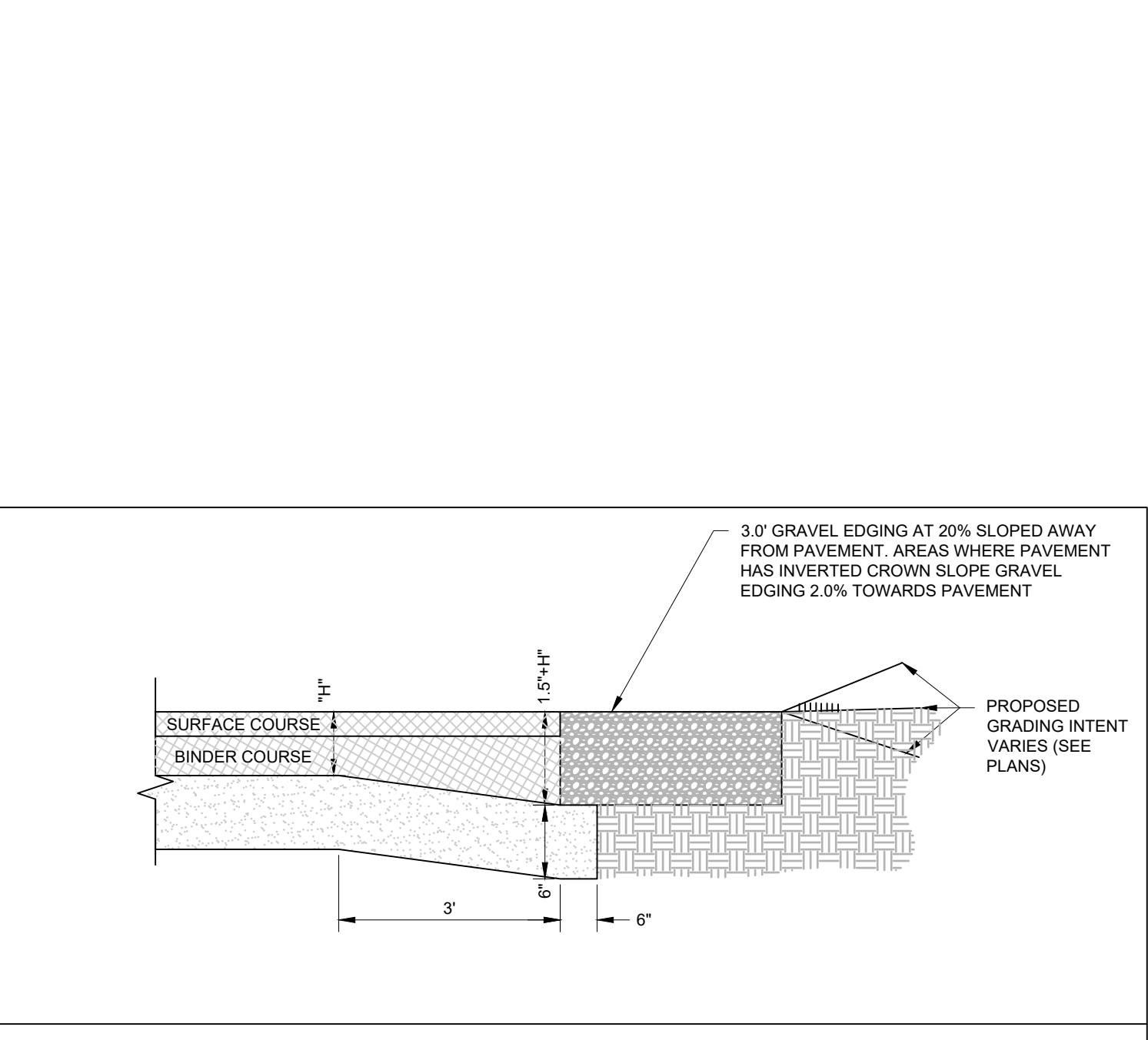
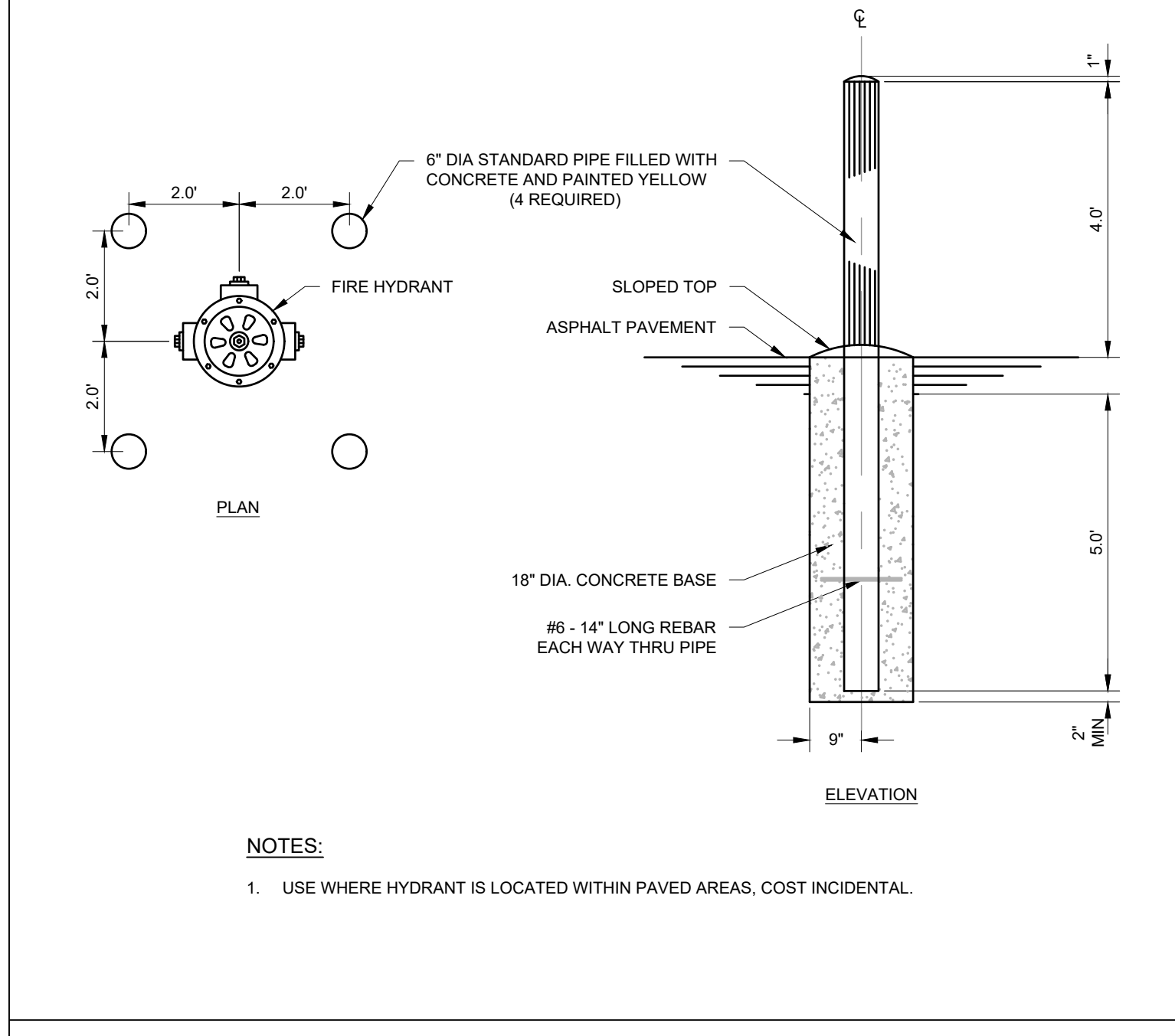
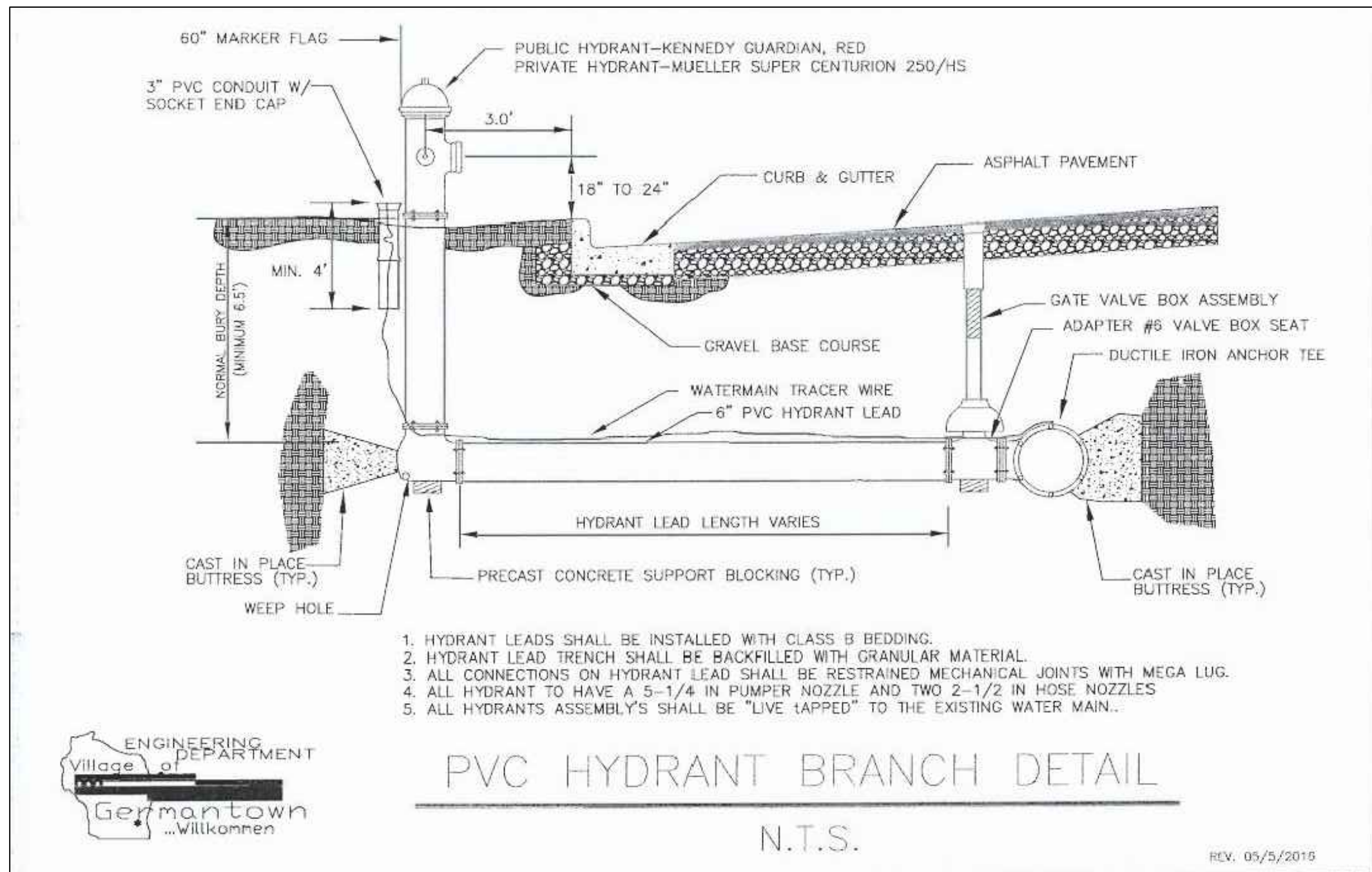
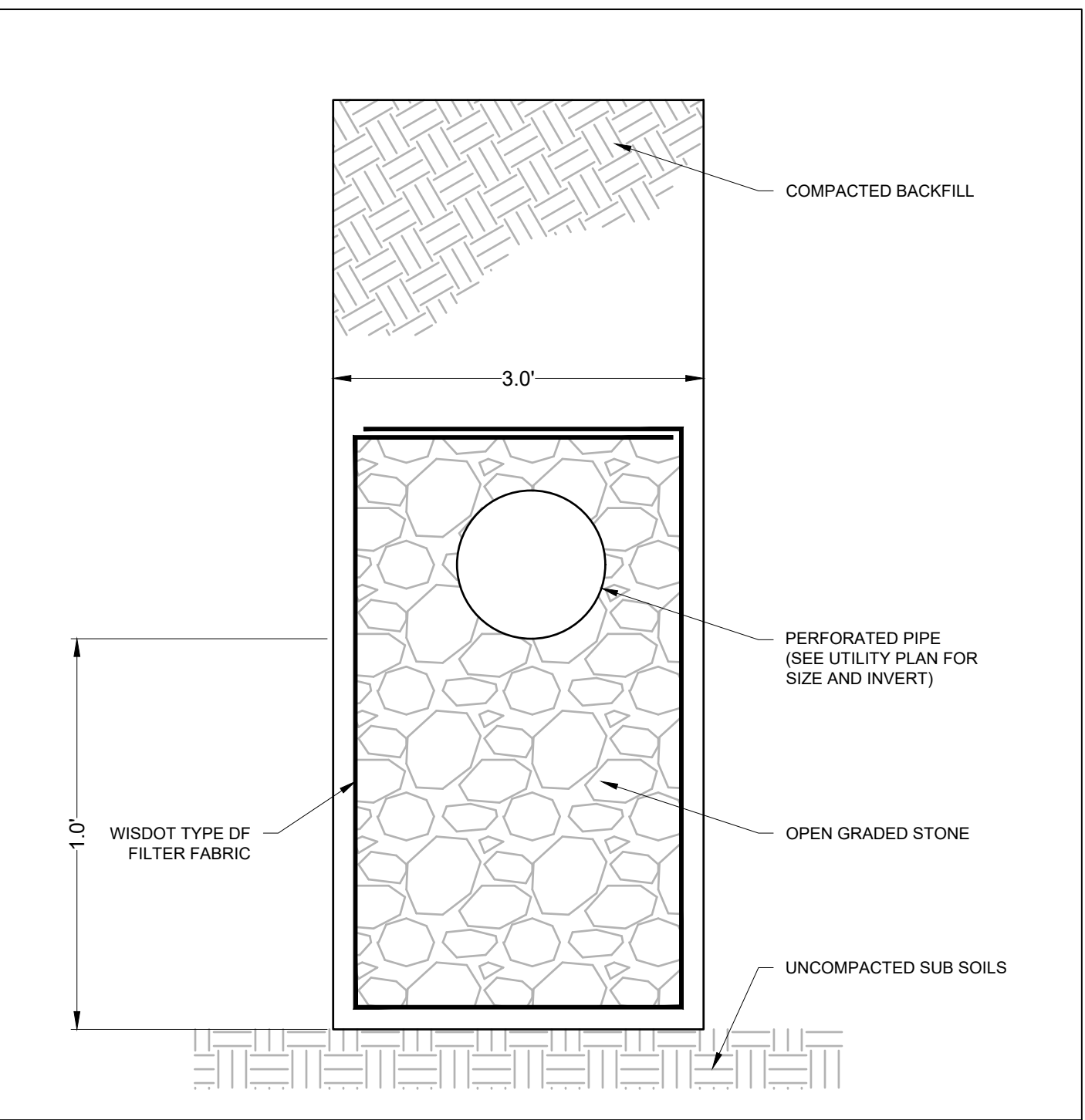
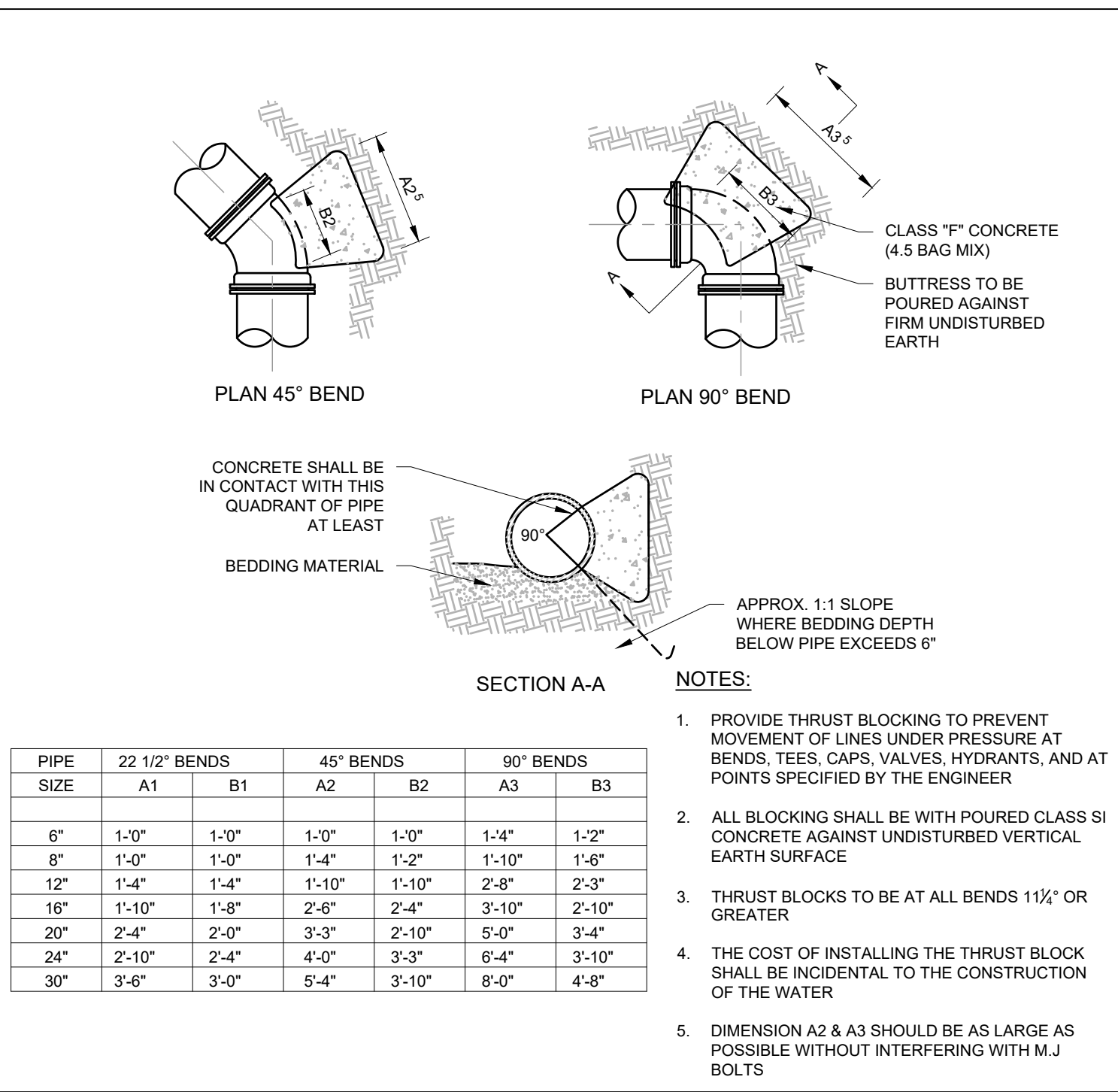
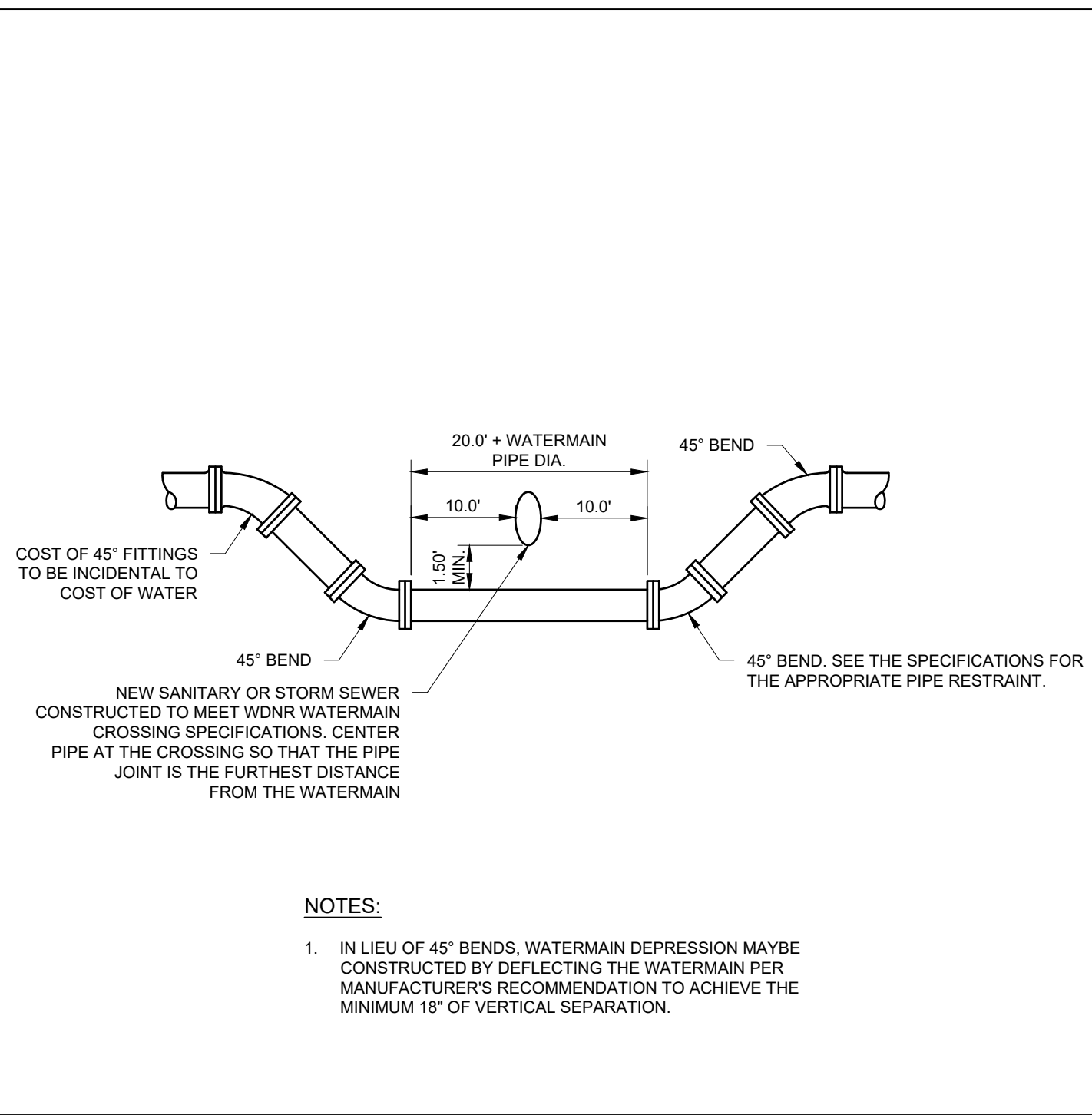
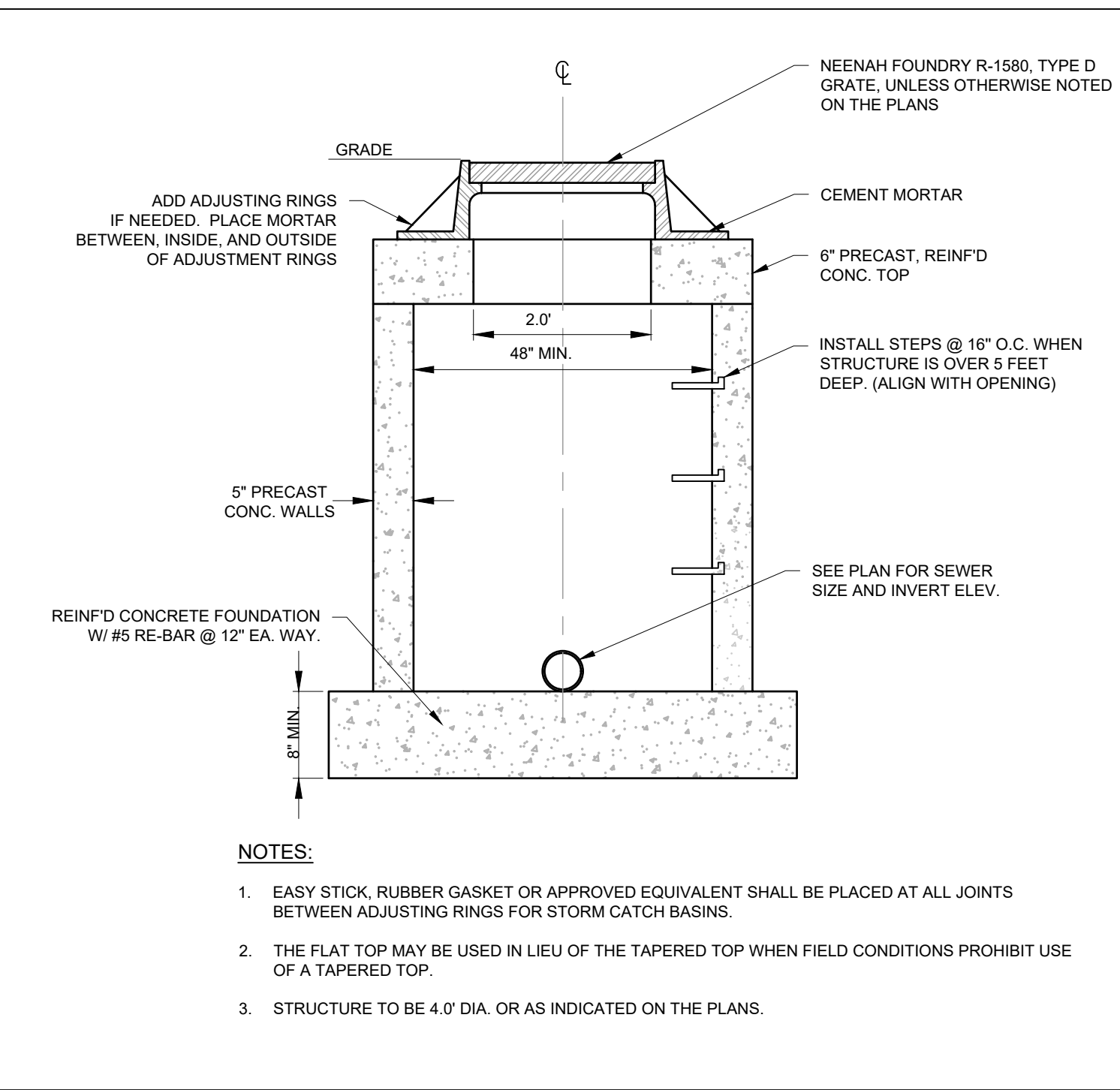
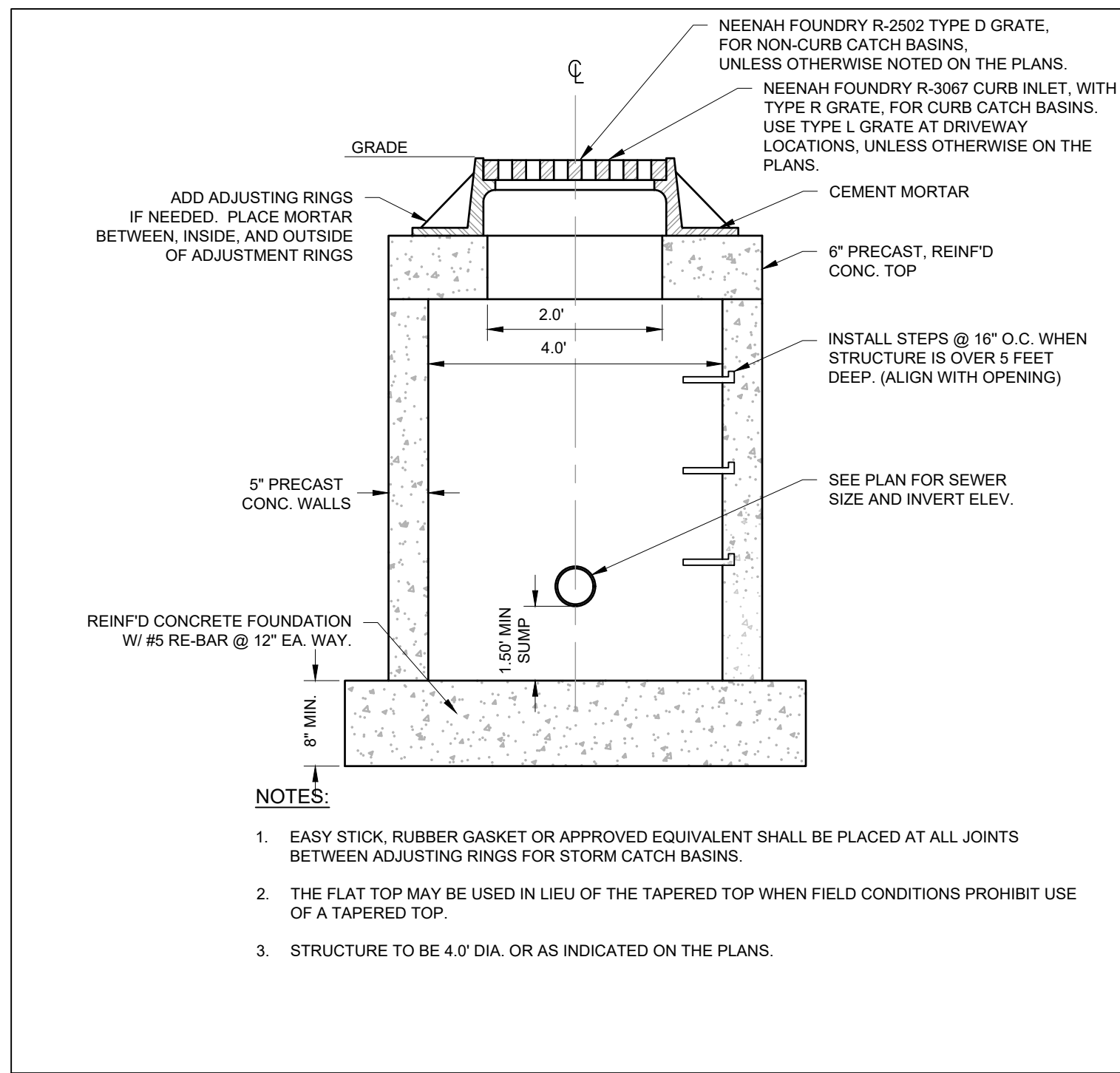
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DESIGNED: EP

REVIEWED: SPR

DRAWN: SPR



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DESIGNED: EP

DRAWN: EP

REVIEWED: SRB

ADA PARKING STRIPING

#0719 02/01/19

CURB AND GUTTER BUMP OUT
(FOR STRUCTURES CB 18.0, CB 19.0, & CB 20.0)

#022 10-10-12

CATCH BASIN - UNDERDRAIN

#019 04/08/14

UNDERDRAIN

#017 02/01/13

WISDOT NO. 1 GRADATION WASHED STONE SURROUNDED ON ALL SIDES WITH TYPE SAS FILTER FABRIC

ASPHALT PAVEMENT

CONCRETE PAVEMENT

1-FT MIN

DRAINTILE GENERAL SPECIFICATIONS

1. THE DRAINTILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS AND MATERIALS CONSTRUCTION HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D2658. CONDUIT TYPE SINGLE WALL OR DOUBLE WALL SHALL BE DETERMINED BY THE LOCATION SHOWN IN THE PLANS. CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS FOR THE PROJECT. SEE ALSO WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, EDITION 2011, SECTION 100.00, SUBSECTION 100.00.00, ITEM 100.00.00.00.

2. SINGLE WALL CONDUIT SHALL BE TYPE OF WITH CLASS 1 PERFORMANCE RATING.

3. DOUBLE WALL CONDUIT SHALL BE TYPE OF WITH CLASS 2 PERFORMANCE RATING THAT CARRIES A MINIMUM MINIMUMS "N" VALUE OF 400 PSI CLASS 1 PERFORMANCE RATING.

4. ALL DRAINTILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHOD IN ORDER TO BE LOCATED AND CORRECTED. THE LOCATION OF THE CONDUIT SHALL BE PROVIDED TO THE CONTRACTOR BY THE LOCATION OF THE CONDUIT TO THE START OF CONSTRUCTION.

5. A MINIMUM TRENCH DEPTH OF 24" SHALL BE MAINTAINED FOR ALL DRAINTILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LAIT DIFFERENCE AS POSSIBLE.

6. THE MINIMUM DEPTH OF COARSE FINISH GRADE TO TOP PIPE SHALL BE:

- CONCRETE FINISH GRADE: 2.0 FT
- ASPHALT FINISH GRADE: 1.5 FT
- OPENED CURB: 1.0 FT
- OTHER CASES: 1.0 FT

7. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL BE MADE BY CORNER TO THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURE OR PIPE. THE DRAINTILE SHALL BE READY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE MADE BY THE USE OF CORNER CONNECTIONS OR TEES.

8. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT OTHER THAN BEHIND CURB LOCATIONS, THE FOLLOWING REQUIREMENTS SHALL BE MAINTAINED:

- A STORM SEWER LAYERS AT LEAST 1/4" IN THICK LAYERS A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
- CORNER CONNECTIONS SHALL BE MADE AND TO THE UPPER TOP LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF LEAF 20" TO TOP OF TOPSOIL LAYERS AHEAD OF THE CONDUIT.

9. ANY HARD OBJECTS LARGER THAN 1/4" IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDER STRESSING OF THE CONDUIT AND FITTINGS.

10. PRE MANUFACTURED FITTINGS (BUSHINGS) SHALL BE USED BEHIND CURB (EOL) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 20 DEGREES.

11. IF NOT CONNECTED TO A STRUCTURE, THE DRAINTILE OF 24" OR GREATER FACE DRAINTILE SHALL BE CAPPED WITH A TIGHT FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.

12. AT ALL TIMES THE DRAINTILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DRAINAGE DURING CONSTRUCTION. TYPICAL CAPACITY UNDERMINING INCLUDES BATTERY OF CONSTRUCTION MATERIALS, TRUCKS, AND INCIDENTS INTO THE CONDUIT.

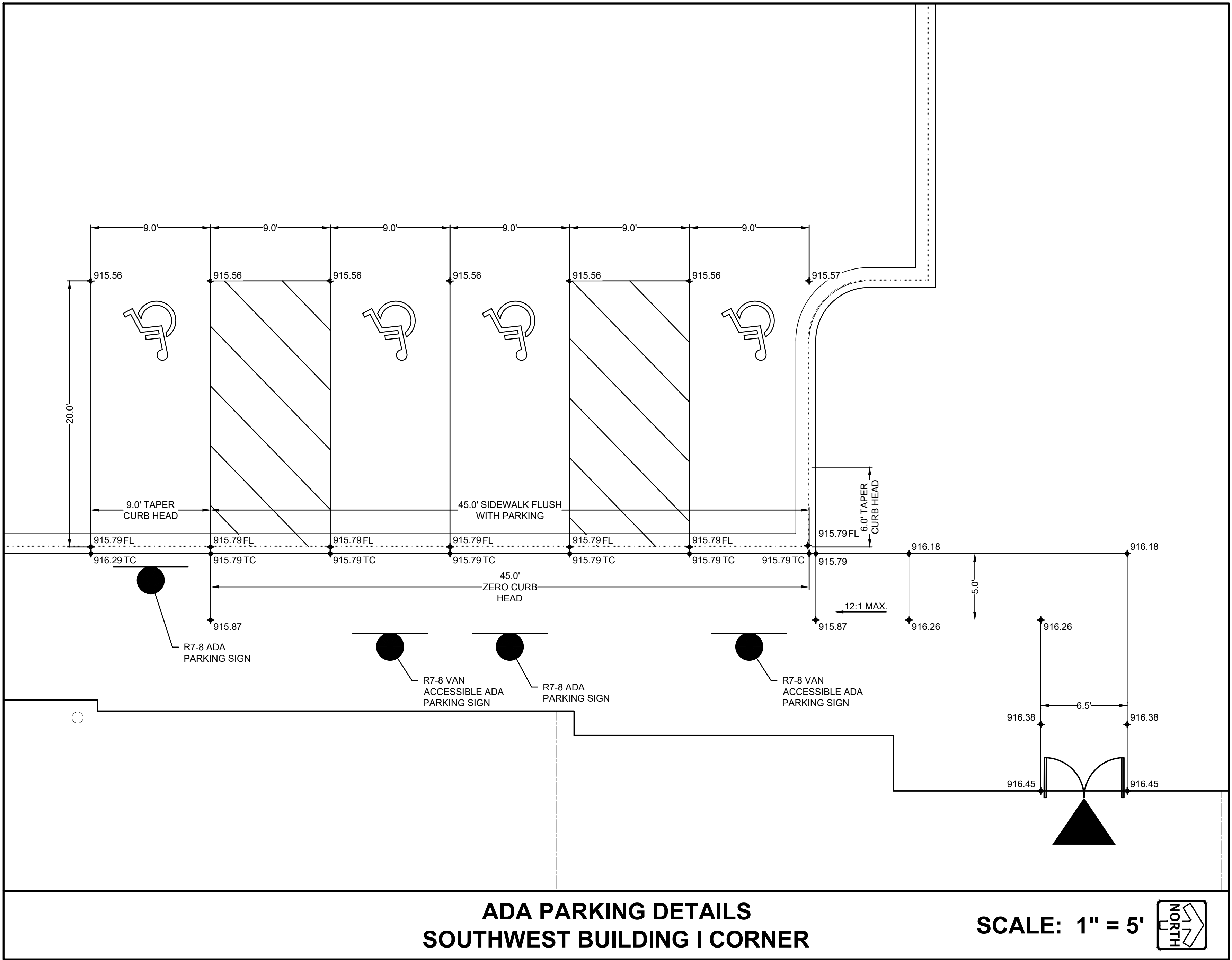
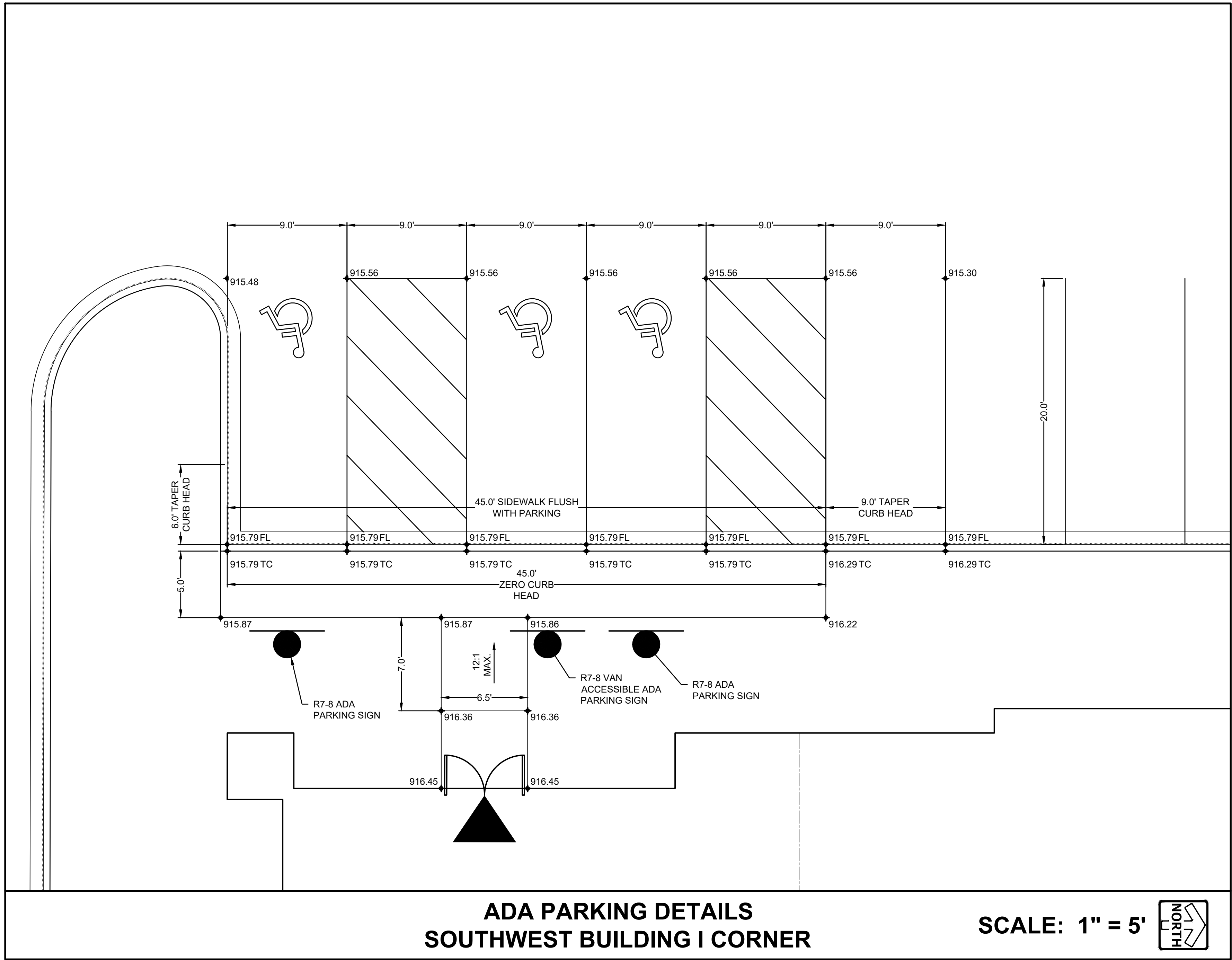
LOADING DOCK DRAINTILE

DRAINTILE INLET (STANDPIPE)

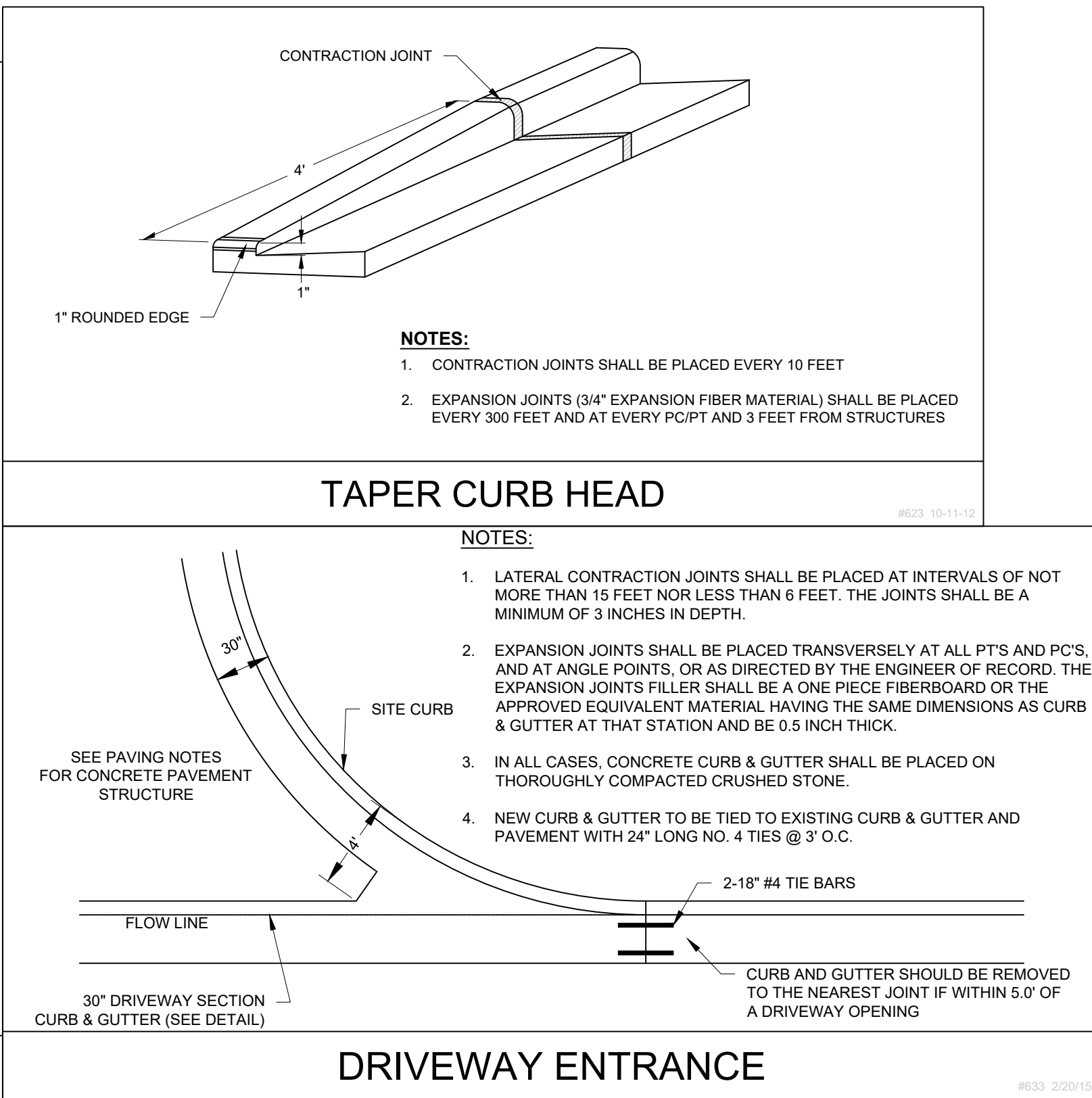
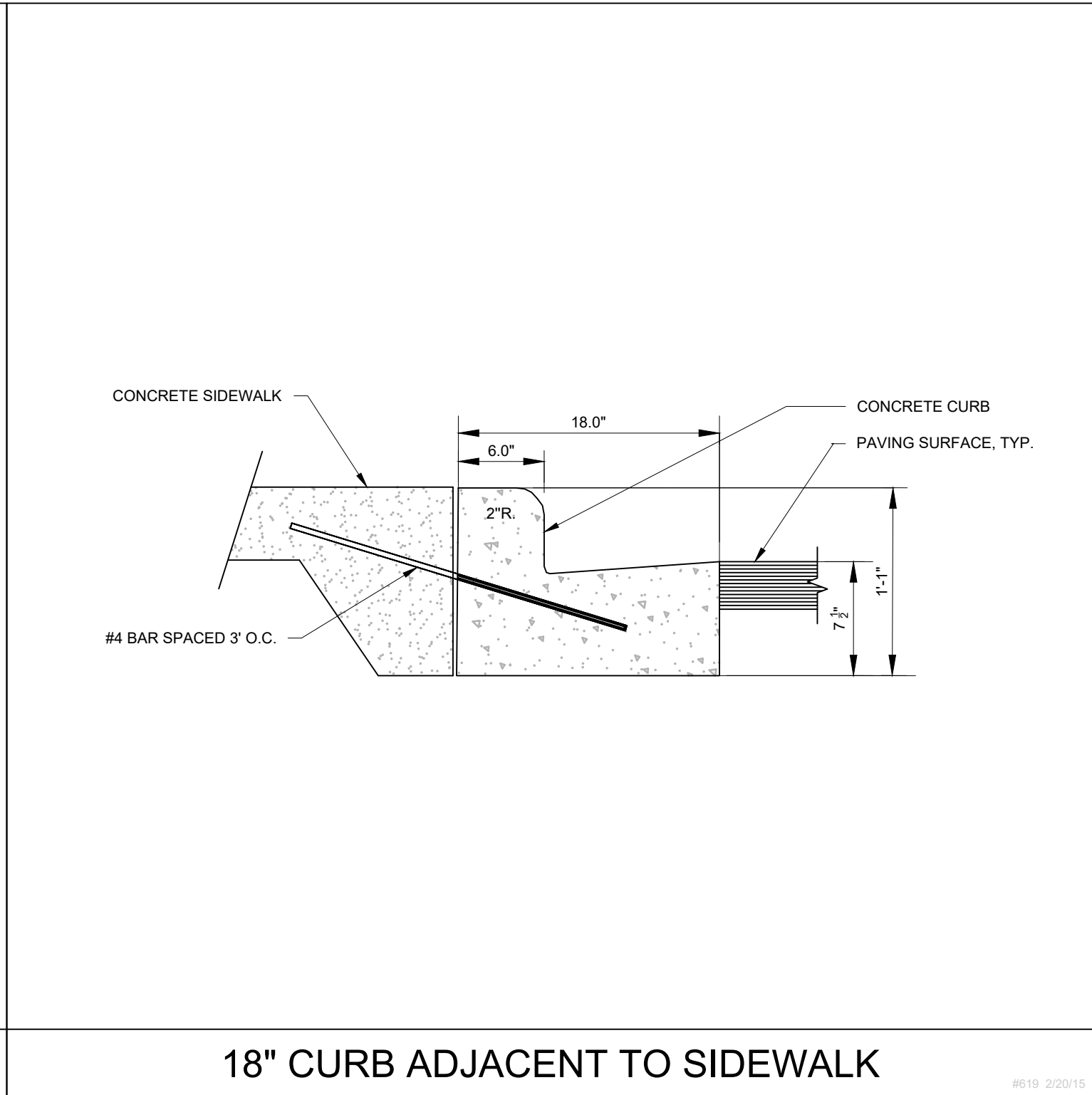
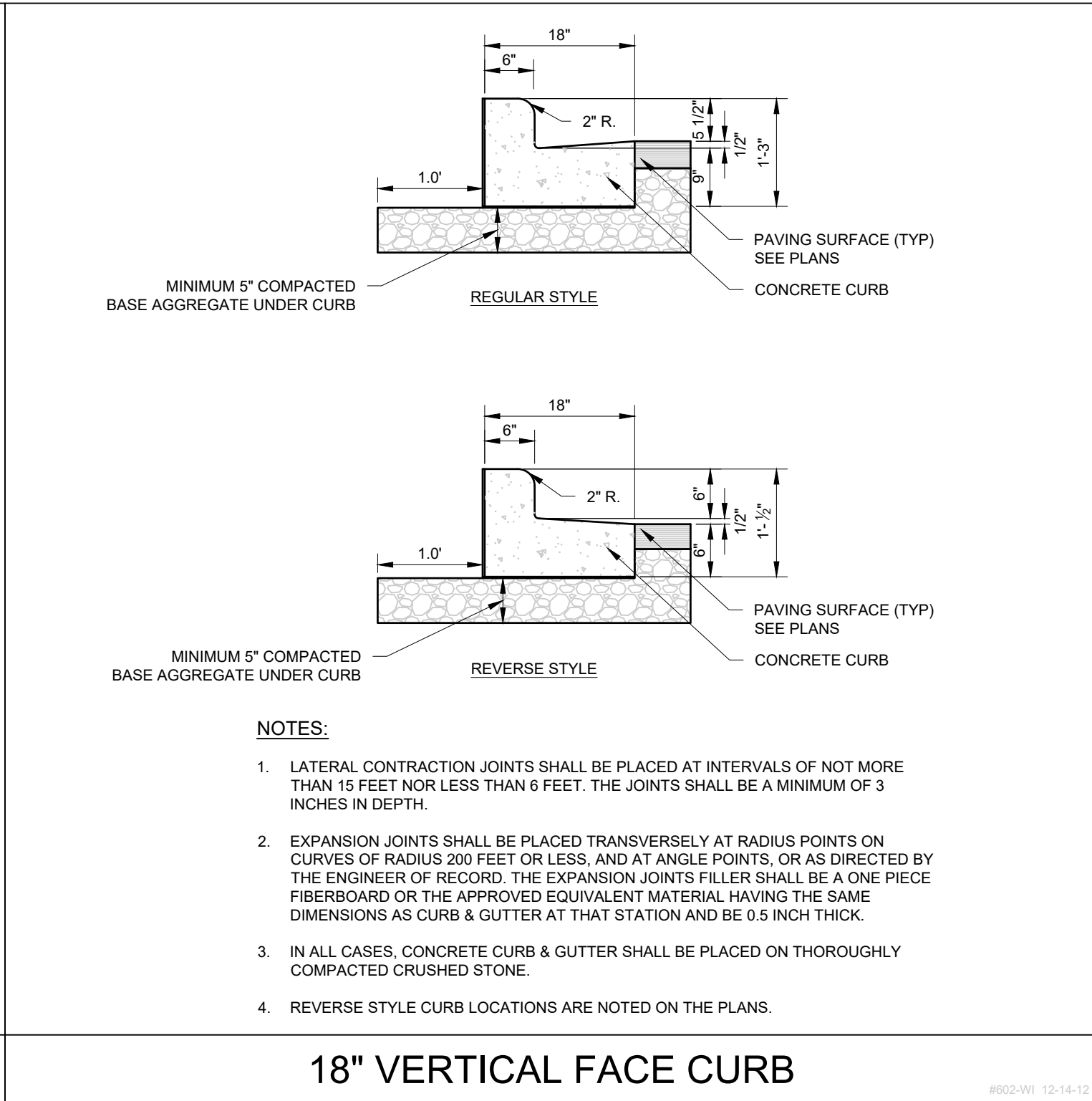
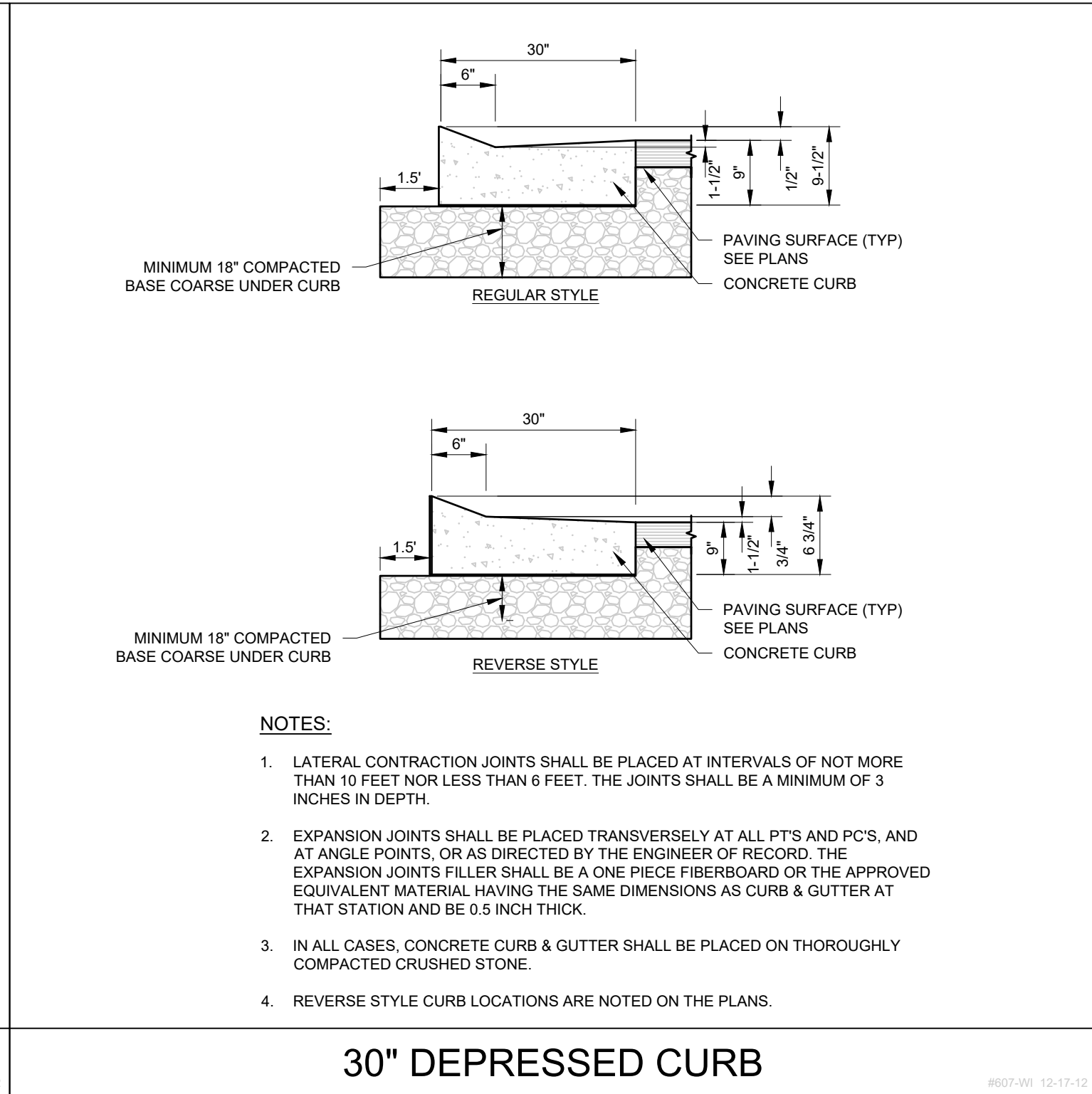
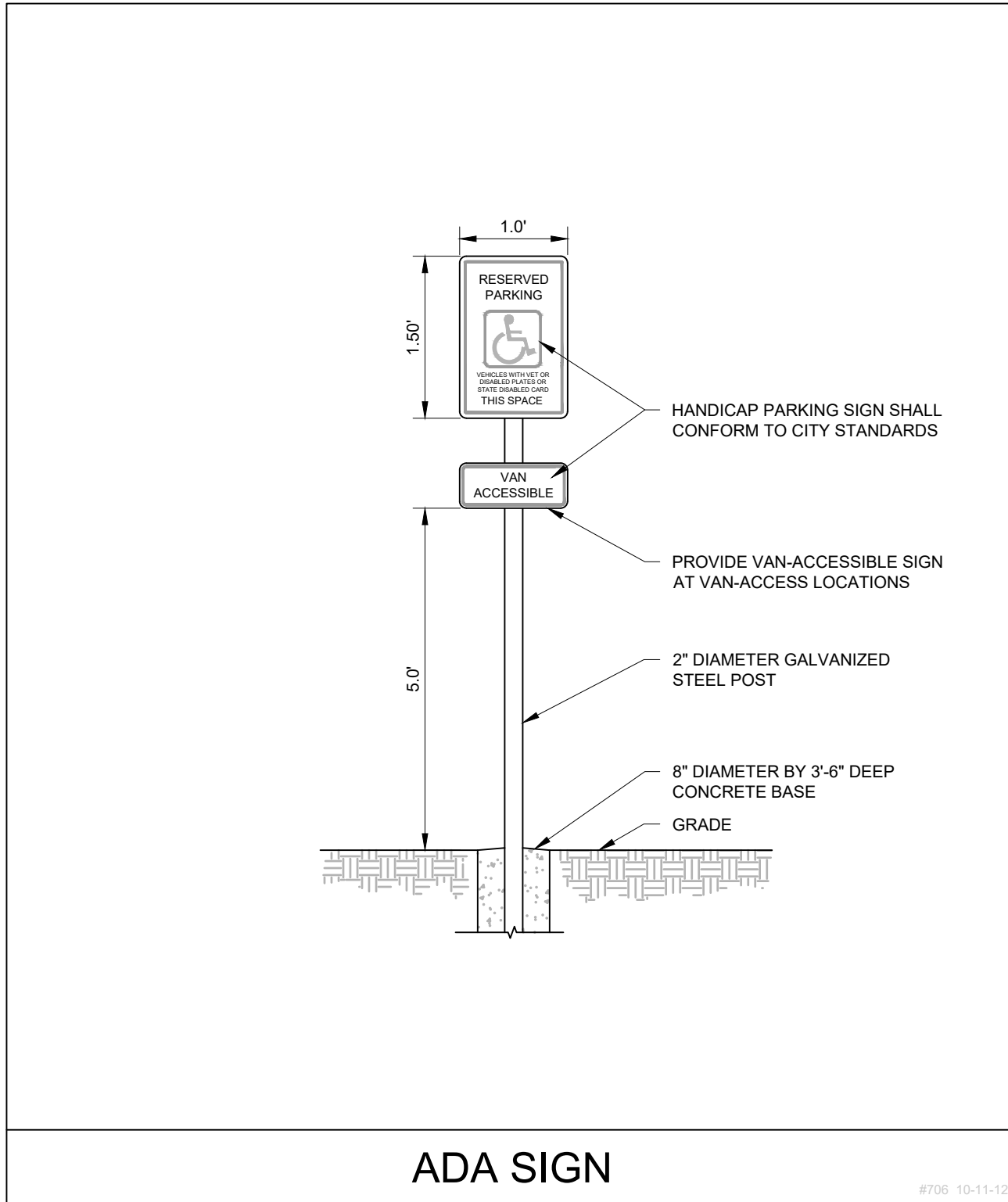
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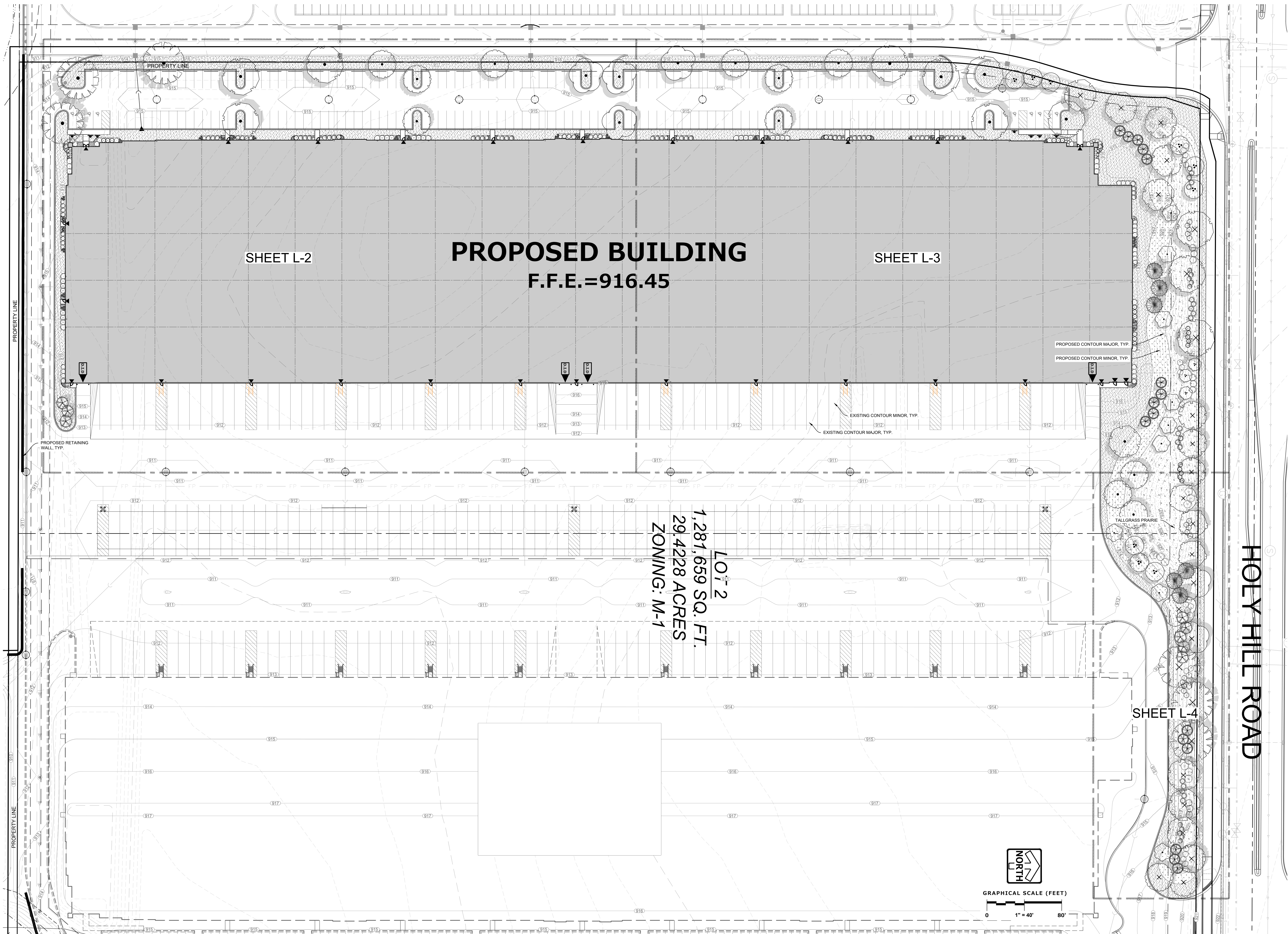
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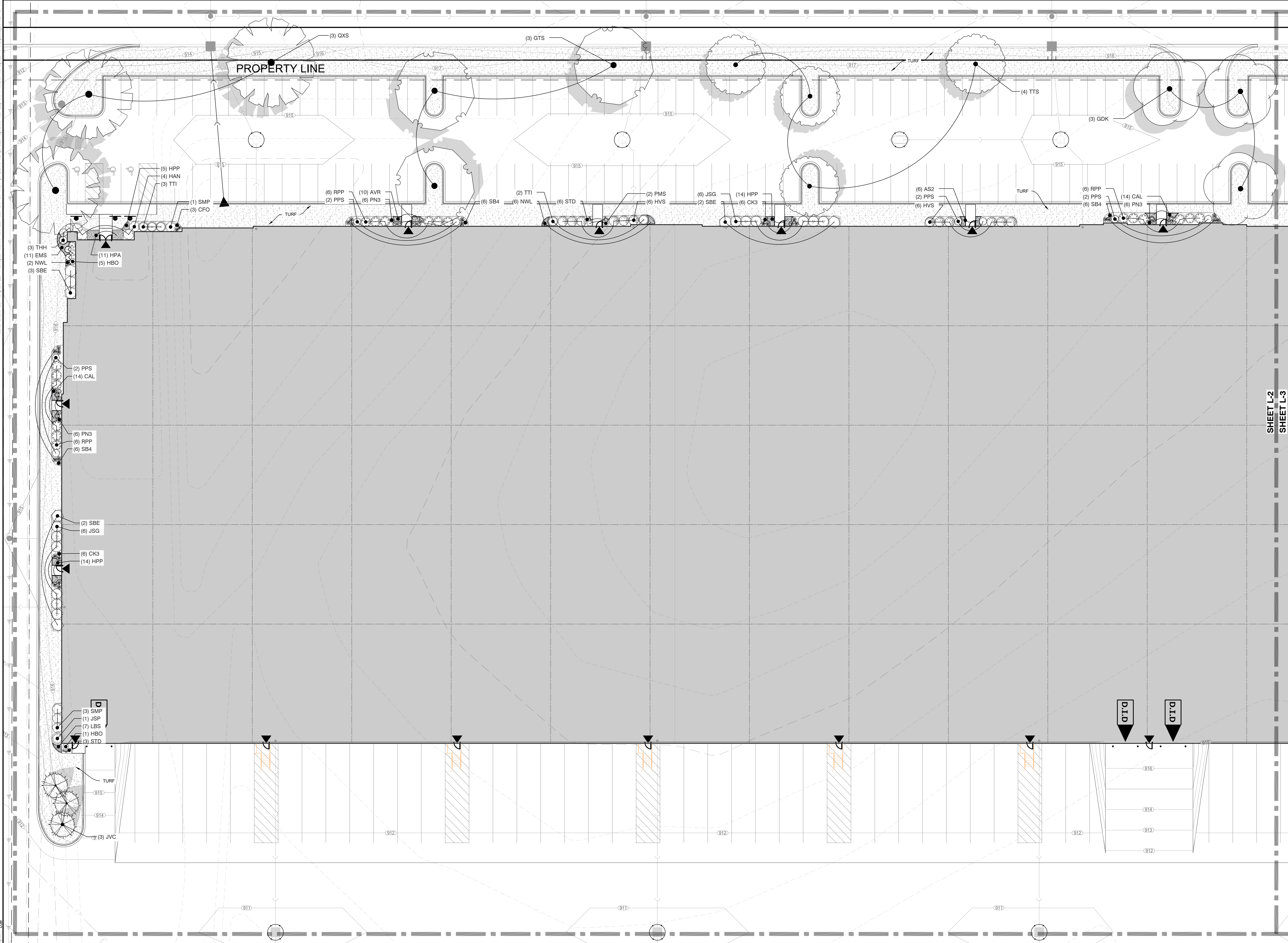
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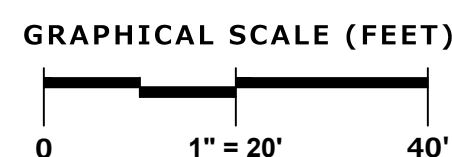
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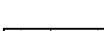
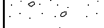
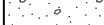






PLANT KEY	
TREES	BOTANICAL / COMMON NAME
ASM	Acer saccharum Sugar Maple
ASM2	Acer saccharum Sugar Maple
AAB	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry
COH2	Carya ovata Shagbark Hickory
CNC2	Catalpa speciosa Northern Catalpa
GTS	Gleditsia triacanthos inermis 'Shademaster' Shademaster Locust
GTS2	Gleditsia triacanthos inermis 'Shademaster' Shademaster Locust
GDK	Gymnocladus dioica Kentucky Coffee Tree
GDK2	Gymnocladus dioica Kentucky Coffee Tree
MPM	Malus x 'Prairie Maid' Prairie Maid Crabapple
MR2	Malus x 'Royal Raindrops' Royal Raindrops Crabapple - Multi-Stem
QXS	Quercus x schuetii Swamp Bur Oak
QXS2	Quercus x schuetii Swamp Bur Oak
TTS	Tilia tomentosa 'Sterling' Sterling Silver Linden
TTS2	Tilia tomentosa 'Sterling' Sterling Silver Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
JVC	Juniperus virginiana Eastern Red Cedar
PGB	Picea glauca 'Densata' Black Hills Spruce
PSW	Pinus strobus Eastern White Pine
SHRUBS	BOTANICAL / COMMON NAME
HAN	Hydrangea arborescens 'Annabelle' Annabelle Smooth Hydrangea
HBO	Hydrangea paniculata 'Bobo' Bobo Hydrangea
HVS	Hydrangea paniculata 'Vanilla Strawberry' Vanilla Strawberry Panicle Hydrangea
IVH	Itea virginica 'Little Henry' Little Henry Sweetgum
PCG	Physocarpus opulifolius 'Center Glow' Center Glow Ninebark
RPP	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose
SBE	Sambucus nigra 'Black Lace' Black Lace Ederberry
SMC	Spiraea japonica 'Magic Carpet' Magic Carpet Spirea
SMP	Syringa meyeri 'Palibin' Dwarf Korean Lilac
SVS	Syringa vulgaris 'Sensation' Sensation Lilac
VA	Viburnum dentatum 'Autumn Jazz' Autumn Jazz Arrowwood Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JSG	Juniperus chinensis 'Sea Green' Sea Green Juniper
JSP	Juniperus x 'J.N Select Blue' Star Power Juniper
PPS	Picea abies 'Pumila' Pumila Spruce
PMS	Pinus mugo 'Slowmound' Slowmound Mugo Pine
TTI	Taxus x media 'Tauntoni' Tauntoni Yew
THH	Thuja occidentalis 'Holmstrup' Holmstrup Cedar
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CFO	Calamagrostis x a 'Overdam' Overdam Reed Grass
CK3	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
MSO	Miscanthus sinensis 'Oktobefest' Oktobefest Miscanthus
PN3	Panicum virgatum 'Northwind' Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven' Blue Heaven Little Bluestem
STD	Sporobolus heterolepis 'Tara' Prairie Dropseed
PERENNIALS	BOTANICAL / COMMON NAME
AS2	Allium x 'Summer Beauty' Summer Beauty Allium
AVR	Astilbe chinensis 'Vision in Red' Vision in Red Astilbe
CAL	Calamintha nepeta Calamint
EMS	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower
HPP	Heuchera m 'Palace Purple' Palace Purple Coral Bells
HGS	Hosta x 'Gold Standard' Gold Standard Hosta
HPA	Hosta x 'Patriot' Patriot Hosta
LBS	Leucanthemum x 'Becky' Becky Shasta Daisy
NWL	Nepeta x 'Walker's Low' Walker's Low Catmint
GROUND COVERS	BOTANICAL / COMMON NAME
	Tallgrass Prairie - Mesic Agrecol Tall Grass Prairie
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix



GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	24,911 sf	Tallgrass Prairie - Mesic	Agrecol Tall Grass Prairie	
	52,069 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix	
	17,050 sf	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix	

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5a. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
8. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.
10. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
11. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
12. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
13. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
14. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
15. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
16. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
17. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
18. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{1}{2}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
19. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
20. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
21. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
22. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
23. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WOOD FREE MANURE OR CLASS 1 ORGANIC MATTER.
24. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
25. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
26. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
27. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
28. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
29. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
30. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
31. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
32. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
33. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
34. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
35. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
36. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULT-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 2 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORM FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

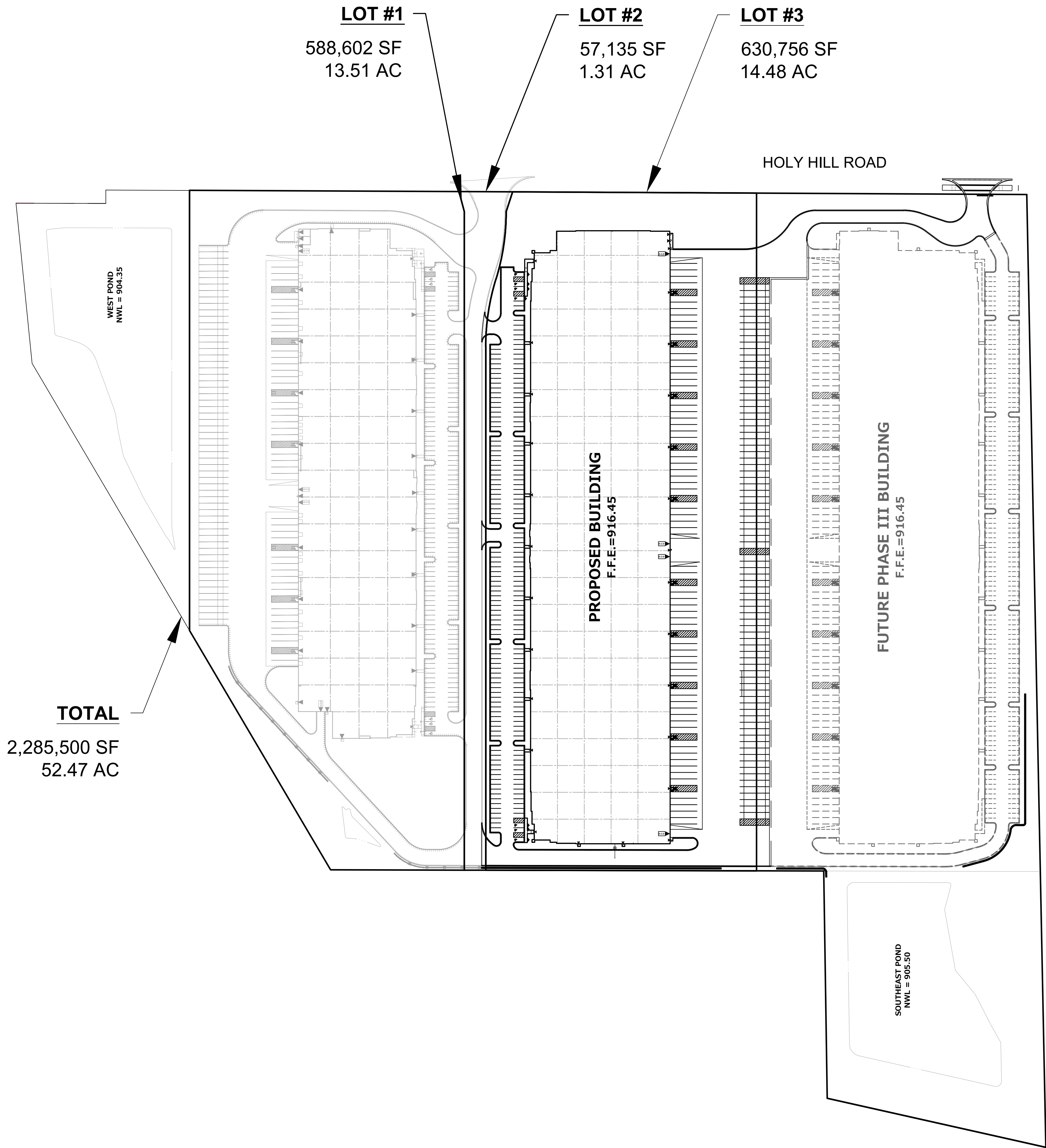
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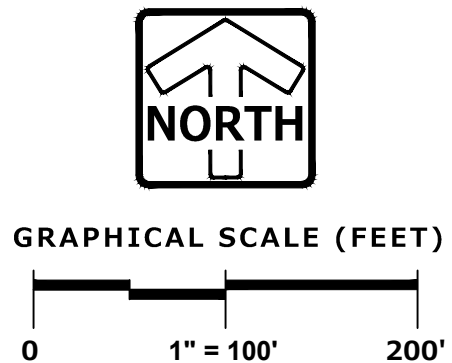
DRAFTED: SRB

DESIGNED: SRB

REVIEWED: SRB

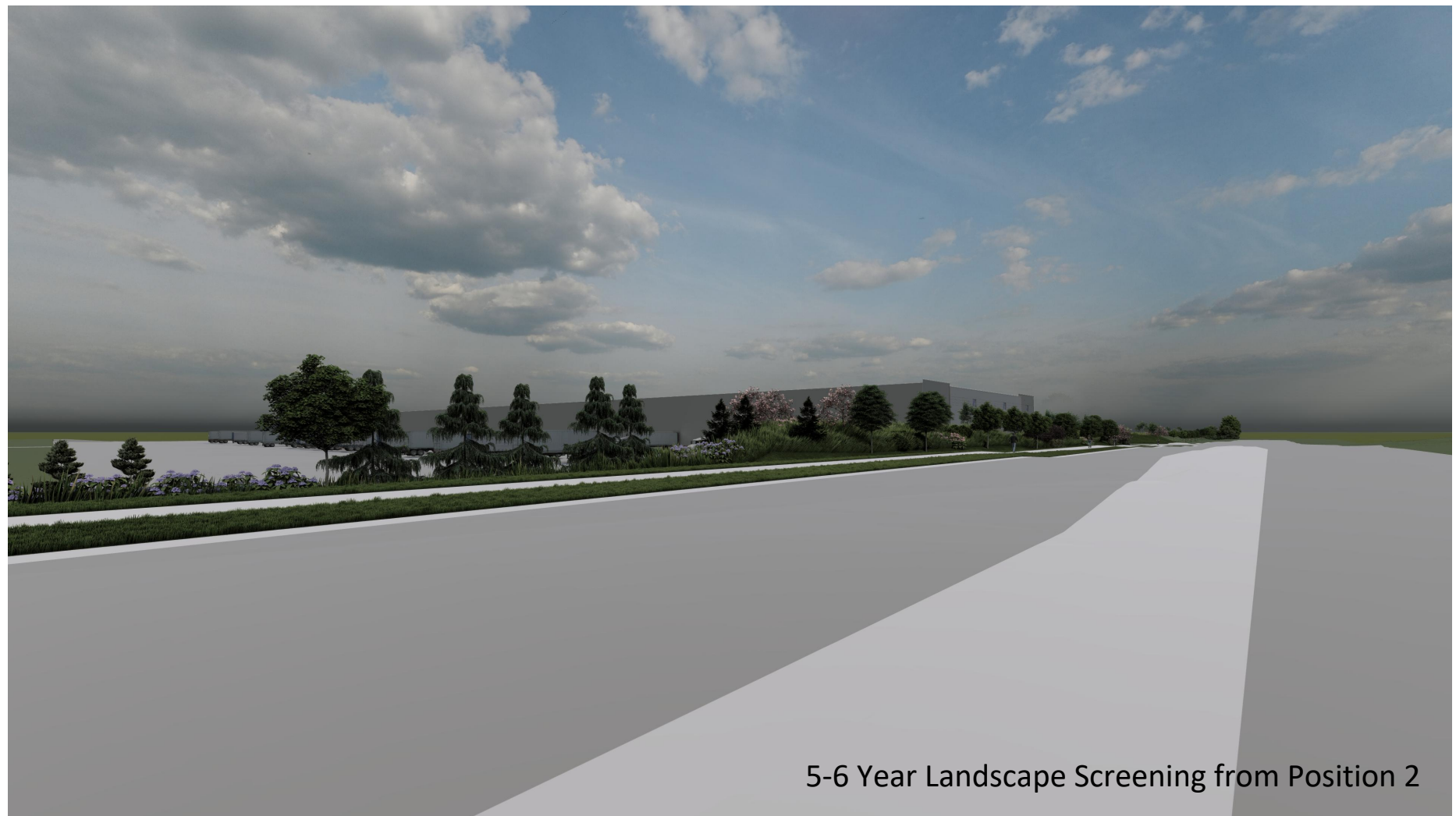


LOT #3				
TOTAL LOT SIZE			630,756 SF	14.48 AC
GREEN SPACE	45,333 SF			
	3,361 SF			
	1,631 SF			
	1,001 SF			
	1,075 SF			
	1,111 SF			
	5,080 SF			
	959 SF			
	1,154 SF			
	922 SF			
	1,154 SF			
	1,659 SF			
	4,594 SF			
	4,014 SF			
TOTAL GREEN SPACE	73,046 SF		73,046 SF	1.68 AC
TOTAL IMPERVIOUS			557,710 SF	12.80 AC
% GREEN SPACE			11.58	



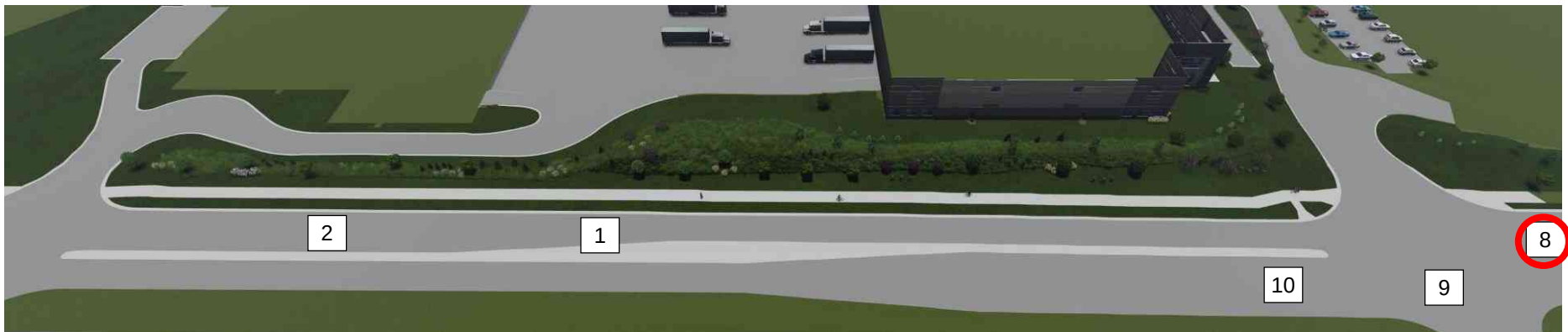
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5-6 Year Landscape Screening from Position 2



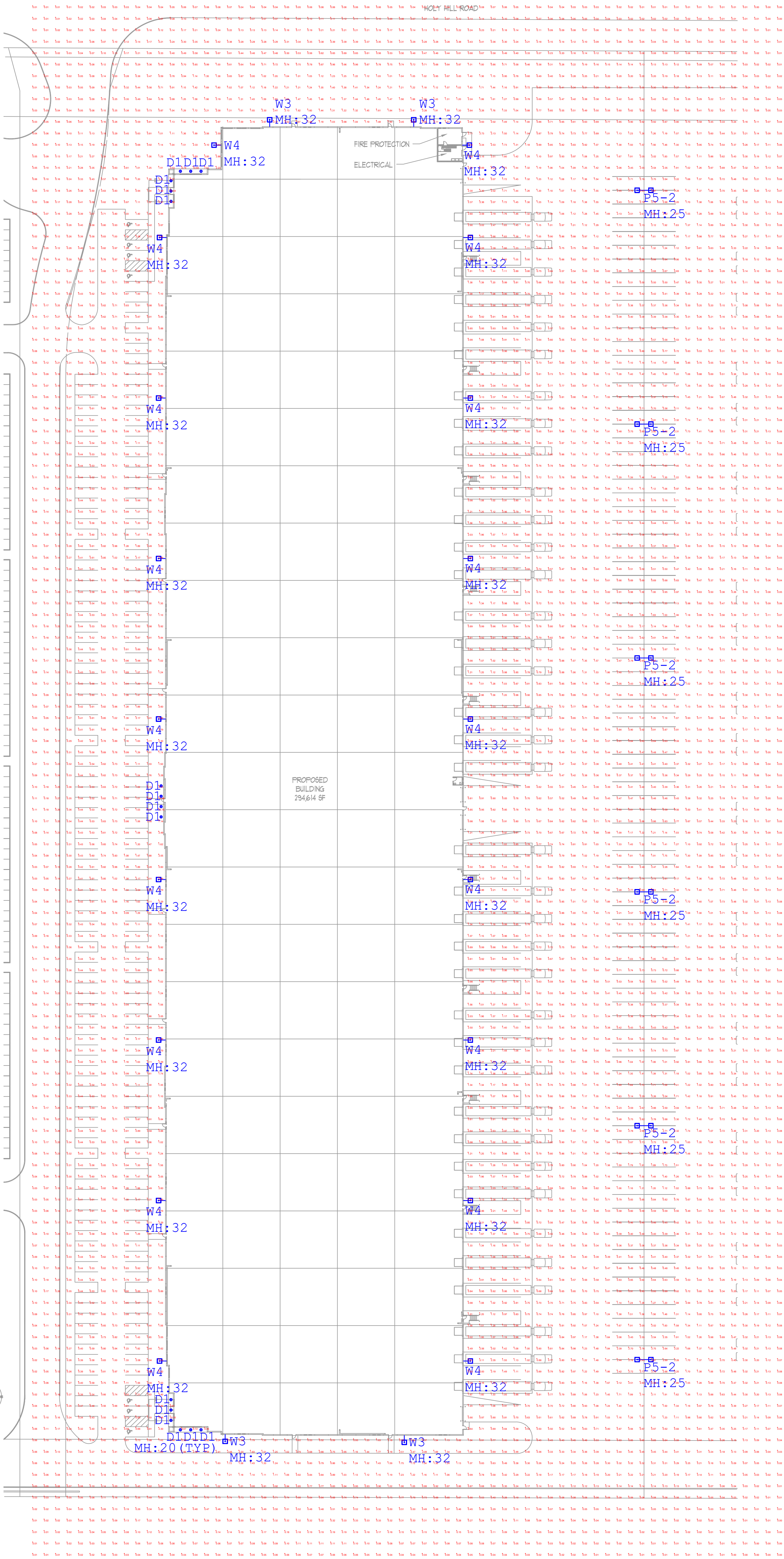






5-6 Year Landscape Screening from Position 10





Luminaire Schedule					
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts Total Watts
16	D1	Lithonia	LDN6 ALO3 SWW1 L06AR LSS MVOLT (driver) @ 2000LM	0.950	22.52 360.32
6	P5-2	Lithonia	(2) RSX1 LED P4 40K R5 MVOLT SPA (finish) + 30' SSS POLE + 5' BASE	0.950	133 1596
4	W3	Lithonia	RSX1 LED P4 40K R3 MVOLT WBAX (finish)	0.950	133 532
18	W4	Lithonia	RSX1 LED P4 40K R4 MVOLT WBAX (finish)	0.950	133 2394

Calculation Summary					
AREA	AVG	MAX	MIN	AVG/MIN	MAX/MIN
Auto Parking	0.96	3.8	0.3	3.20	12.67
Trailer Parking	1.37	2.9	0.3	4.57	9.67

CAPSTONE 41-ONE, PHASE 2

GERMANTOWN, WI

LED SITE LIGHTING PLAN

DRAWN BY: JS

DATE: 11 / 8 / 2022

SCALE: 1" = 50'-0"

REVISIONS

#

DATE

COMMENTS





SUBMITTAL PACKAGE

FOR

CAPSTONE 41 – BUILDING 2

EXTERIOR LIGHTING FIXTURES

Prepared by Electrical Contractor:

NEXT Electric, LLC
Scott Kowalkowski, Division Manager
1121 Marlin Court
Waukesha, WI 53186
scott.kowalkowski@nextelectricllc.com
Ph: (262) 506-3200
Fax: (262) 506-3201
www.nextelectricllc.com



Enterprise Lighting Ltd

Manufacturers' Representative

Date: Nov 11, 2022

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
Fax: (262) 953-2710

Job Name
Capstone 41 - Phase II Site
ELL22-117496
Germantown WI

Bid Date
Nov 11, 2022

Submittal Date
Nov 11, 2022



Enterprise Lighting Ltd
Manufacturers' Representative

Transmittal

Enterprise Lighting, LTD.
2007 Pewaukee Rd.
Waukesha WI 53188
Phone: (262) 953-2700
From: Bonnie Bartlein

Project Capstone 41 - Phase II Site
Quote# ELL22-117496
Location Germantown WI
Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|--|---|--------|
| ☒ Drawings | ☐ Specifications | Other: |
| ☐ Prints | ☐ Information | |
| ☐ Plans | ☐ Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| ☐ Prior Approval | ☐ Resubmittal for Approval | ☐ Record |
| ☒ Approval | ☐ Corrections | Bids due on: |
| ☐ Approval as Submitted | ☐ Your Use | Other: |
| ☐ Approval as Noted | ☐ Review and Comment | |

Type	MFG	Part
D1	Acuity Downlighting	LDN6 ALO3 SWW1 LO6AR LSS MVOLT UGZ
P5-2	Lithonia Exterior	RSX1 LED P4 40K R5 MVOLT SPA DWHXD
P5/POL	Lithonia Exterior	SSS 30 5C DM28AS VD DWHXD
W3	Lithonia Exterior	RSX1 LED P4 40K R3 MVOLT WBA DWHXD
W4	Lithonia Exterior	RSX1 LED P4 40K R4 MVOLT WBA DWHXD



FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard. Light engine and drivers are accessible from above or below ceiling.

Ceiling thickness range 1/2" to 1-1/2".

OPTICS — 55° cutoff

80CRI standard (90CRI optional)

ELECTRICAL — Adjustable lumen output with four module options.

MVOLT 120/277V 50/60Hz driver (0-10V & 120V Phase Dimming to 10% or 1% min dimming level). DALI driver dimming to 1% also available

FCC CFR Title 47 Part 15 Class A for 277V. FCC CFR Title 47 Part 15 Class B for 120V.

L80 @ 60,000 hours

3 SDCM

LISTINGS — Certified to US and Canadian safety standards. Title 24 compliant (90CRI, up to 1000lm) Wet location, requires covered ceiling. Wallwash suitable for damp locations only. Some configurations are Energy Star certified, please visit www.energystar.gov for specific products.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:

www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

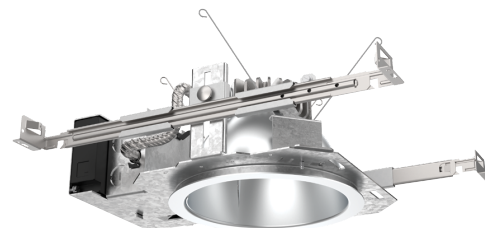
All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type

LDN6 SWITCHABLE

6" OPEN
New Construction Downlight



LDN6 AR LS	Wattage	80CRI							
		30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	605	100	615	101	623	102	630	102
ALO1 (750LM)	9	909	101	925	102	936	103	948	104
ALO1 (1000LM)	13	1268	98	1290	99	1306	100	1322	100
ALO2 (1000LM)	12	1360	112	1383	113	1400	113	1418	114
ALO2 (1500LM)	19	2004	108	2038	109	2063	110	2089	110
ALO2 (2000LM)	25	2547	103	2590	104	2622	104	2655	105
ALO3 (2000LM)	25	2655	106	2700	107	2733	108	2768	108
ALO3 (2500LM)	32	3214	101	3269	102	3309	103	3351	103
ALO3 (3000LM)	38	3670	96	3732	97	3778	98	3825	98
ALO4 (4000LM)	39	4035	104	4117	107	4199	109	4241	110
ALO4 (4500LM)	44	4453	101	4544	103	4635	105	4680	107
ALO4 (5000LM)	49	5345	108	5454	111	5563	113	5617	114

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

Submitted by Enterprise Lighting, LTD.		Catalog Number: LDN6 ALO3 SWW1 LO6AR LSS MVOLT UGZ Notes:	Type: D1 ELL22-117496
 Enterprise Lighting Manufacturers' Representative	Job Name: Capstone 41 - Phase II Site		

LDN6 SWW

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 ALO2 SWW1 LO6AR LSS MVOLT UGZ

LDN6							
Series	Lumens ‡	Color temperature ‡	Aperture/Trim Color	Reflector Flange	Finish	Distribution	Voltage
LDN6 6" Round	ALO1 500/750/1000lm	SWW1 3000K-3500K-4000K-5000K	LO6 Downlight	AR Clear	(blank) Self-flange	LSS Semi-specular	(blank) Medium Wide (1.0s/mh)
	ALO2 1000/1500/2000lm		LW6 Wallwash	WR ‡ White painted	TRW ‡ White	LD Matte diffused	
	ALO3 2000/2500/3000lm	Fixed CCT		BR ‡ Black painted	TRBL ‡ Black	LS Specular	WD Wide (1.2s/mh)
	ALO4 4000/4500/5000lm	30K 3000K					
	Fixed Lumen Output	35K 3500K					
	05LM 500lm	40K 4000K					
	07LM 750lm	50K 5000K					
	10LM 1000lm						
	15LM 1500lm						
	20LM 2000lm						
	25LM 2500lm						
	30LM 3000lm						
	40LM 4000lm						
	45LM 4500lm						
	50LM 5000lm						

Driver	Options	nLight Options
UGZ Universal dimming to 10% 0-10V; line voltage dimming (120V)	90CRI High CRI (90+)	NPS80EZ ‡ nLight® network power/relay pack with 0-10V dimming
UGZ1 Universal dimming to 1% 0-10V; line voltage dimming (120V)	AT ‡ Airtight (IP55)	NPS80EZER ‡ nLight® network power/relay pack with 0-10V dimming; ER controls fixtures on emergency circuit.
DALI ‡ DALI dimming to 1%	CP ‡ Chicago Plenum	NLTAIR2 ‡ nLight® Air enabled
D10 Minimum dimming 10% driver for use with JOT D1 Minimum dimming 1% driver for use with JOT	EL ‡ Batterypack (10W constant power) Non-T20 Compliant, integral test switch	NLTAIRER2 ‡ nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
D1 Minimum dimming 1% driver for use with JOT	ELR ‡ Batterypack (10W constant power) Non-T20 Compliant remote test switch	NLTAIREM2 ‡ nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Iota Emergency Transfer System
	E10WCP ‡ Batterypack (10W constant power) T20 Compliant, integral test switch	ETS ‡
	E10WCPR ‡ Batterypack (10W constant power) T20 Compliant, remote test switch	
	JOT ‡ Wireless room control with "Just One Touch" pairing	

‡ Option Restrictions

Options	Restriction
AT	Lumens and Color Temp restriction note: Fixed Lumens and CCT must be specified together (for example: 10LM 30K). Standard for CP and IP55, not available with WW
E10WCPR	Not available with EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
E10WCP	Not available with EC1, EC6, AT, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, ALO3 (2000-3000L) DALI, or WL.
ELR	Not available with EC1, EC6, QDS, CP, 347V, NPS80EZ ER, NLTAIRER2, NLTAIREM2, or ALO3 (2000-3000L) DALI.
EC6	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
WL	Not available with WW, All CP is wet location, except WW (Damp). IP55 rated.
QDS	Not Available with CP, ELR, E10WCP, or E10WCPR.
EC1	Not Available with CP, QDS, ELR, E10WCP, or E10WCPR.
JOT	Not available with CP, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, UGZ, or DALI drivers. Max 4500 lumens. Fixed lumens and CCT only.
NPS80EZ	Not available with CP, QDS, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NPS80EZER	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. 120V OR 277V only. Not available with 347V.
NLTAIR2	Not available with CP, QDS, DALI, D1, OR D10 drivers. Non-emergency luminaires with this option can be used as a normal power sensing device for nLight AIR devices and luminaires with EM emergency options.
NLTAIRER2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. Not available with 347V.
NLTAIREM2	Not available with CP, QDS, ELR, E10WCP, E10WCPR, DALI, D1, OR D10 drivers. See UL 924 Sequence of Operation table.
CP	Not available with, QDS, EC1, EC6, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, D1, OR D10 drivers. Not available with square trim.
ETS	Not available with, QDS, ELR, E10WCP, E10WCPR, 347V, JOT, NPS80EZ, NPS80EZ ER, NLTAIR2, NLTAIRER2, NLTAIREM2, DALI, D1, OR D10 driver
DALI	Not available with fixed lumens or CCT. Max 4500 lumens.
WW	Not available with WL, EL, E10WCP.
TRW, TRBL	Available with clear (AR) reflector only.
WR, BR	Not available with a reflector finish
347V	Not available with CP, QDS, EL, ELR, E10WCP, E10WCPR, NLTAIRER2, ETS, NPS80EZ, NPS80EZER, ALO1 ROUND TRIM, 05 LUMENS ROUND TRIM, AND 07 ROUND TRIM.



LDN6 SWW

Accessories: Order as a separate catalog number.

LO6AR ** TRIM	6" clear, specular reflector (** specify finish LS, LSS, or LS)
LO6WR TRIM	6" white reflector
LO6BR TRIM	6" black reflector
LW6AR ** TRIM	6" wallwash clear, specular reflector (** specify finish LS, LSS, or LS)
LW6WR TRIM	6" wallwash white reflector
LW6BR TRIM	6" wallwash black reflector
GRA68 JZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D.

UL924 Sequence of Operation

The below information applies to all nLight AIR devices with an EM option.

- EM devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, EM devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- Only non-emergency rPP20, rLSXR, rSBOR, rSDGR, and nLight AIR luminaires with version 3.4 or later firmware can provide normal power sensing for EM devices. See specification sheets for control devices and luminaires for more information on options that support normal power sensing.

EMERGENCY BATTERY PACK OPTIONS - FIELD INSTALLABLE

Battery Model Number	Wattage	Runtime (Minutes)	Lumen Output* @ 120 Lumens/Watt	Other
ILB CP07 2H A	7W	120	840	Storm Shelter / 2 Hour Runtime
ILB CP10 A	10W	90	1200	
ILBLP CP10 HE SD A*	10W	90	1200	Title 20, Self Diagnostic
ILBLP CP15 HE SD A*	15W	90	1800	Title 20, Self Diagnostic
ILB CP20 HE A	20W	90	2400	Title 20
ILB CP20 HE SD A	20W	90	2400	Title 20, Self Diagnostic
ILBHI CP10 HE SD A*	10W	90	1200	347-480V AC Input, Title 20, Self Diagnostic
ILBHI CP15 HE SD A*	15W	90	1800	347-480V AC Input, Title 20, Self Diagnostic

All the above are UL Listed products that are certified for field install external/remote to the fixture.

* Minimum delivered lumen output to assist in product selection for increased fixture mounting height.

+ The CP10 delivered emergency illumination outperforms legacy 1400 lumen fluorescent emergency ballast.

Please contact us at productsupportemergency@acuitybrands.com for any Emergency Battery related questions.

LUMEN OUTPUT MULTIPLIERS - FINISH

Specular (LS)	1.05
Semi-specular (LSS)	1.00
Matte diffuse (LD)	0.85

LUMEN OUTPUT MULTIPLIERS - CCT

3000K	3500K	4000K	5000K
0.98	1.0	1.01	1.03

LUMEN OUTPUT MULTIPLIERS - CRI

80	1.0
90	0.874

HOW TO ESTIMATE DELIVERED LUMENS IN EMERGENCY MODE

Use the formula below to estimate the delivered lumens in emergency mode

Delivered Lumens = 1.25 x P x LPW

P = Output power of emergency driver. P = 10W for PS1055CP

LPW = Lumen per watt rating of the luminaire. This information is available on the ABL luminaire spec sheet.

The LPW rating is also available at Designlight Consortium.

LDN6 SWW

PHOTOMETRY

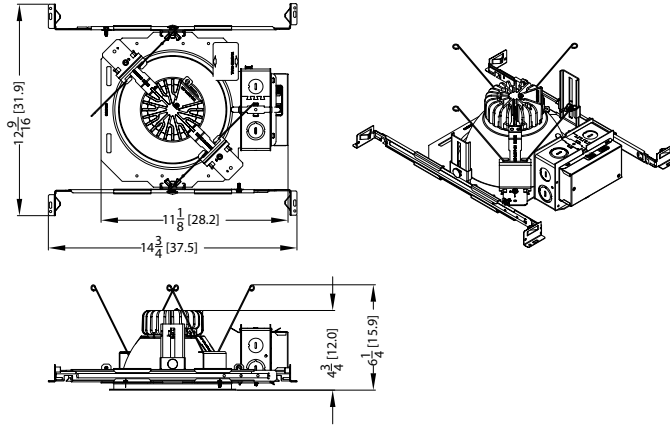
LDN6 AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	525	87	540	89	554	90	568	92
ALO1 (750LM)	9	790	88	811	90	833	92	854	93
ALO1 (1000LM)	13	1102	85	1132	87	1162	89	1191	90
ALO2 (1000LM)	12	1181	97	1213	99	1245	101	1277	103
ALO2 (1500LM)	19	1741	94	1788	96	1835	98	1882	99
ALO2 (2000LM)	25	2212	89	2272	91	2332	93	2392	95
ALO3 (2000LM)	25	2306	92	2369	94	2431	96	2494	97
ALO3 (2500LM)	32	2792	88	2868	89	2944	91	3019	93
ALO3 (3000LM)	38	3188	83	3274	85	3361	87	3447	88
ALO4 (4000LM)	39	3349	87	3417	88	3485	90	3520	91
ALO4 (4500LM)	44	3696	84	3771	86	3847	88	3885	88
ALO4 (5000LM)	49	4436	90	4527	92	4617	94	4662	95
LDN6WW AR LS		80CRI							
Lumen Output	Wattage	30K/80CRI		35K/80CRI		40K/80CRI		50K/80CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	602	100	612	101	620	101	628	102
ALO1 (750LM)	9	905	101	921	102	932	103	944	103
ALO1 (1000LM)	13	1263	98	1284	99	1300	99	1316	100
ALO2 (1000LM)	12	1354	111	1377	112	1394	113	1411	113
ALO2 (1500LM)	19	1995	108	2029	109	2054	109	2080	110
ALO2 (2000LM)	25	2536	102	2579	103	2610	104	2643	104
ALO3 (2000LM)	25	2643	105	2688	106	2721	107	2755	108
ALO3 (2500LM)	32	3200	100	3255	101	3294	102	3336	103
ALO3 (3000LM)	38	3654	96	3716	97	3761	97	3808	98
ALO4 (4000LM)	39	4007	104	4089	106	4171	108	4212	109
ALO4 (4500LM)	44	4423	101	4513	103	4603	105	4648	106
ALO4 (5000LM)	49	4810	98	4908	100	5006	102	5055	103
LDN6WW AR LS		90CRI							
Lumen Output	Wattage	30K/90CRI		35K/90CRI		40K/90CRI		50K/90CRI	
		Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW	Delivered Lumens	LPW
ALO1 (500LM)	6	523	86	537	88	551	90	566	92
ALO1 (750LM)	9	787	88	808	89	829	91	850	93
ALO1 (1000LM)	13	1097	85	1127	87	1156	88	1186	90
ALO2 (1000LM)	12	1176	96	1208	98	1240	100	1272	102
ALO2 (1500LM)	19	1733	93	1780	95	1827	97	1874	99
ALO2 (2000LM)	25	2203	89	2262	91	2322	92	2382	94
ALO3 (2000LM)	25	2296	91	2358	93	2421	95	2483	97
ALO3 (2500LM)	32	2780	87	2855	89	2931	91	3006	93
ALO3 (3000LM)	38	3174	83	3260	85	3346	86	3432	88
ALO4 (4000LM)	39	3326	86	3394	88	3462	90	3496	90
ALO4 (4500LM)	44	3671	84	3746	85	3821	87	3858	88
ALO4 (5000LM)	49	3992	81	4073	83	4155	84	4196	85



LDN6 SWW

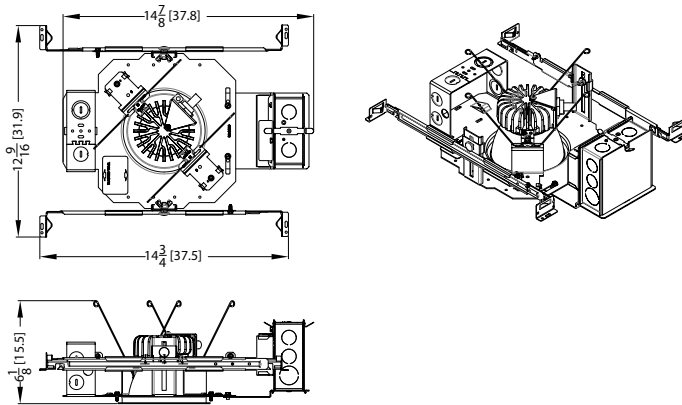
* All dimensions are inches (centimeters) unless otherwise noted.

LDN6 SWW1 500-3000LM



LDN6 SWW1 IC RATING	
ALO1	IC
ALO2	NON-IC
ALO3	NON-IC

LDN6 SWW1 CP 500-3000LM



Notes

- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.



LDN6 SWW

LDN6 SWW

DIMMER COMPATIBILITY

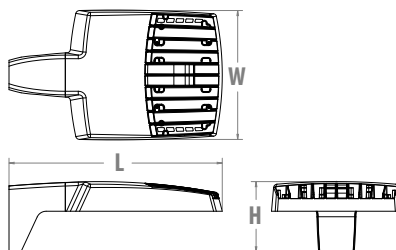
Not compatible with DALI or DMX dimmers. For specific compatible dimmers see below.

COMPATIBLE LINE VOLTAGE DIMMERS:						
Type	Forward Phase	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	Comment
MLV	Sensorswitch WPD	YES	YES	YES	YES	
MLV	Sensorswitch CMR PDT10 ADC VLP	YES	YES	YES	YES	
MLV	Synergy ISD 600LV	YES, 2x *	YES	YES	YES	* min 2 fixtures
INC	Synergy ISD 600 I	YES, 2x *	YES	YES	YES	* min 2 fixtures
MLV	Lutron Glyder GLV-600	YES	YES	YES	YES	
INC	Leviton SureSlide 6633	YES	YES	YES	YES	
MLV	Lutron Diva DVLV-600P	YES	YES	YES	YES	
MLV	Lutron Skylark SLV-600P	YES	YES	YES	YES	
INC	Lutron RadioRA 2 10ND	YES	YES	YES	YES	
MLV	Leviton SureSlide 6613-PLW	YES	YES	YES	YES	
INC	Lutron Diva DVCL-153P	YES	YES	YES	YES	
MLV	Leviton IPM06	YES, 2x *	YES	YES	YES	* min 2 fixtures
Type	Reverse Phase Dimmer Bank	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
ELV	Lutron Nova T NTELV-600	YES	YES	YES	YES	
ELV	Lutron Diva DVELV 600P	YES	YES	YES	YES	
ELV	Lutron Maestro MAELV 600	YES	YES	YES	YES	
ELV	Leviton Vizia VPE06-1LX	YES	YES	YES	YES	
ELV	Leviton Illumatech IPE04	YES	YES	YES	YES	
ELV	Control4 C4-APD 120 REVERSE PHASE	YES	YES	YES	YES	
Type	Miscellaneous Dimmers	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
PHA	Lutron RadioRA2 RRD-6NA	YES	YES	YES	YES	
PHA	Lutron Maestro PRO LED+ RRD-PRO	YES	YES	YES	YES	
Type	Control Systems	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)	
MLV	Lutron LP-RPM-4U	YES	YES	YES	YES	
PHA	Lutron LP-RPM-4A	YES	YES	YES	YES	
MLV	Lutron GRAPHIC EYE QSGRJ-3P	YES	YES	YES	YES	
PHA	Lutron PA Power Module PHPM-PA-120	YES	YES	YES	YES	
ELV	Lutron nLight nSP5PCD ELV	YES	YES	YES	YES	

COMPATIBLE 0-10V DIMMERS:							
Manufacturer	System Type	Description	P/N	ALO1 (500-1000lm)	ALO2 (1000-2000lm)	ALO3 (2000-3000lm)	ALO4 (3000-5000lm)
ACUITY	Wall Box	sensorswitch, dimming switch with multi-way option	SPODMRA	YES	YES	YES	YES
ACUITY	Wall Box	sensorswitch, wall switch sensor, occupancy controlled dimming	WSX D WH	YES	YES	YES	YES
ACUITY	Control System	nLight	nPP16D	YES	YES	YES	YES
ACUITY	Control System	nLight	nPS 80 EZ	YES	YES	YES	YES
ACUITY	Control System	nLight Air	rPP20 D	YES	YES	YES	YES
Lutron	Other	0-10V (sink or source) PowPak wireless dimming module	RMJ-ST-DV-B	YES	YES	YES	YES
Wattstopper	Control System	Digital single relay room controller (0-10V)	LMRC-211	YES	YES	YES	YES
Crestron	Control System	DIN Rail 0-10V fluorescent dimmer, 4 feeds, 4 channels (Green Light System)	DIN-4DIMFLV4	YES	YES	YES	YES
Lutron	Other	Grafik Eye 0-10V adapter	GRX-TVI	YES	YES	YES	YES
Leviton	Wall Box	Illumatech 0-10V	IP710-DLX	YES	YES	YES	YES
Lutron	Control System	Mounted in the Homeworks QS panel - 0-10V dimmer (sink or source)	GRX-TVM2	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTFTV	YES	YES	YES	YES
Lutron	Wall Box	Nova 0-10V wallbox dimmer (use with PP-120-H line voltage relay)	NTSTV-DV	YES	YES	YES	YES
Lutron	Wall Box	Nova T	NFTV	YES	YES	YES	YES
Leviton	Wall Box	Renior II 0-10V	AWSMG-7DW	YES	YES	YES	YES

**RSX1 LED**
Area Luminaire**Specifications**

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information**EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD**

RSX1 LED	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PEX Photocontrol external threaded, adjustable ^{9,10} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,11,12,13} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{9,13} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{9,13}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDB1XD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{13,14,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13,15,16} BAA Buy America(n) Act Compliant *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁷	



Ordering Information

Accessories

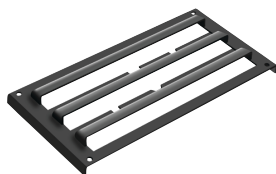
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSAFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares hield (specify finish)
RSX1EGV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN). Exception: PE or PEX and FAO can be combined.
- Requires 120V, 208V, 240V or 277V.
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

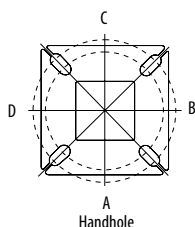


External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

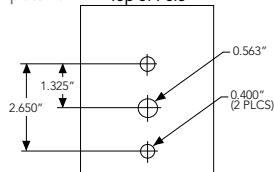


Handhole

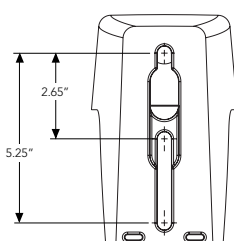
RSX POLE DRILLING

Template #8

Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

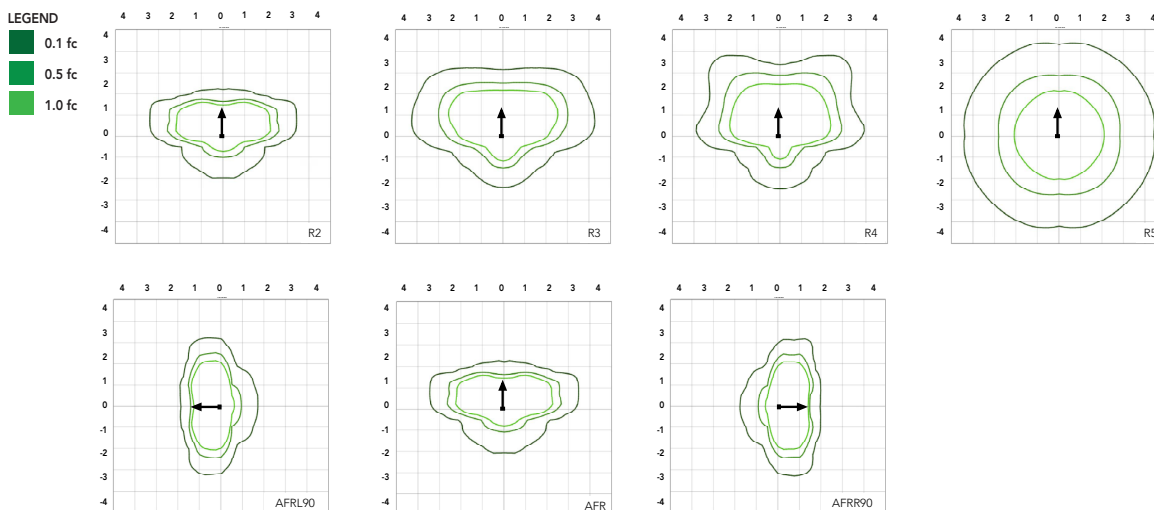
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97



Photometric Diagrams

 To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

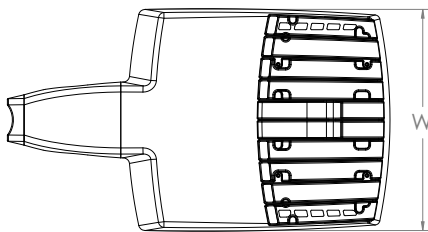


Dimensions & Weights

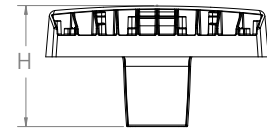
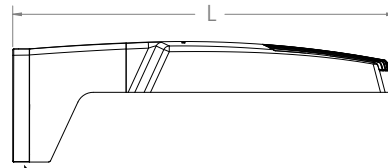
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



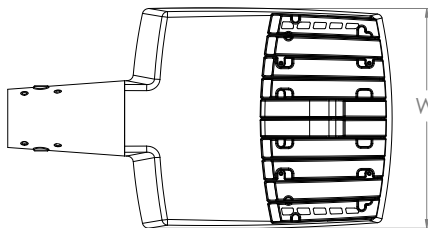
Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



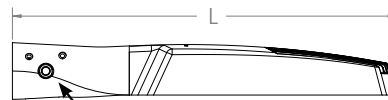
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)

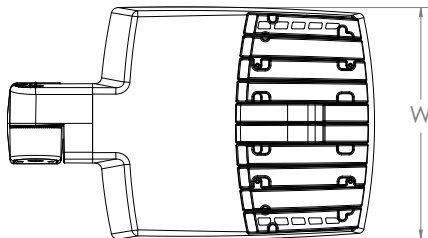


Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm

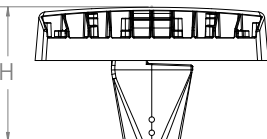
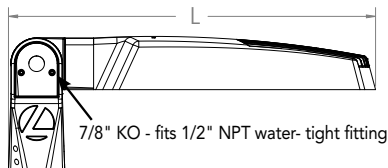


7/16" locking thru bolt/nut provided

RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm

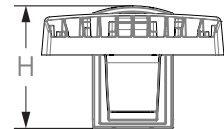
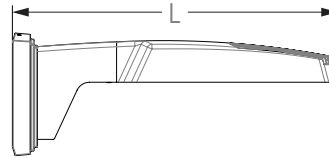
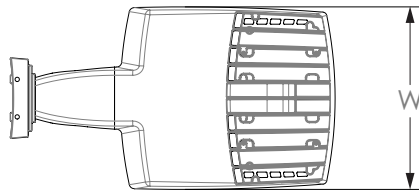


7/8" KO - fits 1/2" NPT water-tight fitting



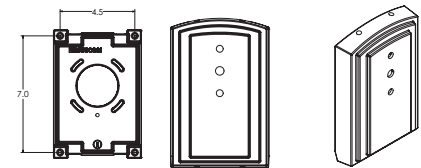
Dimensions

RSX1 with Wall Bracket (WBA)

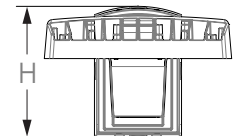
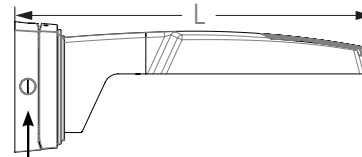
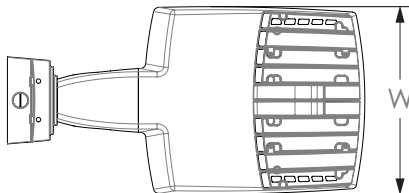


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

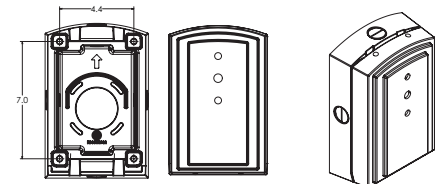


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail

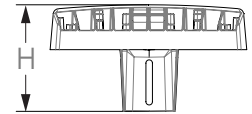
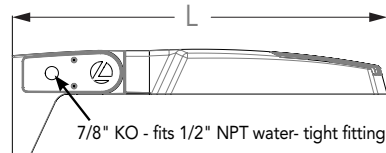
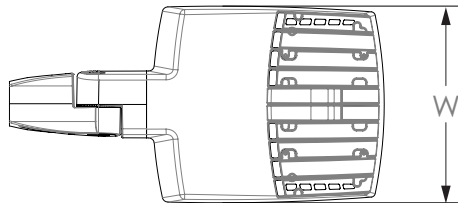


Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

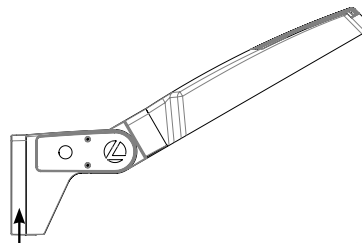


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

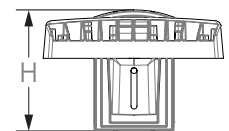
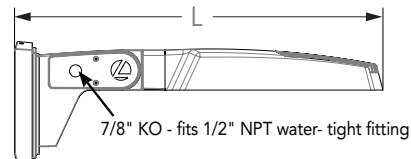
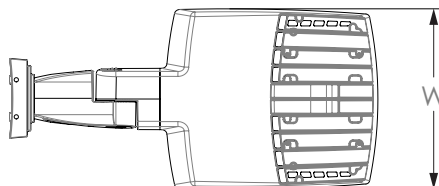


Notes

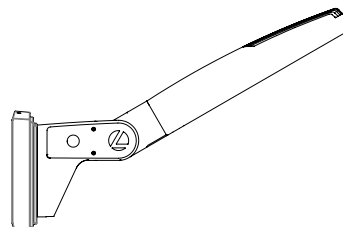
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

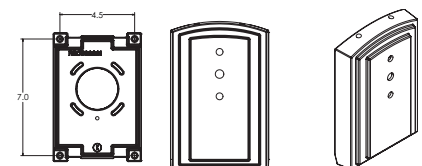
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)

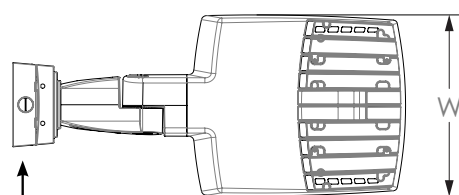


Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

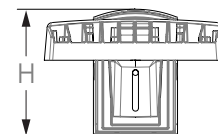
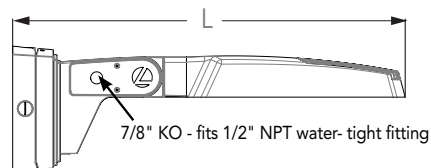


Wall Bracket (WBA) Mounting Detail

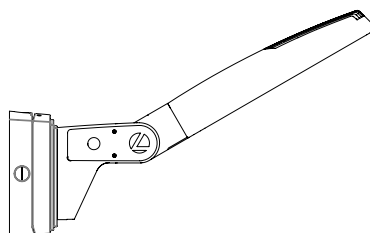
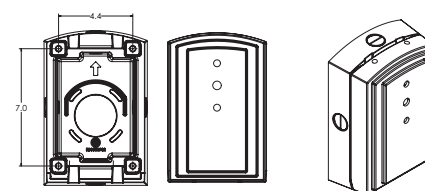
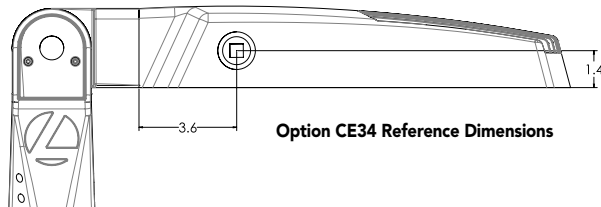
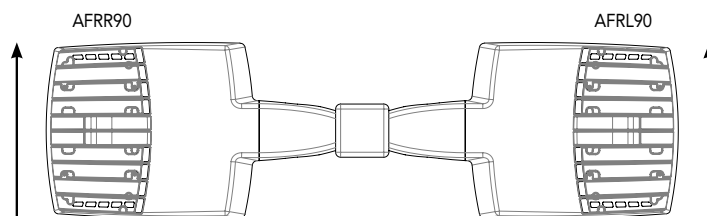


**Dimensions****RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)**

3/4" NPT taps
with plugs - Qty (4)
provided



Length: 28.8" (73.2 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

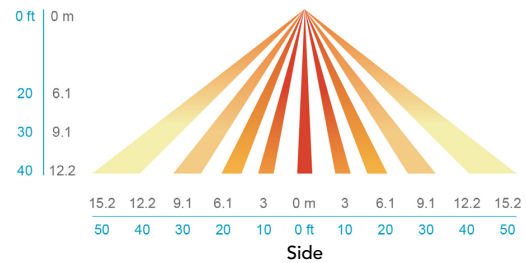
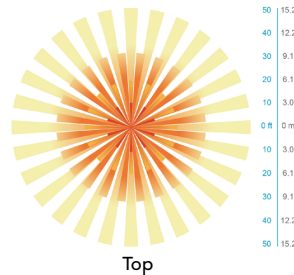
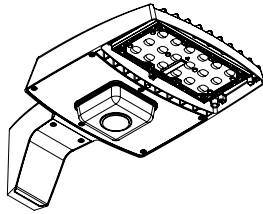
**Surface Conduit Box (SCB) Mounting Detail****Additional Reference Drawings****Option CE34 Reference Dimensions****Automotive Front Row - Rotated Optics (AFRL90/R90)**

(Example: 2@180 - arrows indicate direction of light exiting the luminaire)

nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >192/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLARITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Submitted by Enterprise Lighting, LTD.  Enterprise Ligh Manufacturers' Representa	Job Name: Capstone 41 - Phase II Site	Catalog Number: SSS 30 5C DM28AS VD DWHXD Notes:	Type: P5/POL ELL22-117496
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FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION

Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, 0.120"), or 50 KSI (7-gauge, 0.179"). Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: Options include tenon top, drilled for side mount fixture, tenon with drilling (includes extra handhole) and open top. Side drilled and open top poles include a removable top cap.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5".

Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with each pole assembly. Additional base cover options are available upon request.

Anchor Base/Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE — All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable painted finish is coated with TGIC (Triglycidyl Isocyanurate) Polyester powder that meets 5A and 5B classifications of ASTM D3359. Powder-coat finishes include Dark Bronze, White, Black, and Natural Aluminum colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes.

BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

INSTALLATION — **Do not** erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

WARRANTY — 1-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL





SSS Square Straight Steel Poles

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: SSS 20 5C DM19 DDBXD

SSS	30 = 30 Feet					
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness ²	Mounting ³		Options	Finish ¹⁴
SSS ¹	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20'-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (0.120") 4G 4" 7g (0.179") 5C 5" 11g (0.120") 5G 5" 7g (0.179") 6G 6" 7g (0.179") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 3-1/2" O.D. (3" NPS) T35 4" O.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVE Drill mounting⁴ DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting⁴ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting^{4,5} DM19RAD 1 at 90° DM28RAD 2 at 180° DM29RAD 2 at 90° DM39RAD 3 at 90° DM49RAD 4 at 90° ESX Drill mounting⁴ DM19ESX 1 at 90° DM28ESX 2 at 180° DM29ESX 2 at 90° DM39ESX 3 at 90° DM49ESX 4 at 90°	AERIS™ Suspend drill mounting^{4,6} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 2 at 90° DM39AST_ 3 at 90° DM49AST_ 4 at 90° OMERO™ Suspend drill mounting^{4,6} DM19MRT_ 1 at 90° DM28MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed VD Vibration damper ⁷ HAXy Horizontal arm bracket (1 fixture) ^{8,9} FDLxy Festoon outlet less electrical ¹⁰ CPL12/xy 1/2" coupling ⁸ CPL34/xy 3/4" coupling ⁸ CPL1/xy 1" coupling ⁸ NPL12/xy 1/2" threaded nipple ⁸ NPL34/xy 3/4" threaded nipple ⁸ NPL1/xy 1" threaded nipple ⁸ EHHxy Extra handhole ¹¹ NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) IC Interior coating ¹² L/AB Less anchor bolts (Include when anchor bolts are not needed) TP Tamper resistant handhole cover fasteners UL UL listed with label (Includes NEC compliant cover) BAA Buy America(n) Act Compliant ¹³	Super durable paint colors DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white Other finishes GALV Galvanized finish Architectural colors and special finishes Paint over Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes available.

NOTES:

- Handhole covers (HHC), full base covers (FBC) and top caps (TC) shipped separately. No need to call out in nomenclature. For additional parts please order as replacements.
- Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.120" | "G" - 0.179".
- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
- All RAD drilling's require a minimum top O.D. of 4".
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- On 4" and 5" poles, VD cannot be installed if provisions (EHH, FDL, NPL, CPL) are located higher than 2/3 of the pole's total height.
Example: Pole height is 25ft, A provision cannot be placed above 16ft.
- Specify location and orientation when ordering option.
For "x": Specify the height above the base of pole in feet or feet and inches; separate feet and inches with a "-".
Example: 5ft = 5 and 20ft 3in = 20-3
For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.
Example: 1/2" coupling at 5' 8" orientation C = CPL12/5-8C
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAXxy. Example: HA20BD.
- FDL does not come with GFCI outlet or handhole cover. These must be supplied by contractor or electrician.
- Combination of tenon-top and drill mount includes extra handhole. EHH includes cover.
- Provides enhanced corrosion resistance.
- Use when mill certifications are required.
- Finish must be specified. Additional colors available; see Architectural Colors brochure linked [here](#) (Form No. 794.3).

Accessories: Order as separate catalog number.

PL DT20 Plugs for ESX drillings
PL DT8 Plugs for DMxxAS drillings



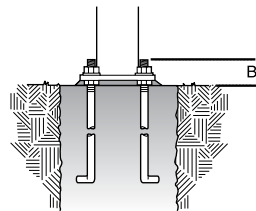
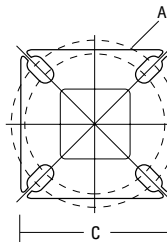
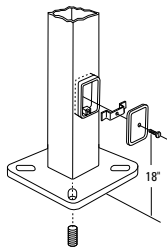
SSS Square Straight Steel Poles

TECHNICAL INFORMATION — EPA (ft²) with 1.3 gust

Catalog Number	Nominal Shaft Length (ft.)*	Pole Shaft Size (Base in. x Top in. x ft.)	Wall thick (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt circle (in)	Bolt size (in. x in. x in.)	Approximate ship weight (lbs.)
					80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.120"	11	30.6	765	23.8	595	18.9	473	8-9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.120"	11	24.4	610	18.8	470	14.8	370	8-9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.120"	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.120"	11	15.9	398	11.8	295	8.9	223	8-9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.120"	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.120"	11	9.6	240	6.7	167	4.5	150	8-9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.179"	7	14	350	11	275	8	200	8-9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.120"	11	17.7	443	12.7	343	9.4	235	10-12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.179"	7	28.1	703	21.4	535	16.2	405	10-12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.120"	11	4.8	150	2.6	100	1	50	8-9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.179"	7	10.8	270	7.7	188	5.4	135	8-9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.120"	11	9.8	245	6.3	157	3.7	150	10-12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.179"	7	18.5	463	13.3	333	9.5	238	10-12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.179"	7	6.7	168	4.4	110	2.6	65	8-9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.120"	11	4.7	150	2	50	--	--	10-12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.179"	7	10.7	267	6.7	167	3.9	100	10-12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.179"	7	19	475	13.2	330	9	225	11-13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.179"	7	5.9	150	2.5	100	--	--	10-12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.179"	7	12.4	310	7.6	190	4.2	105	11-13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.179"	7	7.2	180	3	75	--	--	11-13	1 x 36 x 4	605

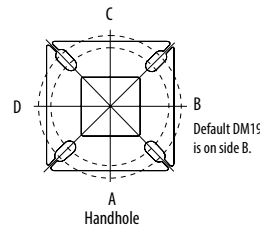
NOTE: * EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

BASE DETAIL



POLE DATA							
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template description
4"C	8" - 9"	3.25" - 3.75"	8" - 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8" - 9"	3.38" - 3.75"	8" - 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10" - 12"	3.5" - 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11" - 13"	4" - 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A

HANDHOLE ORIENTATION



IMPORTANT INSTALLATION NOTES:

- **Do not** erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.
- Bolt circles have +/- 1/2" tolerance.

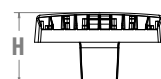
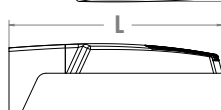
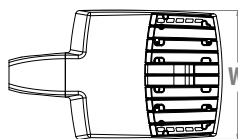
CAUTION: These specifications are intended for general purposes only. Lithonia Lighting reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



POLE-SSS

**RSX1 LED**
Area Luminaire**Specifications**

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information**EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD**

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Wide ¹ R5S Type 5 Short ¹ AFR Automotive Front Row AFRR90 Automotive Front Row Right Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ⁶ AARP Adjustable tilt arm round pole mounting ⁶ AAWB Adjustable tilt arm with wall bracket ⁶ AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
Shipped Installed HS House-side shield ⁷ PE Photocontrol, button style ^{8,9} PEX Photocontrol external threaded, adjustable ^{9,10} PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,11,12,13} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ⁵ DF Double fuse (208, 240, 480) ⁵ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output ^{9,13} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{9,13}	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDB1XD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Installed *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) NLTAIR2 nLight AIR generation 2 ^{13,14,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13,15,16} BAA Buy America(n) Act Compliant *Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted. Shipped Separately (requires some field assembly) EGS External glare shield ⁷ EGFV External glare full visor (360° around light aperture) ⁷ BS Bird spikes ¹⁷	



Ordering Information

Accessories

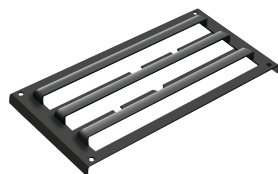
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares shield (specify finish)
RSX1EGV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN). Exception: PE or PEX and FAO can be combined.
- Requires 120V, 208V, 240V or 277V.
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

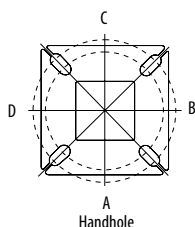


External 360 Full Visor

Pole/Mounting Information

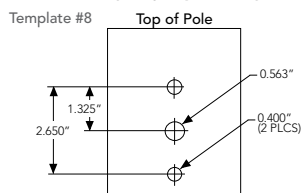
Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

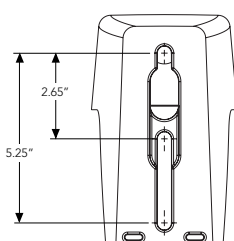


Handhole

RSX POLE DRILLING



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
#8	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

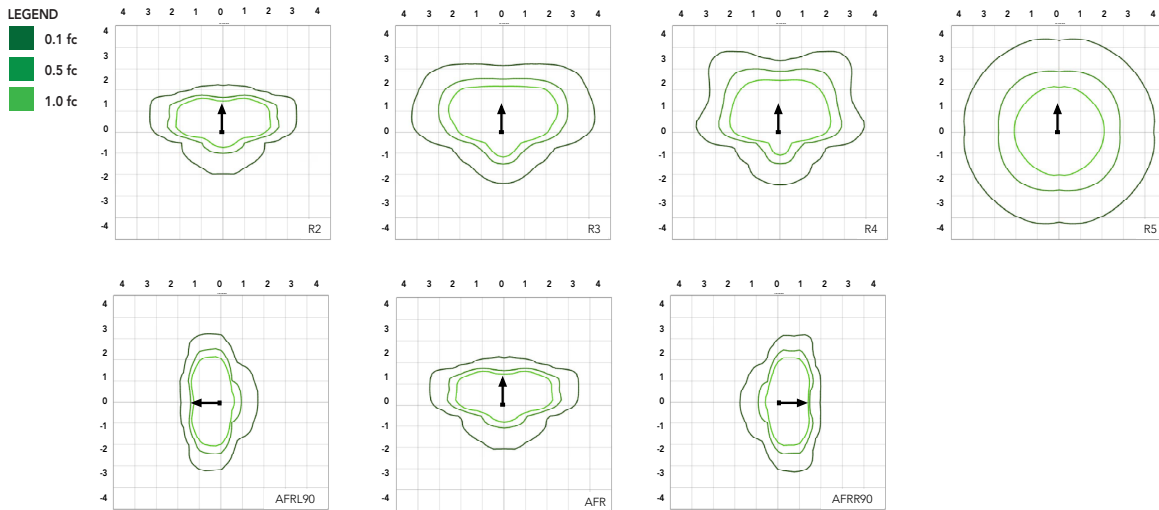
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97



Photometric Diagrams

 To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

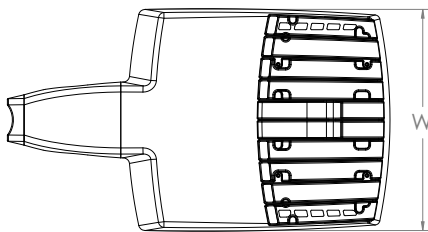


Dimensions & Weights

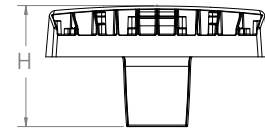
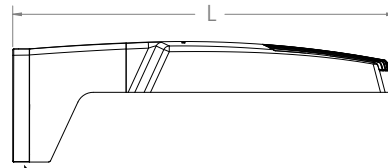
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



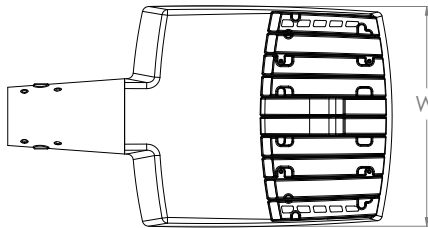
Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



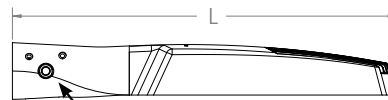
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)



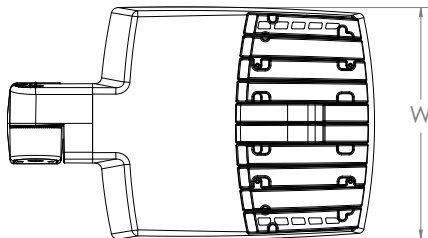
Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm



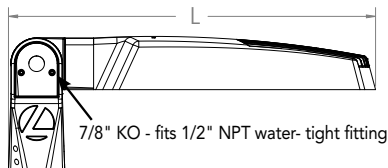
7/16" locking thru bolt/nut provided



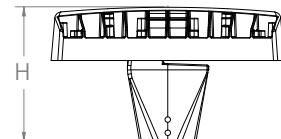
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



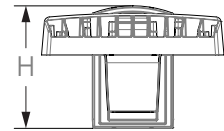
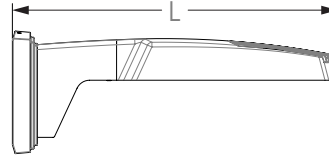
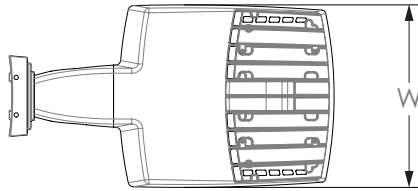
7/8" KO - fits 1/2" NPT water-tight fitting





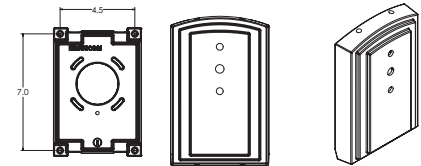
Dimensions

RSX1 with Wall Bracket (WBA)

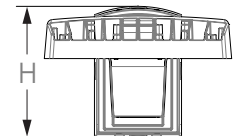
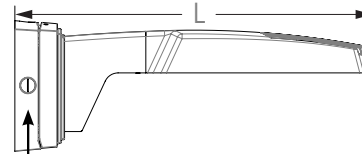
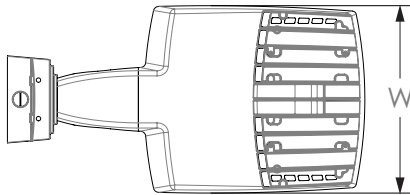


Length: 23.6" (59.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

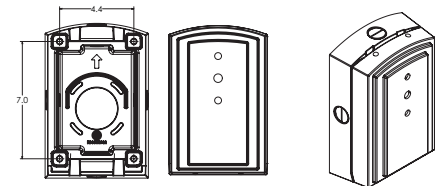


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail

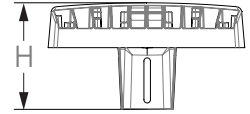
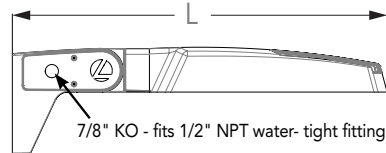
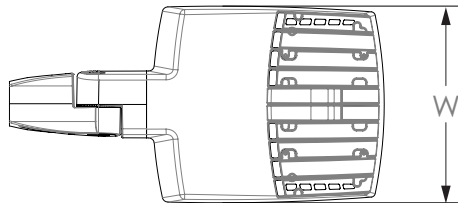


Length: 25.3" (64.3 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 9.2" (23.4 cm) Arm

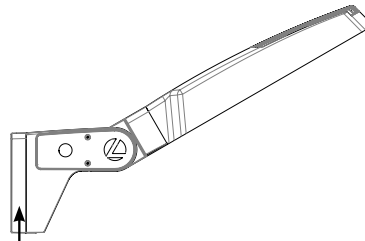


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

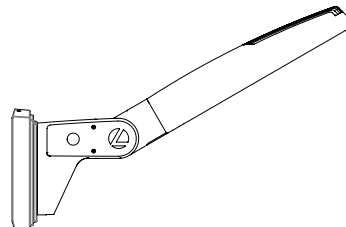
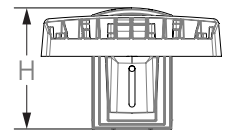
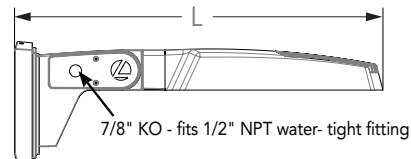
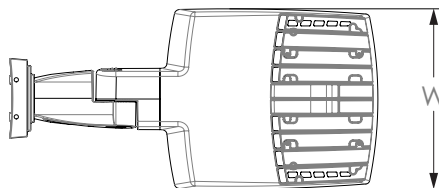


Notes

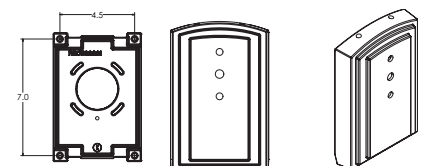
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

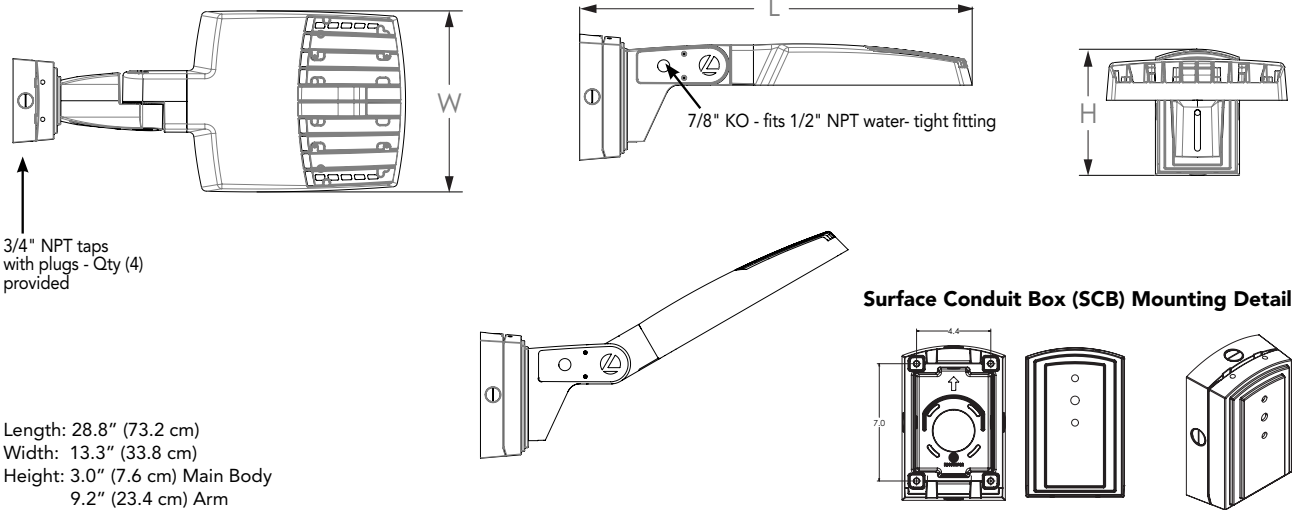
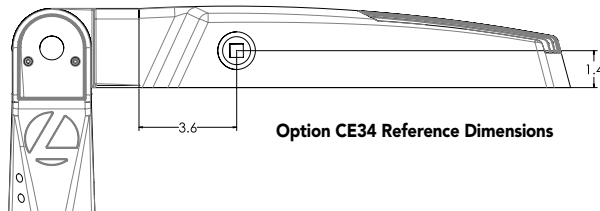
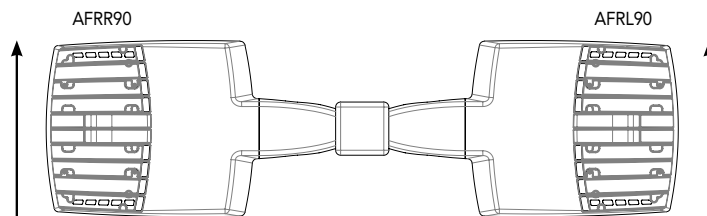
RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Wall Bracket (WBA) Mounting Detail



Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

**Dimensions****RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)****Additional Reference Drawings****Automotive Front Row - Rotated Optics (AFRL90/R90)**

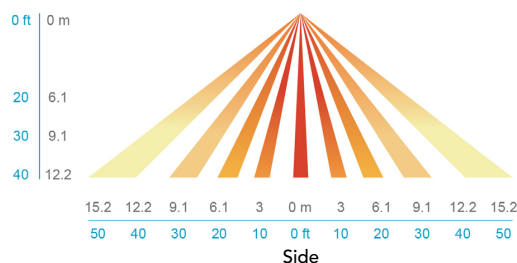
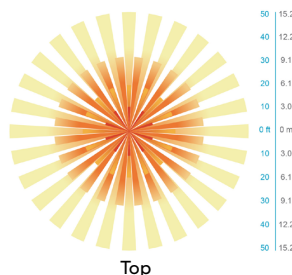
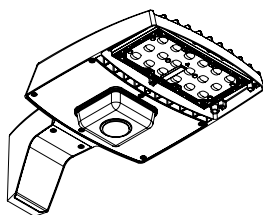
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN						
Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >192/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLARITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

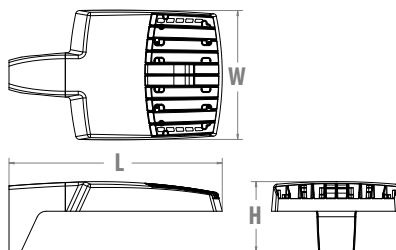
WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

**RSX1 LED**
Area Luminaire**Specifications**

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight: (SPA mount):	22.0 lbs (10.0 kg)

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Ordering Information**EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD**

RSX1 LED					
Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) ²	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V) ³	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) ⁴	MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4 Type 4 Wide	(use specific voltage for options as noted)	IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁶
			R4S Type 4 Short	120 ³ 277 ⁵	WBA Wall bracket ¹
			R5 Type 5 Wide ¹	208 ³ 347 ⁵	WBASC Wall bracket with surface conduit box
			R5S Type 5 Short ¹	240 ³ 480 ⁵	AASP Adjustable tilt arm square pole mounting ⁶
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting ⁶
			AFRR90 Automotive Front Row Right Rotated		AAWB Adjustable tilt arm with wall bracket ⁶
			AFRL90 Automotive Front Row Left Rotated		AAWSC Adjustable tilt arm wall bracket and surface conduit box ⁶

Options	Finish
Shipped Installed	Shipped Installed
HS House-side shield ⁷	*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)
PE Photocontrol, button style ^{8,9}	NLTAIR2 nLight AIR generation 2 ^{13,14,15}
PEX Photocontrol external threaded, adjustable ^{9,10}	PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{13,15,16}
PER7 Seven-wire twist-lock receptacle only (no controls) ^{9,11,12,13}	BAA Buy America(n) Act Compliant
CE34 Conduit entry 3/4" NPT (Qty 2)	
SF Single fuse (120, 277, 347) ⁵	
DF Double fuse (208, 240, 480) ⁵	
SPD20KV 20KV Surge pack (10KV standard)	
FAO Field adjustable output ^{9,13}	
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ^{9,13}	
	*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.
	Shipped Separately (requires some field assembly)
	EGS External glare shield ⁷
	EGFV External glare full visor (360° around light aperture) ⁷
	BS Bird spikes ¹⁷

DDBXD	Dark Bronze
DBLXD	Black
DNAXD	Natural Aluminum
DWHXD	White
DDB1XD	Textured Dark Bronze
DBL1XD	Textured Black
DNATXD	Textured Natural Aluminum
DWHGXD	Textured White



Ordering Information

Accessories

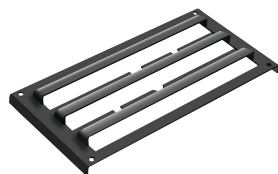
Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1HSFRR U	RSX1 House side shield for AFR rotated optics (includes 1 shield)
RSX1EGS (FINISH) U	External glares shield (specify finish)
RSX1EGV (FINISH) U	External glare full visor (specify finish)
RSXRPA (FINISH) U	RSX Universal round pole adaptor plate (specify finish)
RSXWBA (FINISH) U	RSX WBA wall bracket (specify finish) ¹
RSXSCB (FINISH) U	RSX Surface conduit box (specify finish, for use with WBA, WBA not included)
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹⁸
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹⁸
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹⁸
DSHORT SBK U	Shorting cap ¹⁸

NOTES

- Any Type 5 distribution, is not available with WBA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- XVOLT driver not available with P1 or P2. XVOLT driver operates on any line voltage from 277V-480V (50/60 Hz). XVOLT not available with fusing (SF or DF) and not available with PE or PEX.
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Maximum tilt is 90° above horizontal.
- It may be ordered as an accessory.
- Requires MVOLT or 347V.
- Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, FAO, DMG, PIRHN). Exception: PE or PEX and FAO can be combined.
- Requires 120V, 208V, 240V or 277V.
- Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- Dimming leads capped for future use.
- For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- Two or more of the following options cannot be combined including DMG, PER7, FAO and PIRHN.
- Must be ordered with PIRHN.
- Requires MVOLT or HVOLT.
- Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

External Shields



House Side Shield



External Glare Shield

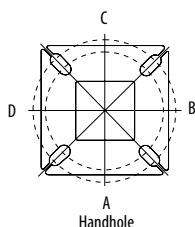


External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adapters are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

HANDHOLE ORIENTATION

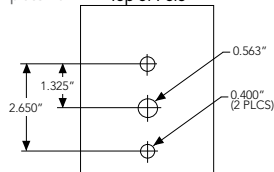


Handhole

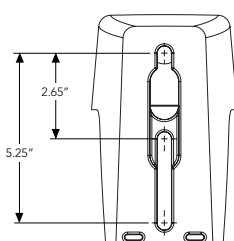
RSX POLE DRILLING

Template #8

Top of Pole



RSX STANDARD ARM & ADJUSTABLE ARM



Round Tenon Mount - Pole Top Slipfitters

Tenon O.D.	RSX Mounting	Single	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2 - 3/8"	RPA, AARP	AS3-5190	AS3-5280	AS3-5290	AS3-5320	AS3-5390	AS3-5490
2 - 7/8"	RPA, AARP	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	RPA, AARP	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Drill/Side Location by Configuration Type

Drilling Template	Mounting Option	Single	2 @ 180	2 @ 90	3 @ 120	3 @ 90	4 @ 90
	Head Location	Side B	Side B & D	Side B & C	Round Pole Only	Side B, C & D	Side A, B, C & D
#8	Drill Nomenclature	DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS

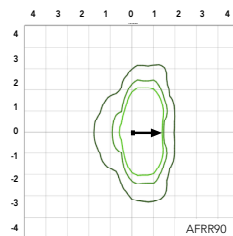
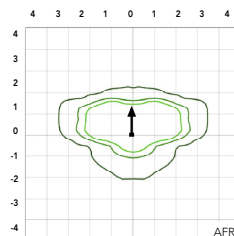
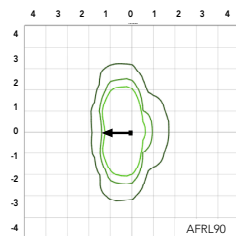
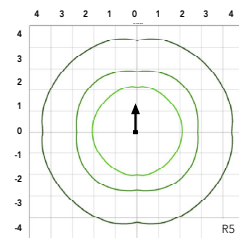
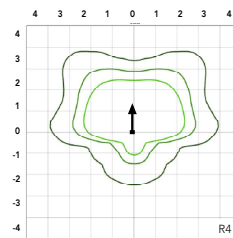
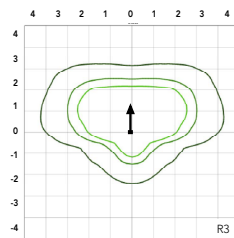
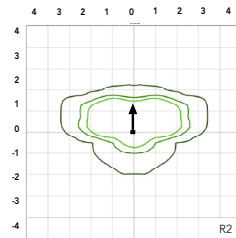
RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
RPA - Round Pole Adaptor		0.62	1.08	1.15	1.62	1.46	2.13	1.36	1.8	2.36
MA - Mast Arm Adaptor		0.49	0.95	0.89	1.36	1.2	1.87	1.23	1.54	2.1
IS - Integral Slipfitter AASP/AARP - Adjustable Arm Square/Round Pole	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.30	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

**Photometric Diagrams**To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').

LEGEND**Performance Data****Lumen Ambient Temperature (LAT) Multipliers**

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	51W	R2	6,482	1	0	1	126	7,121	1	0	1	139	7,121	1	0	1	139
		R3	6,459	1	0	2	127	7,096	1	0	2	139	7,096	1	0	2	139
		R3S	6,631	1	0	1	129	7,286	1	0	2	142	7,286	1	0	2	142
		R4	6,543	1	0	2	128	7,189	1	0	2	141	7,189	1	0	2	141
		R4S	6,313	1	0	1	124	6,936	1	0	1	136	6,936	1	0	1	136
		R5	6,631	3	0	2	130	7,286	3	0	2	143	7,286	3	0	2	143
		R5S	6,807	3	0	1	133	7,479	3	0	1	147	7,479	3	0	1	147
		AFR	6,473	1	0	1	127	7,112	1	0	1	139	7,112	1	0	1	139
		AFRR90	6,535	2	0	2	127	7,179	2	0	2	140	7,179	2	0	2	140
		AFRL90	6,562	2	0	1	128	7,210	2	0	2	140	7,210	2	0	2	140
P2	72W	R2	8,991	2	0	1	123	9,878	2	0	1	135	9,878	2	0	1	135
		R3	8,959	2	0	2	124	9,843	2	0	2	137	9,843	2	0	2	137
		R3S	9,198	2	0	2	126	10,106	2	0	2	139	10,106	2	0	2	139
		R4	9,077	2	0	2	126	9,972	2	0	2	139	9,972	2	0	2	139
		R4S	8,757	1	0	2	122	9,622	2	0	2	134	9,622	2	0	2	134
		R5	9,198	4	0	2	128	10,106	4	0	2	140	10,106	4	0	2	140
		R5S	9,443	3	0	1	131	10,374	3	0	1	144	10,374	3	0	1	144
		AFR	8,979	2	0	1	125	9,865	2	0	1	137	9,865	2	0	1	137
		AFRR90	9,064	3	0	2	124	9,959	3	0	2	137	9,959	3	0	2	137
		AFRL90	9,102	3	0	2	125	10,001	3	0	2	137	10,001	3	0	2	137
P3	109W	R2	12,808	2	0	1	117	14,072	2	0	2	129	14,072	2	0	2	129
		R3	12,763	2	0	2	117	14,023	2	0	2	129	14,023	2	0	2	129
		R3S	13,104	2	0	2	120	14,397	2	0	2	132	14,397	2	0	2	132
		R4	12,930	2	0	2	119	14,206	2	0	2	130	14,206	2	0	2	130
		R4S	12,475	2	0	2	114	13,707	2	0	2	126	13,707	2	0	2	126
		R5	13,104	4	0	2	120	14,397	4	0	2	132	14,397	4	0	2	132
		R5S	13,452	3	0	2	123	14,779	3	0	2	136	14,779	3	0	2	136
		AFR	12,791	2	0	1	117	14,053	2	0	2	129	14,053	2	0	2	129
		AFRR90	12,913	3	0	3	118	14,187	3	0	3	130	14,187	3	0	3	130
		AFRL90	12,967	3	0	2	118	14,247	3	0	3	130	14,247	3	0	3	130
P4	133W	R2	14,943	2	0	2	112	16,417	2	0	2	123	16,417	2	0	2	123
		R3	14,890	2	0	3	112	16,360	2	0	3	123	16,360	2	0	3	123
		R3S	15,287	2	0	2	115	16,796	2	0	2	126	16,796	2	0	2	126
		R4	15,085	2	0	3	113	16,574	2	0	3	125	16,574	2	0	3	125
		R4S	14,554	2	0	2	109	15,991	2	0	2	120	15,991	2	0	2	120
		R5	15,287	4	0	2	115	16,796	4	0	2	126	16,796	4	0	2	126
		R5S	15,693	4	0	2	118	17,242	4	0	2	130	17,242	4	0	2	130
		AFR	14,923	2	0	2	112	16,395	2	0	2	123	16,395	2	0	2	123
		AFRR90	15,065	3	0	3	113	16,551	3	0	3	124	16,551	3	0	3	124
		AFRL90	15,128	3	0	3	114	16,621	3	0	3	125	16,621	3	0	3	125

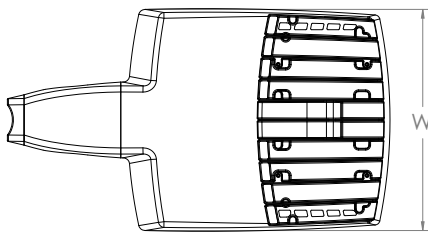


Dimensions & Weights

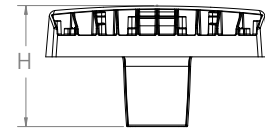
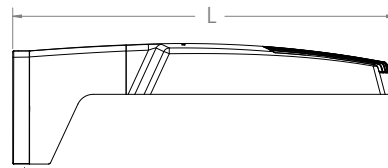
Luminaire Weight by Mounting Type

Mounting Configuration	Total Luminaire Weight
SPA	22 lbs
RPA	24 lbs
MA	22 lbs
WBA	25 lbs
WBASC	28 lbs
IS	25 lbs
AASP	25 lbs
AARP	27 lbs
AAWB	28 lbs
AAWSC	31 lbs

RSX1 with Round Pole Adapter (RPA)



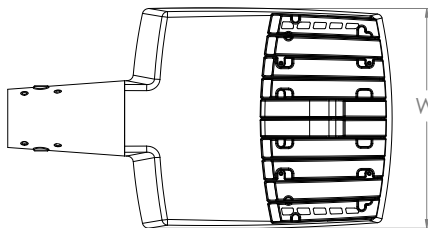
Length: 22.8" (57.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.2" (18.4 cm) Arm



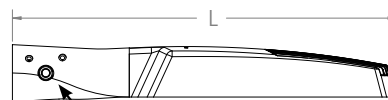
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



RSX1 with Mast Arm Adapter (MA)



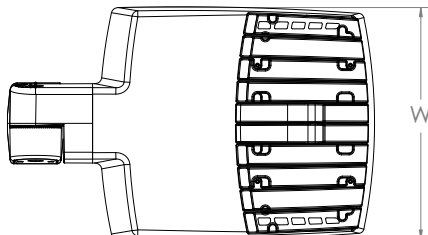
Length: 23.2" (59.1 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
3.5" (8.9 cm) Arm



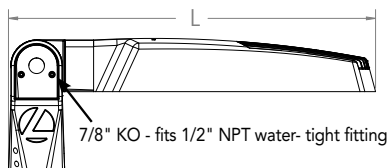
7/16" locking thru bolt/nut provided



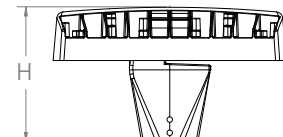
RSX1 with Adjustable Slipfitter (IS)



Length: 20.7" (52.7 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
7.6" (19.3 cm) Arm



7/8" KO - fits 1/2" NPT water-tight fitting





Job Name:
Capstone 41 - Phase II Site

Catalog Number:

RSX1 LED P4 40K R4 MVOLT WBA
DWHXD

Notes:

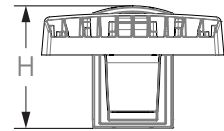
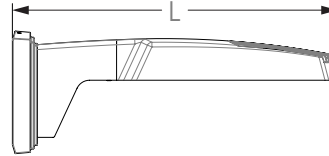
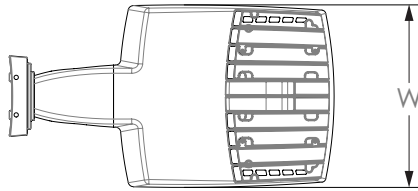
Type:

W4

ELL22-117496

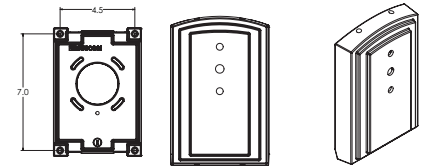
Dimensions

RSX1 with Wall Bracket (WBA)

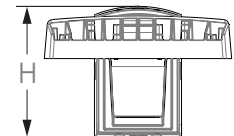
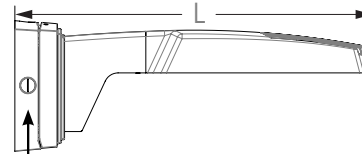
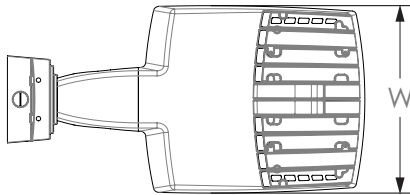


Length: 23.6" (59.9 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
8.9" (22.6 cm) Arm

Wall Bracket (WBA) Mounting Detail

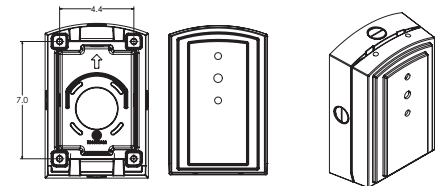


RSX1 with Wall Bracket with Surface Conduit Box (WBASC)



3/4" NPT taps with plugs - Qty (4) provided

Surface Conduit Box (SCB) Mounting Detail

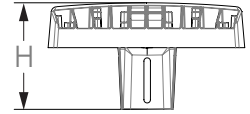
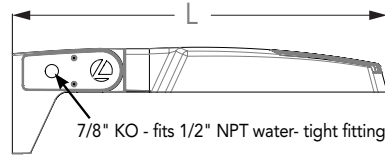
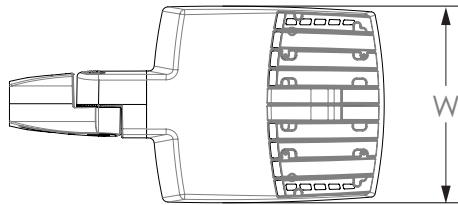


Length: 25.3" (64.3 cm)
Width: 13.3" (33.8 cm)
Height: 3.0" (7.6 cm) Main Body
9.2" (23.4 cm) Arm

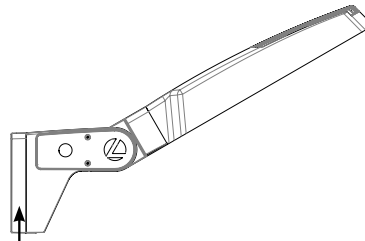


Dimensions

RSX1 with Adjustable Tilt Arm - Square or Round Pole (AASP or AARP)



Length: 25.3" (65.3 cm) **AASP**
 26.3" (66.8 cm) **AARP**
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.2 cm) Arm



NOTE:
 RPA - Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.

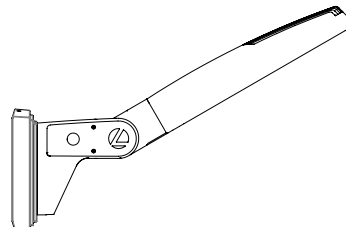
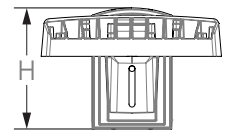
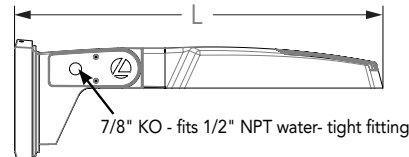
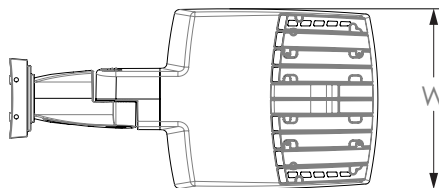


Notes

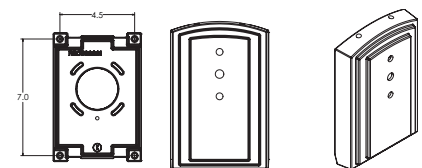
AASP: Requires 3.0" min. square pole for 1 at 90°. Requires 3.5" min. square pole for mounting 2, 3, 4 at 90°.

AARP: Requires 3.2" min. dia. round pole for 2, 3, 4 at 90°. Requires 3.0" min. dia. round pole for mounting 1 at 90°, 2 at 180°, 3 at 120°.

RSX1 with Adjustable Tilt Arm with Wall Bracket (AAWB)



Wall Bracket (WBA) Mounting Detail

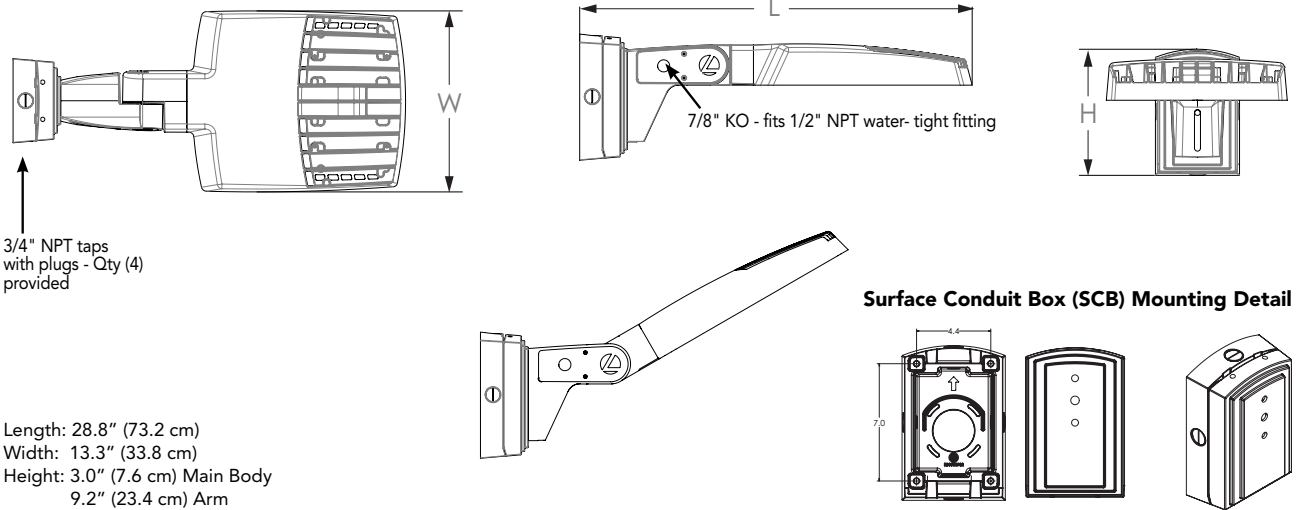


Length: 27.1" (68.8 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 8.9" (22.6 cm) Arm

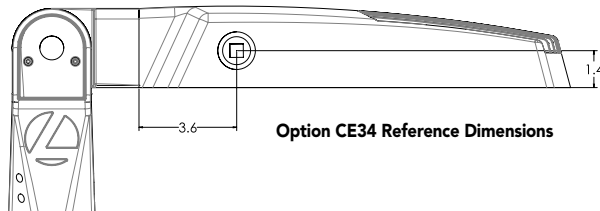


Dimensions

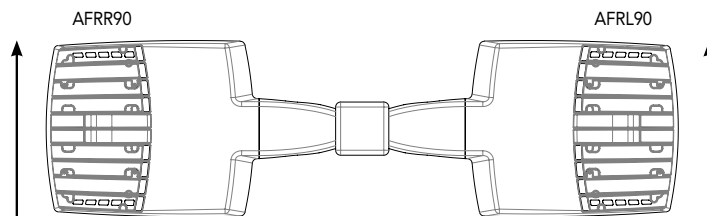
RSX1 with Adjustable Tilt Arm with Wall Bracket and Surface Conduit Box (AAWSC)



Additional Reference Drawings



Automotive Front Row - Rotated Optics (AFRL90/R90)



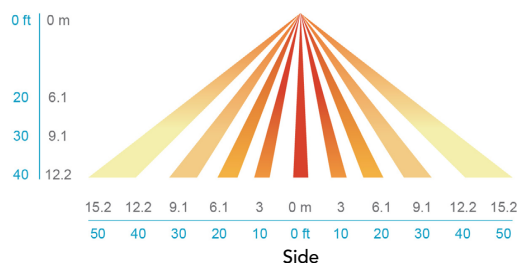
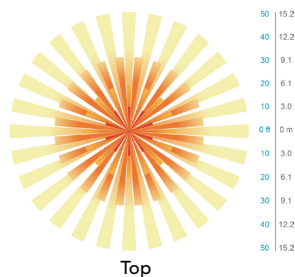
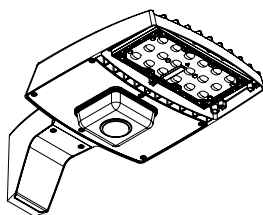
(Example: 2@180 - arrows indicate direction of light exiting the luminaire)



nLight Control - Sensor Coverage and Settings

nLight Sensor Coverage Pattern

NLTAIR2 PIRHN



Motion Sensor Default Settings - Option PIRHN

Option	Dimmed State (unoccupied)	High Level (when occupied)	Photocell Operation	Dwell Time (occupancy time delay)	Ramp-up Time (from unoccupied to occupied)	Ramp-down Time (from occupied to unoccupied)
NLTAIR2 PIRHN	Approx. 30% Output	100% Output	Enabled @ 1.5FC	7.5 minutes	3 seconds	5 minutes

*Note: NLTAIR2 PIRHN default settings including photocell set-point, high/low dim rates, and occupancy sensor time delay are all configurable using the Clarity Pro App. Sensor coverage pattern shown with luminaire at 0°. Sensor coverage pattern is affected when luminaire is titled.

FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for minimum 1.5 G vibration load per ANSI C136.31. 3G Mountings: Include SPA, RPA, MA, IS, AASP, and AARP rated for 3G vibration. 1.5G Mountings: Include WBA, WBASC, AAWB and AAWSC rated for 1.5G vibration.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 2, Type 3, Type 3S, Type 4, Type 4S, Type 5, Type 5S, AFR (Automotive Front Row), and AFR rotated AFR90 and ARFL90.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >192/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Fixtures ship standard with 0-10v dimming driver. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles.

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing with photocell functionality and is suitable for mounting heights up to 40 feet. No commissioning is required when using factory default settings that provide basic stand-alone motion occupancy dimming that is switched on and off with a built-in photocell. See chart above for motion sensor default out-of-box settings. For more advanced wireless functionality, such as group dimming, nLight AIR can be commissioned using a smartphone and the easy-to-use CLARITY app. nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. Can be tilted up to 90° above horizontal. Additional mountings are available including a wall bracket, adjustable tilt arm for direct-to-pole and wall and a surface conduit box for wall mount applications.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only. U.S. Patent No. D882, 146S

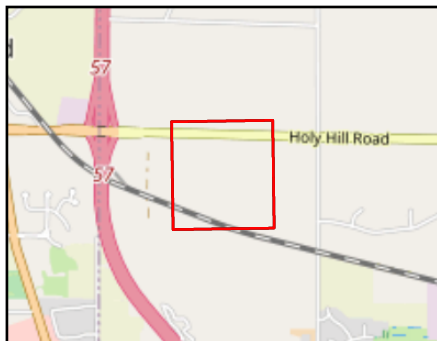
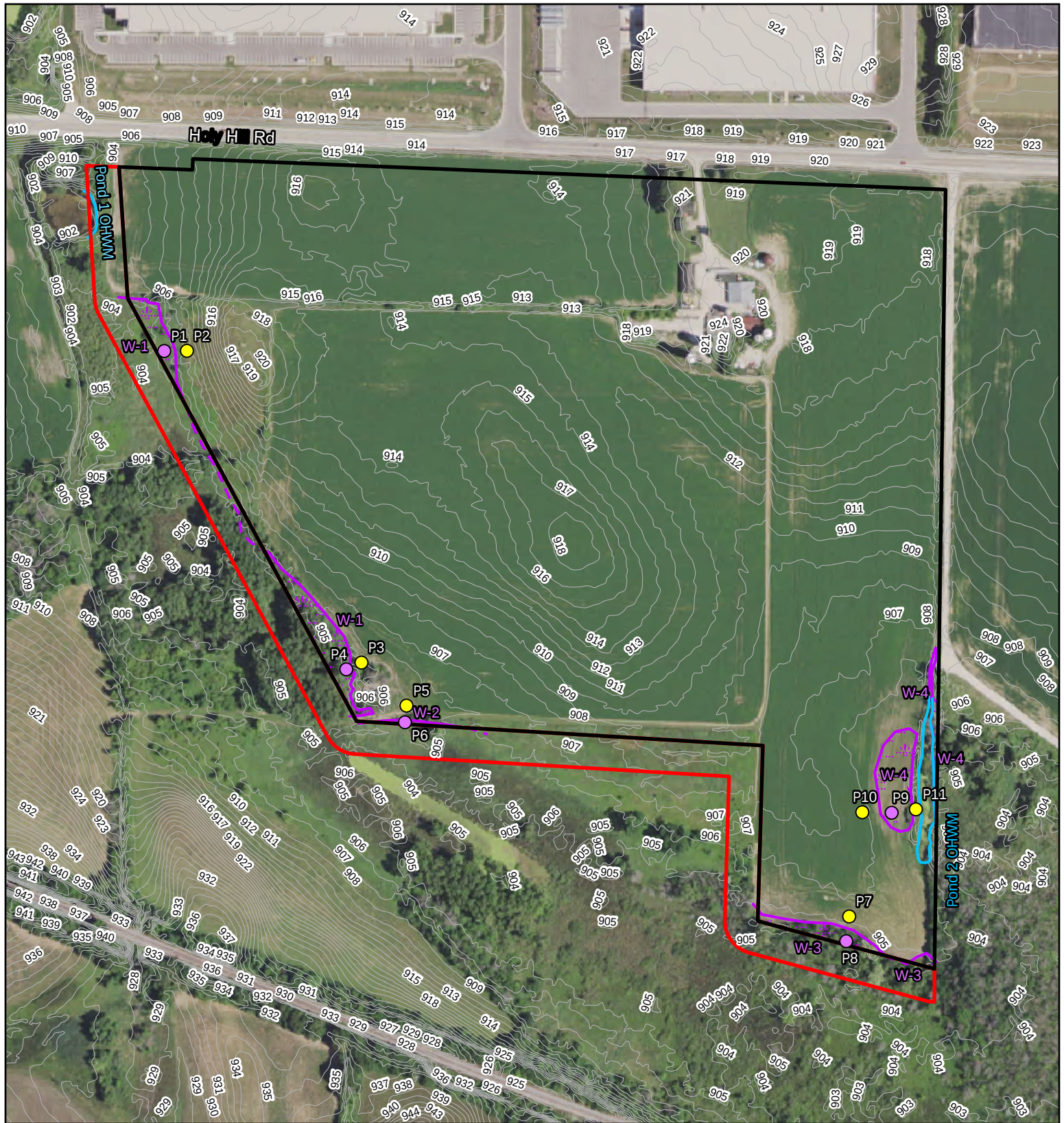
BUY AMERICAN

Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



- Study Area (52.67 ac)
- 75-Foot Study Area Buffer
- ~ Washington Co 1' Contours
- ~ Pond OHWM
- Field Delineated Wetlands (1.25 ac)
- ~ Offsite Wetland Boundaries

Sample Points

- Upland
- Wetland

0 150 300
F

Heartland
ECOLOGICAL GROUP INC

Figure 6. Field
Delineated Wetlands
Holy Hill Road
Project #20210497
T9N, R20E, S18
V Germantown,
Washington Co

2020 NAIP
County Co, HEG

Wetland Setback Mitigation Plan Narrative
Capstone Quadrangle Development Company

Capstone 41 Development

July 16th, 2021

Revised November 8th, 2022

Capstone is proposing the development of parcel #181987 located on the South side of Holy Hill Road directly across from Gateway Crossing. Phase 1 of the development will include an industrial use building which is 203,019 sf along with two stormwater basins. Every effort has been taken to avoid wetland impacts resulting from this proposed development, but there are areas where disturbances are needed within the 25' wetland setback. These disturbances are primarily due to grading associated with the stormwater basins; with some disturbance resulting from a needed access drive. These disturbances are shown on Exhibit A. Restoration of the wetland setback areas are proposed, along with native plantings around the stormwater basins. Native vegetated connections are proposed between the stormwater basins and the existing wetlands to create more opportunities for wildlife. Restoration areas are shown on Exhibit B.

Phases 2 and 3 of the development will include industrial use buildings 294,000 sf and 290,000 sf in size, respectively. Every effort has been taken to avoid wetland impacts resulting from this proposed development, but there are areas where disturbances are needed within the 25' wetland setback. These disturbances are primarily due to grading associated with the Phase 3 parking lot and retaining wall construction. These disturbances are shown on Exhibit A. Restoration of the wetland setback areas are proposed, along with native plantings around the stormwater basins. Native vegetated connections are proposed between the stormwater basins and the existing wetlands to create more opportunities for wildlife. Restoration areas are shown on Exhibit B.

Wetland Setback Disturbance

Disturbance within the 25' wetland setback will be considered wetland setback disturbance. The total wetland setback disturbance is 0.722 acres. Refer to Exhibit A for detailed locations of impact.

The wetland setback disturbance for Phase 2 and 3 is 0.112 acres for a total wetland setback disturbance of 0.834 acres. Refer to Exhibit A for detailed locations of impact.

Navigable Water Setback Disturbance

Disturbance within the 75' navigable water setback will be considered navigable water setback disturbance. The total navigable water setback disturbance is 0.215 acres. Refer to Exhibit A for detailed locations of impact.

The navigable water setback disturbance for Phase 2 and 3 is 0.081 acres for a total navigable water setback disturbance of 0.296 acres. Refer to Exhibit A for detailed locations of impact.

Wetland Disturbance

Disturbance of delineated wetland is considered wetland disturbance. Existing wetlands on site shall not be impacted through the development process.

Wetland Mitigation Plan

Exhibit B identifies post-construction areas of wetland setback disturbance mitigation. Disturbed wetland setback areas will be restored to create a new wetland buffer. These buffers will consist of native plantings, trees and shrubs, and mown turf dependent on specific locations. Refer to Exhibit B for more detailed information. The primary reason for disturbance of existing wetland buffers is due to grading operations related to the two stormwater management ponds. In an effort to create/restore wildlife habitat, native plantings will be utilized surrounding the pond locations. Native plantings are also being proposed to connect the stormwater ponds to the existing wetlands and native plantings are being proposed to enhance certain wetland buffer areas through overseeding existing vegetation.

Summary

25' Wetland Setback / 75' navigable water setback disturbance: **-1.130** AC (1:2 Mitigation required)

Restored wetland buffer –turf with a mix of landscaping: **+0.253** AC

Restored wetland buffer – Native plantings: **+0.859** AC

Created pond edge/buffer – Native plantings: **+1.208** AC

Required Mitigation: **2.260** AC

Provided Mitigation: **2.320** AC

Mitigation Ratio: **2.05**

MANAGEMENT OF NATIVE PLANTINGS

The following methods shall be used to maintain and ensure high quality native plantings and wetland buffers. These methods shall be performed in accordance with the following schedule.

	<i>Task</i>	Year 1 Quarter	Year 2 Quarter	Year 3 Quarter	Year 4 Quarter	Year 5 Quarter
1.	Mowing: Conducted twice in the first and second years, and once annually thereafter if needed to control invasive species. June and August are ideal mowing dates.					
		1 [2][3]4	1 [2][3]4	1 2 3 4	1 2 3 4	1 2 3 4
2.	Herbicide Application: Conducted at least twice annually for weed control, or as supplement to mowing and brushing.					
		1 [2][3] 4	1 [2][3] 4	1 [2][3] 4	1 [2] [3] 4	1 [2] [3] 4

	<i>Task</i>	Year 1 Quarter	Year 2 Quarter	Year 3 Quarter	Year 4 Quarter	Year 5 Quarter
3.	Supplemental Seeding/Planting: Only if required to meet guarantees for native vegetation cover.					
		1 [2] [3] 4	1 [2] [3] 4	1 [2] [3] 4	1 2 3 4	1 2 3 4
4.	Woody Species Removal: Conducted as needed to meet performance standards, preferably during winter months.					
		[1] 2 3 [4]	[1] 2 3 [4]	[1] 2 3 [4]	1 2 3 4	1 2 3 4
5.	Prescribed Burn: Conduct burn in early spring or late fall at least every three years.					
		1 2 3 4	1 2 3 4	1 2 3 4	1 [2] 3 4	1 2 3 4

MOWING

Native plant communities shall be mown to a height of 6-10" after vegetation in said areas reaches a height of 24" and before non-native species go to seed. Mowing should be performed at least two times during the first growing season. Mowing shall be performed to a height of 12" two times during the second growing season (approximately mid-June and mid-August) and one time during the third growing season (approximately mid-June) unless the owner's consulting ecologist determines that mowing is not needed. Mowing should be done with a rotary bush hog style mower to ensure clippings are dispersed rather than deposited in dense mats, which smother vegetation, or the clippings/branches should be removed from the mowed area.

HERBICIDE APPLICATION

Weeds and other herbaceous invasive species shall be treated with an appropriate herbicide based on the specific locations on Site. Application of herbicide shall be wick or spot treatment with rodeo, or other approved herbicide. Reed canary grass, teasel, buckthorn, thistles, sweet clover, purple loosestrife, and any other non-native or invasive species present in the project vicinity should be treated directly with a 2% solution of rodeo. The best application period is just before or during the very earliest stages of flowering. Where large patches of target weeds are present, it may be necessary to use a larger wick unit that can be attached to an all-terrain-vehicle or tractor. Several back-to-back treatments may be useful in greatly reducing these plants.

SUPPLEMENTAL SEEDING/PLANTING

Areas of planting failure will need to be replanted. Areas of failure and a determination for the reason for failure shall be identified to ensure viability of reseeded areas.

PRESCRIBED BURNING

Prescribed burning shall be the primary method for long-term ecological management and weed control on the site. Burning shall be conducted in the fall (November or December) of the third year following initial planting or spring (mid-March or April) of the fourth year following planting. Burning should be conducted by an entity experienced in burn planning and permit application as well as prescribed burn management. Prior to the commencement of prescribed burning, the owner or contractor shall compile a burn plan that outlines a plan of action, identifies contingencies, and lists the names and phone numbers

of emergency agencies (fire department, police department, etc.). Proper notice of intent to burn shall be given. The owner shall apply for and receive all required permits prior to the commencement of prescribed burning. Burning shall be repeated every three to four years.

If prescribed burning is not possible, vegetation shall be cut/mowed as close to the ground as possible during the time that the burning was to occur. All cut vegetation shall be removed and disposed of offsite. This type of mowing shall occur every three to four years in place of regular burning.

MONITORING

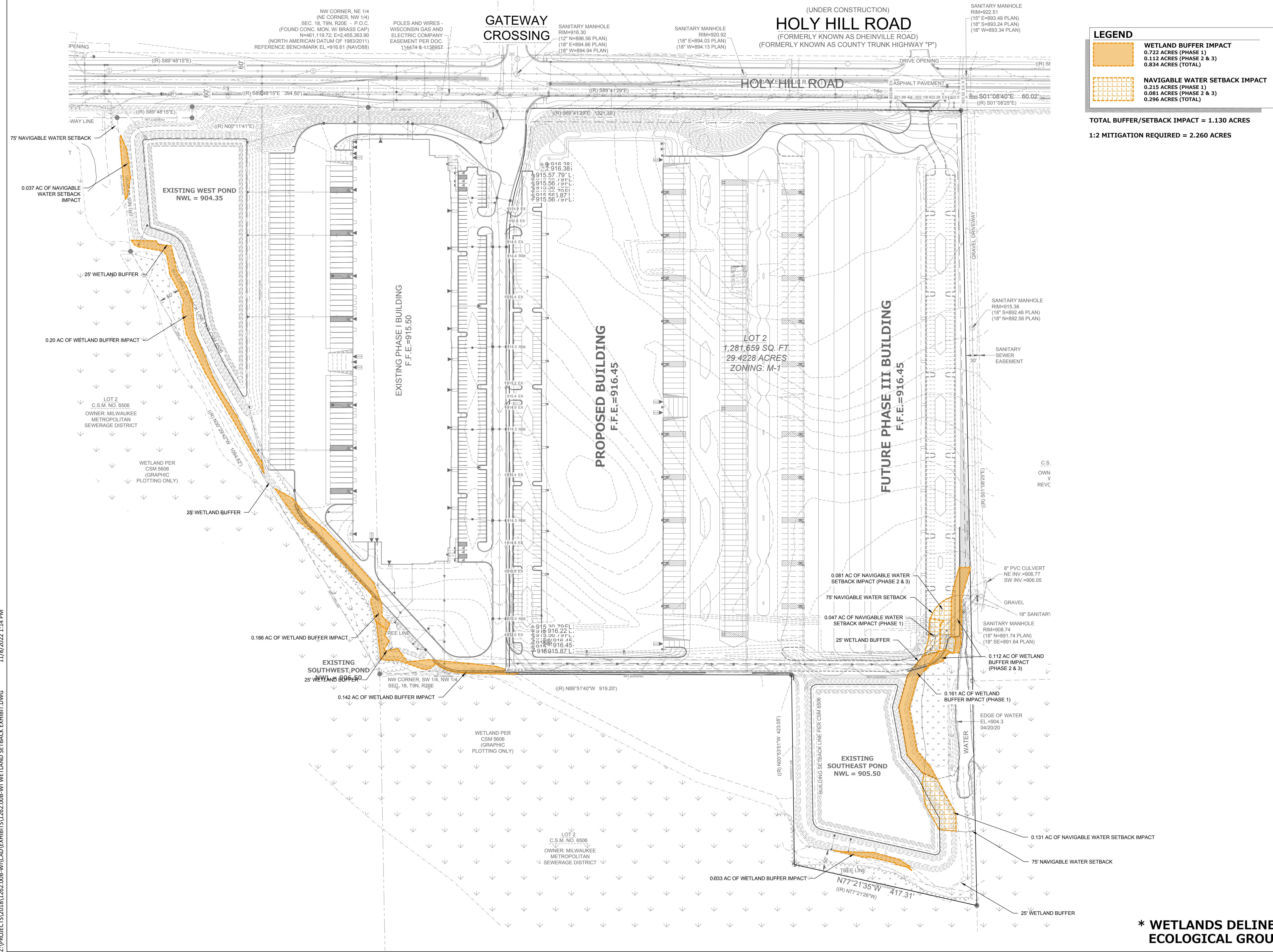
- Twice annual monitoring of all plant communities shall be conducted for three full growing seasons following initial implementation.
- The annual site visits each year shall be conducted between May 1 and September 30.
- Each visit shall be conducted by a qualified professional with adequate plant identification skills and who is also able to make recommendations regarding management of native plant communities and associated maintenance. The site inspector shall collaborate over the needed maintenance requirements for a given year with the owner and/or maintenance contractor.
- The vegetation monitoring shall be conducted using the “meander search” method to:
 - 1) Identify dominant vegetation (native vs. Non-native) within each plant community.
 - 2) Identify the approximate percent vegetative coverage by native and non-native species within each plant community.
 - 3) Identify a species list for each plant community that can be compared to installed plant lists.
 - 4) Make recommendations related to site management to meet performance standards.
- Representative photographs of the restored native plant communities shall be taken to document the site conditions through time.

REPORTING

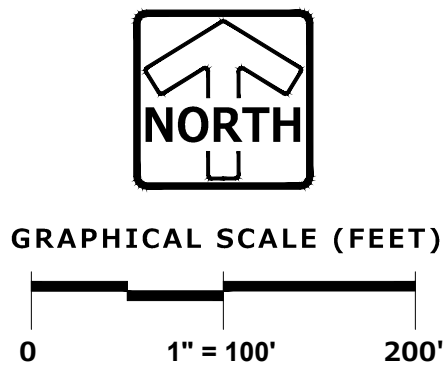
- A brief memo report shall be prepared and submitted to the owner after each inspection.
- The second report of the year shall identify management recommendations and services that have been conducted throughout the growing season and outline future management recommendations.

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Z:\PROJECTS\2018\1262.00B-WI\CAD\EXHIBITS\1262.00B-WI WETLAND SETBACK EXHIBIT.DWG



* WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC. IN MAY 2021



CAPSTONE 41 | WETLAND BUFFER IMPACT EXHIBIT (EXHIBIT A)

PINNACLE ENGINEERING GROUP

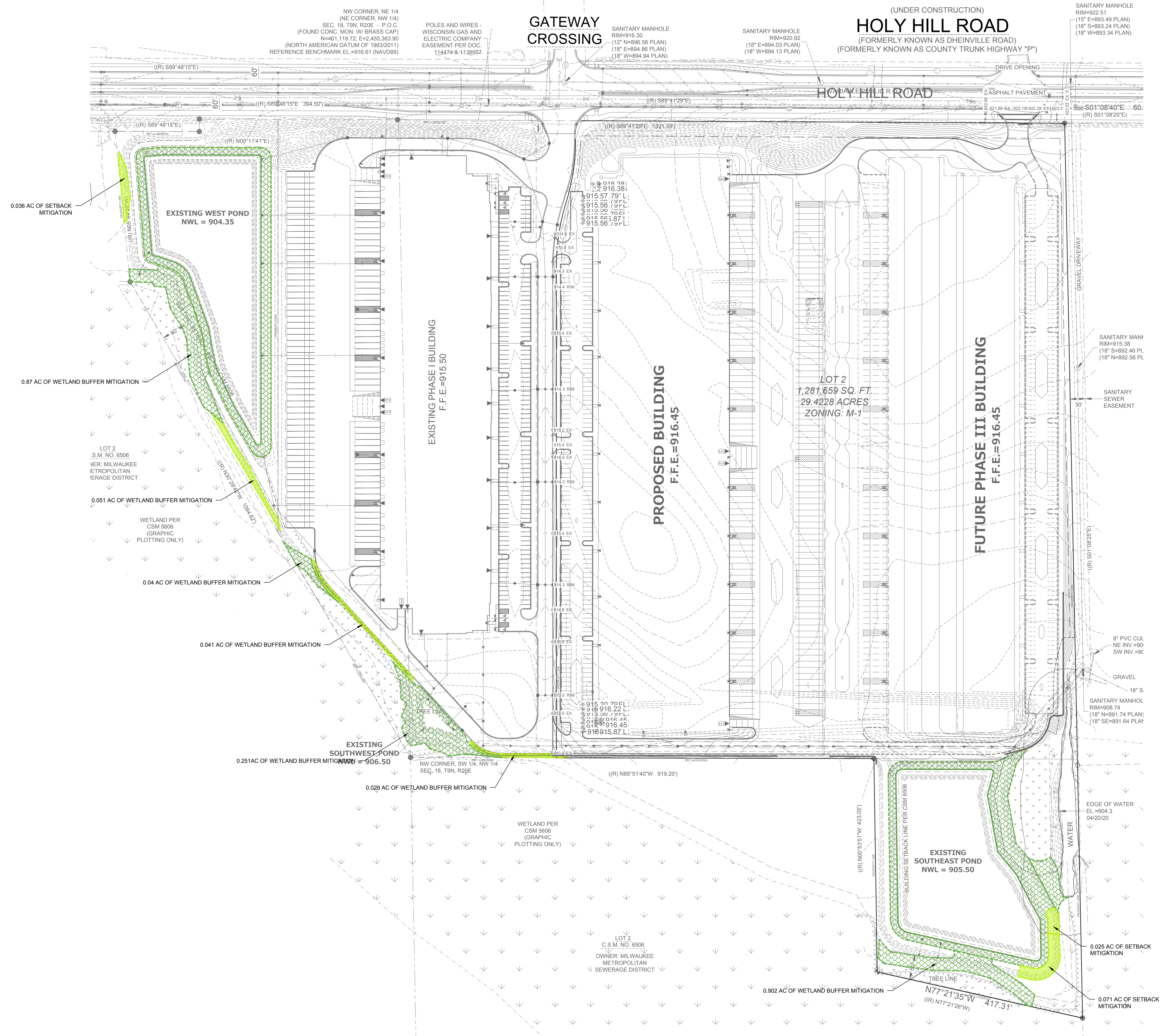
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB# 1262.00B

11/08/22

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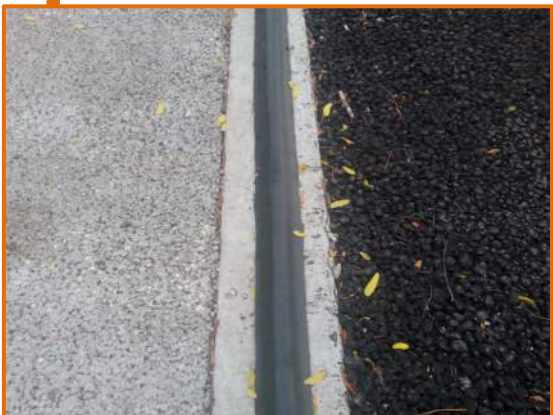
STORMWATER MANAGEMENT PLAN

CAPSTONE 41

Germantown, Wisconsin

PEG Project Number: 1262.00A-WI

July 16, 2021



PINNACLE ENGINEERING GROUP

20725 Watertown Road | Suite 100 | Brookfield, WI 53186

www.pinnacle-engr.com

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- Aerial Photo

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- Hydrographs

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- Hydrographs
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APPENDIX 7 – GEOTECHNICAL REPORT

- Excerpts from the Geotechnical Report

Questions and comments can be directed to:

Andrew Shoaf, P.E.
Associate Project Manager
Phone: 262.754.8888 | Fax: 262.754.8850
Andrew.shoaf@pinnacle-engr.com

 **PINNACLE ENGINEERING GROUP**
20725 Watertown Road | Suite 100
Brookfield, WI 53186
www.pinnacle-engr.com

INTRODUCTION

The proposed project consists of a 52-acre development which is new development north of Holy Hill Road just east of Interstate 41. A new building, mass grading, and a main public roadway are proposed. The Village of Germantown, MMSD, and WI DNR have jurisdiction over the stormwater on this site. PEG has prepared a plan to meet the requirements of the agencies.

DESIGN CRITERIA

Village of GermantownChapter 27

Wisconsin Department of Natural Resources:.....NR 216 & NR 151

MMSDChapter 13

The site is actively farmed and contains some wooded areas and thus by DNR and MMSD definitions is considered new development.

Water Quantity: Runoff reductions per Village of Germantown Design, Drafting & Construction Standards & Specifications Section 7.0: Stormwater Management Requirements can be acquired either through a unit release rate or by the volumetric method. In this case, the volumetric method is employed due the fringe areas that cannot be readily captured. Village of Germantown Section 7 states that the SCS Type II rainfall distribution with the rainfall depths found in NOAA Atlas 14. However, MMSD requires a MSE3 rainfall distribution. The MSE3 rainfall distribution has a higher intensity, therefore the MSE3 rainfall distribution was used.

Water Quality: The minimum Village and DNR requirements are to remove 80% of the total suspended solids (TSS) load on an average annual basis.

Infiltration: The site is exempt from infiltration per NR 151.124(4)(c)(1). Per the attached geotech report, the soils on site are not suitable for stormwater infiltration.

Protective Areas: Wetlands are present to the west of the site. No impervious runoff will be directed towards the wetlands directly, therefore the protective areas do not apply.

EXISTING CONDITIONS

Currently the approximately 52-acre site is mostly vacant other than the existing farmstead and associated buildings utilized for agricultural purposes; the site is split into three existing basins draining to the East, West, and South. The drainage across the site ultimately enters an unnamed tributary to Little Cedar Creek. All existing drainage basins drain to the existing wetlands surrounding the site. Soils on site are classified as primarily Mayville, Kendall, and Pella Silt Loam. Geotechnical boring investigation identified Silty Clay, Clay, Sandy Loam, Coarse Sand, Sand, and Loamy Sand on site which are classified primarily as a mixture of type B and C soils.

POST-DEVELOPMENT CONDITIONS

It is proposed to construct an industrial building and associated parking, a park road, and provide separate ponds for the proposed and future phase. Grading operations for the future development will occur at the time of its proposed construction, however the pond will be

installed as a part of the current phase. Currently proposed is a 203,000 square foot building located to the west of the development. A centrally located private roadway will be graded in to service the proposed building and accommodate the future building; the future building will consist of an additional industrial facility and associated parking. All future development has been factored into the stormwater modeling.

The site has been separated into three separate drainage basins. Two of the basins, East and West, will have runoff conveyed to wet detention basins located to the west and southeast of the site. These are independent ponds that function separately for each development area, with overland flow able to enter the ponds during the 100-year storm event, any area that cannot be drained with overland flow will be piped to the pond. The third drainage basin is an undetained grass fringe area that will flow directly into the existing wetlands on the periphery of the site.

ANALYSIS METHODS

HydroCAD® (Version 10.00) software has been used to analyze stormwater characteristics for this stormwater management plan. HydroCAD uses the accepted TR-55 methodology for determining peak discharge runoff rates. Rainfall depths for the 1-year, 2-year, and 100-year storm events are 2.37, 2.68 and 6.39 inches in accordance with ATLAS 14 rainfall depths. The volumetric method is selected for this design because the undetained fringe areas would take up a substantial portion of the allowable release rate if the unit rate release method were used. The Milwaukee River has a critical time period of 12 hours which will be used in the HydroCAD model.

TSS reduction characteristics for the proposed water quality facilities were determined using WinSLAMM® (Version 10.2) Source Loading and Management Model.

SUMMARY OF RESULTS

Existing Drainage Data

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Volume 2-year (ac-ft)	Peak Flows 100-year (cfs)	Volume 100-year (ac-ft)
WEST EX	16.52	76	42.8	2.37	8.91	--	44.47	--
SOUTH EX	2.11	76	40.5	2.37	1.18	--	5.87	--
EAST EX	33.84	76	67.4	9.96	13.47	--	67.58	--
SITE	52.47	76	--	15.79	21.39	3.489	108.08	15.768

Proposed Drainage Data

Area	Area (ac)	CN	Tc (min)	Peak Flows 1-year (cfs)	Peak Flows 2-year (cfs)	Volume 2-year (ac-ft)	Peak Flows 100-year (cfs)	Volume 100-year (ac-ft)
WEST	24.69	94	6.0*	73.35	84.97	-	221.43	-
EAST	25.12	94	6.0*	74.63	86.45	-	225.29	-
OFFSITE - EAST	2.66	74	6.0*	2.39	3.27	-	16.67	-
SITE	52.47	--	--	3.21	4.19	1.493	37.63	14.859

* Assumed value based on min Tc per TR 55

Pond Data

Pond	Normal Water	Peak W.S. Elev. 2-year	Peak W.S. Elev. 100-year	Spillway	Top of Berm
West Pond	904.0	905.83	908.06	908.60	909.00
Southeast Pond	905.0	906.99	908.95	909.60	910.0

The modeling indicates that the ponds will detain the flows so that the 1 year and 2 year storms do not have an increase in peak flows from existing conditions. The system will also control the volume so there is a reduction over the critical time period.

Overall Water Quality Summary

Pounds of TSS Generated (No Controls)	Pounds of TSS Remaining (w/ Controls)	Percent Removal
39,393	5,396	86.3%

The two wet ponds will remove 86.37% of TSS which is in excess of the minimum TSS of 80% TSS required to achieve the TSS removal goals.

Infiltration

The site is exempt from infiltration requirements.

Protective Areas

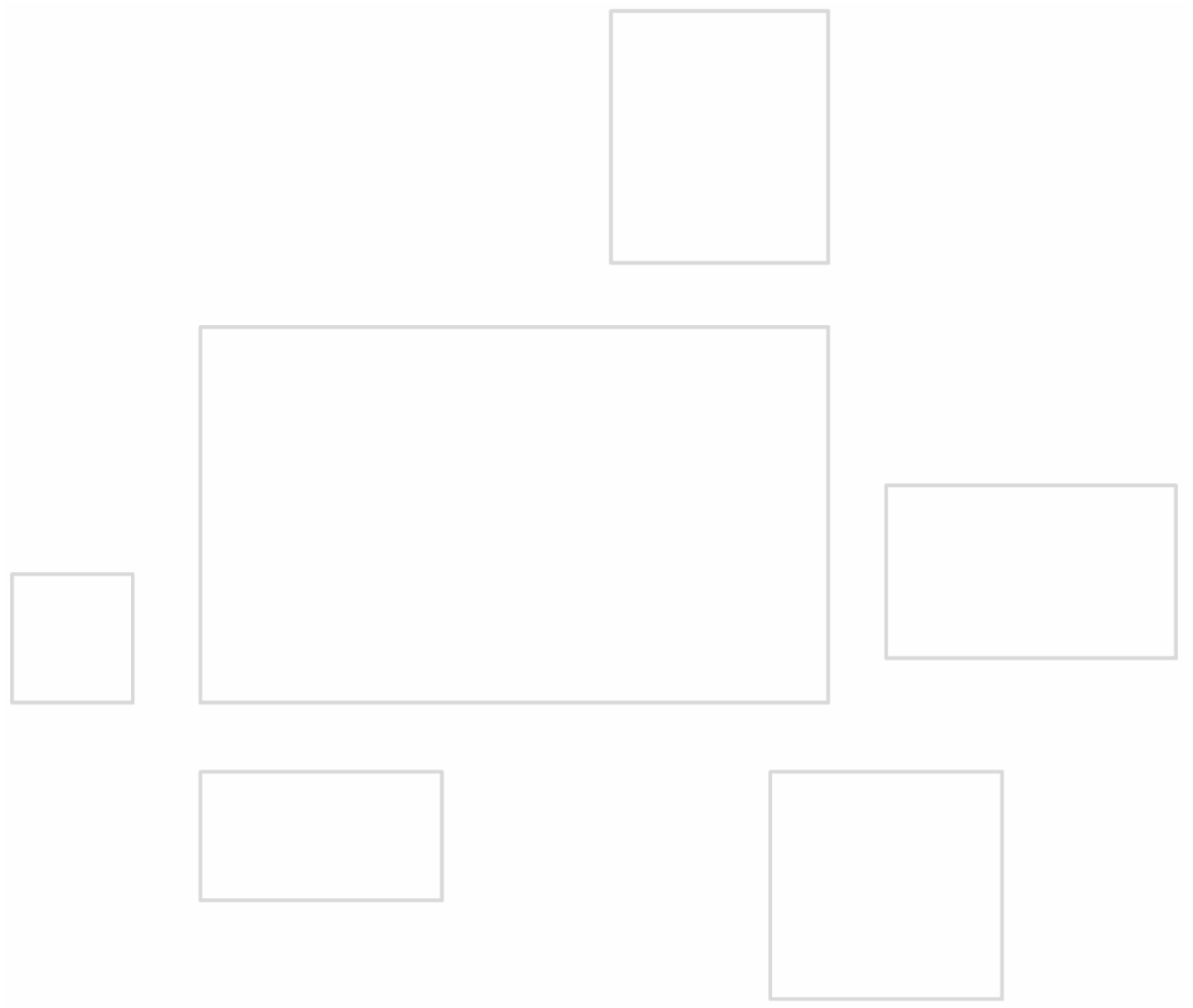
Wetlands are present to the west and south of the site. No impervious runoff will be directed towards the wetlands directly, therefore the protective areas do not apply.

CONCLUSION

This project is subject to Village of Germantown, MMSD, and DNR regulations. Runoff will be attenuated and treated through the installation of ponds to meet the pertinent regulations and ordinances. Maintenance is expected to occur on a regular basis. An agreement with the Village of Germantown will be executed to ensure this occurs.

APPENDIX 1

MAPS

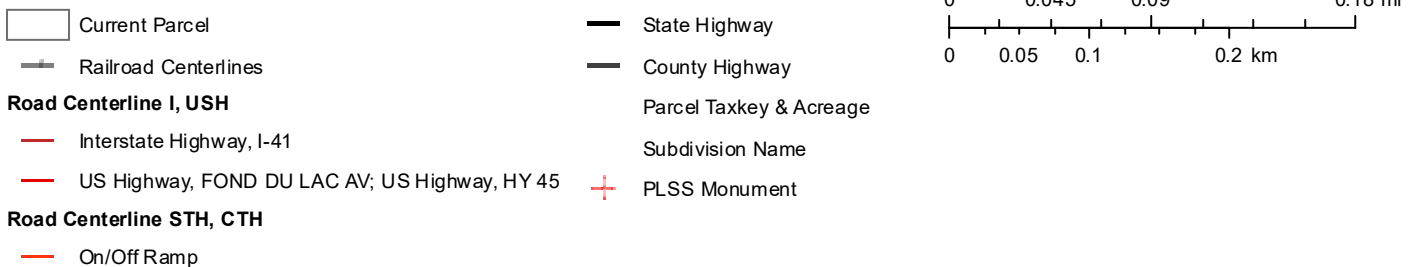


Washington County, Wisconsin



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Hydrologic Soil Group—Washington County, Wisconsin



Soil Map may not be valid at this scale.

Map Scale: 1:4,930 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/16/2021
Page 1 of 4

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: May 20, 2020—Aug 20, 2020

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
KIA	Kendall silt loam, 1 to 3 percent slopes	B/D	20.9	31.3%
LmA	Lamartine silt loam, 0 to 3 percent slopes	B/D	1.0	1.4%
MoB	Mayville silt loam, 2 to 6 percent slopes	C	21.0	31.4%
Mzb	Montgomery silty clay loam	C/D	3.0	4.4%
Pc	Palms mucky peat, 0 to 2 percent slopes	B/D	0.1	0.1%
Ph	Pella silt loam, 0 to 2 percent slopes	B/D	11.0	16.4%
ThB	Theresa silt loam, 2 to 6 percent slopes	C	5.2	7.7%
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	C	4.8	7.2%
Totals for Area of Interest			67.0	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



NOAA Atlas 14, Volume 8, Version 2
Location name: Richfield, Wisconsin, USA*
Latitude: 43.2524°, Longitude: -88.1704°
Elevation: 921.55 ft**
* source: ESRI Maps
** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aerals](#)

PF tabular

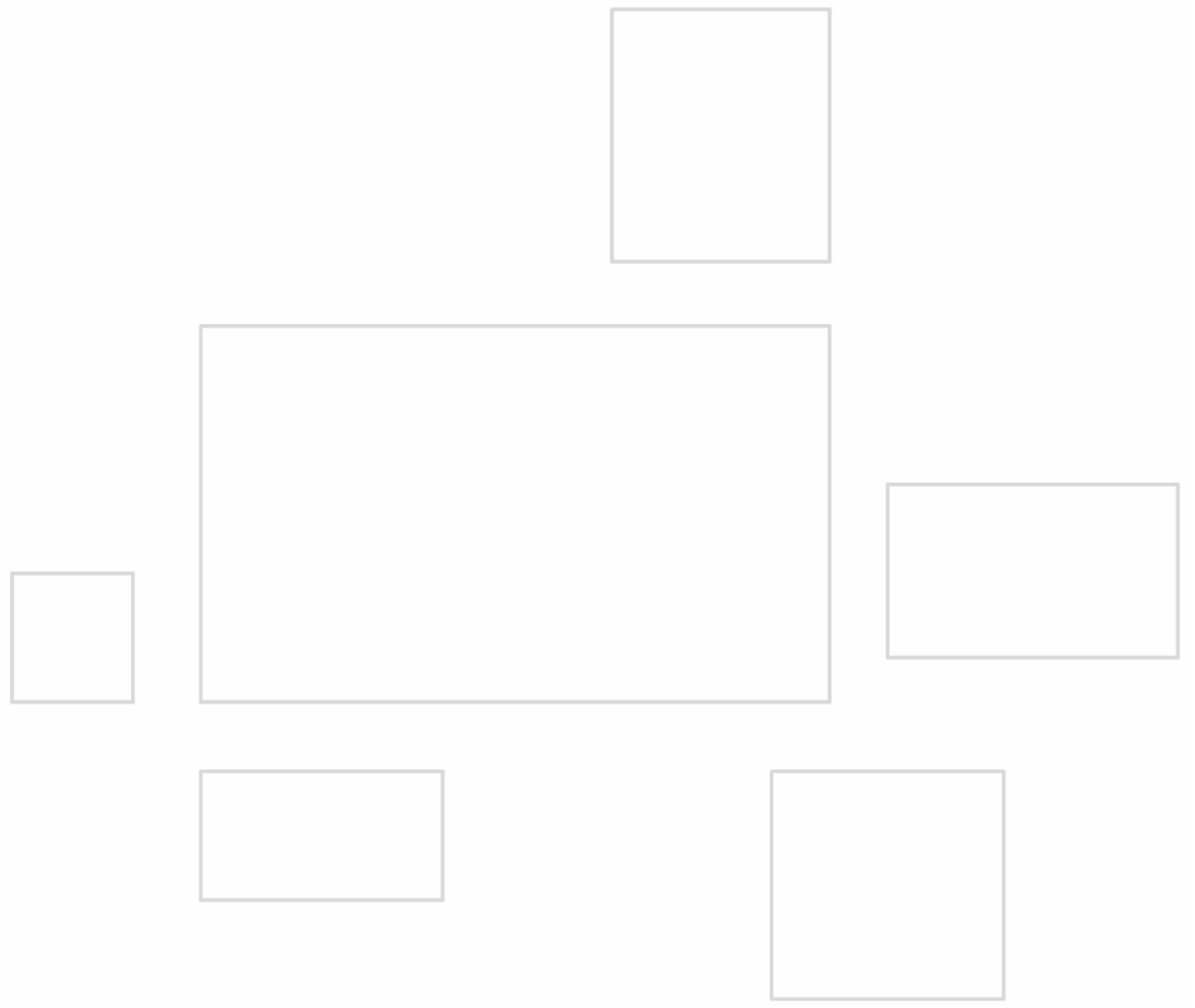
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.336 (0.264-0.415)	0.406 (0.319-0.502)	0.517 (0.406-0.640)	0.606 (0.474-0.752)	0.724 (0.548-0.910)	0.812 (0.604-1.03)	0.896 (0.649-1.15)	0.978 (0.686-1.28)	1.08 (0.737-1.44)	1.16 (0.775-1.56)
10-min	0.491 (0.387-0.607)	0.594 (0.467-0.734)	0.757 (0.594-0.937)	0.887 (0.694-1.10)	1.06 (0.802-1.33)	1.19 (0.884-1.51)	1.31 (0.951-1.69)	1.43 (1.00-1.88)	1.58 (1.08-2.11)	1.69 (1.13-2.29)
15-min	0.599 (0.472-0.741)	0.724 (0.570-0.896)	0.923 (0.725-1.14)	1.08 (0.846-1.34)	1.29 (0.978-1.63)	1.45 (1.08-1.84)	1.60 (1.16-2.06)	1.75 (1.23-2.29)	1.93 (1.32-2.58)	2.07 (1.38-2.79)
30-min	0.814 (0.641-1.01)	0.989 (0.778-1.22)	1.27 (0.995-1.57)	1.49 (1.17-1.85)	1.79 (1.35-2.25)	2.01 (1.49-2.55)	2.22 (1.61-2.86)	2.42 (1.70-3.17)	2.68 (1.83-3.58)	2.87 (1.92-3.88)
60-min	1.05 (0.824-1.29)	1.26 (0.995-1.56)	1.62 (1.27-2.01)	1.93 (1.50-2.39)	2.34 (1.78-2.97)	2.67 (2.00-3.41)	3.00 (2.19-3.89)	3.34 (2.35-4.40)	3.79 (2.59-5.08)	4.14 (2.77-5.60)
2-hr	1.28 (1.02-1.57)	1.54 (1.23-1.89)	1.98 (1.57-2.43)	2.36 (1.86-2.90)	2.90 (2.24-3.66)	3.34 (2.53-4.24)	3.79 (2.79-4.88)	4.26 (3.03-5.58)	4.90 (3.39-6.54)	5.41 (3.65-7.26)
3-hr	1.44 (1.15-1.75)	1.71 (1.37-2.09)	2.19 (1.75-2.67)	2.62 (2.09-3.21)	3.26 (2.54-4.12)	3.78 (2.89-4.80)	4.34 (3.23-5.60)	4.94 (3.55-6.47)	5.78 (4.02-7.70)	6.45 (4.38-8.62)
6-hr	1.74 (1.41-2.10)	2.02 (1.64-2.43)	2.54 (2.05-3.06)	3.02 (2.43-3.66)	3.78 (3.00-4.77)	4.43 (3.44-5.61)	5.14 (3.87-6.61)	5.93 (4.31-7.74)	7.05 (4.96-9.36)	7.98 (5.45-10.6)
12-hr	2.07 (1.70-2.47)	2.34 (1.92-2.79)	2.86 (2.34-3.42)	3.37 (2.75-4.05)	4.19 (3.38-5.26)	4.91 (3.86-6.18)	5.71 (4.35-7.29)	6.60 (4.85-8.56)	7.89 (5.61-10.4)	8.97 (6.18-11.8)
24-hr	2.37 (1.97-2.80)	2.68 (2.22-3.16)	3.27 (2.70-3.87)	3.84 (3.16-4.56)	4.74 (3.85-5.88)	5.52 (4.38-6.88)	6.39 (4.92-8.08)	7.36 (5.45-9.45)	8.76 (6.27-11.4)	9.91 (6.88-12.9)
2-day	2.65 (2.22-3.09)	3.05 (2.56-3.57)	3.79 (3.17-4.44)	4.47 (3.73-5.26)	5.52 (4.52-6.75)	6.41 (5.12-7.87)	7.37 (5.71-9.20)	8.42 (6.28-10.7)	9.92 (7.15-12.8)	11.1 (7.80-14.4)
3-day	2.91 (2.46-3.38)	3.32 (2.81-3.87)	4.09 (3.45-4.76)	4.79 (4.02-5.60)	5.87 (4.84-7.13)	6.79 (5.46-8.29)	7.78 (6.06-9.66)	8.86 (6.65-11.2)	10.4 (7.54-13.4)	11.7 (8.22-15.1)
4-day	3.14 (2.67-3.63)	3.56 (3.03-4.13)	4.34 (3.68-5.03)	5.05 (4.26-5.88)	6.15 (5.09-7.44)	7.08 (5.72-8.61)	8.09 (6.33-10.0)	9.19 (6.93-11.6)	10.8 (7.83-13.8)	12.1 (8.51-15.5)
7-day	3.68 (3.17-4.23)	4.18 (3.59-4.80)	5.06 (4.33-5.82)	5.85 (4.98-6.75)	7.02 (5.85-8.39)	8.00 (6.51-9.62)	9.05 (7.12-11.1)	10.2 (7.71-12.7)	11.7 (8.59-14.9)	13.0 (9.25-16.6)
10-day	4.17 (3.61-4.76)	4.73 (4.09-5.41)	5.70 (4.92-6.53)	6.55 (5.62-7.53)	7.79 (6.51-9.22)	8.81 (7.19-10.5)	9.86 (7.80-12.0)	11.0 (8.36-13.6)	12.5 (9.20-15.8)	13.8 (9.84-17.5)
20-day	5.69 (4.99-6.43)	6.38 (5.59-7.22)	7.53 (6.57-8.53)	8.50 (7.38-9.66)	9.85 (8.29-11.5)	10.9 (8.98-12.8)	12.0 (9.55-14.3)	13.1 (10.0-16.0)	14.6 (10.8-18.2)	15.7 (11.3-19.8)
30-day	7.03 (6.21-7.90)	7.84 (6.92-8.82)	9.15 (8.05-10.3)	10.2 (8.95-11.6)	11.7 (9.87-13.5)	12.8 (10.6-14.9)	13.9 (11.1-16.5)	14.9 (11.5-18.1)	16.4 (12.1-20.2)	17.4 (12.6-21.8)
45-day	8.78 (7.82-9.81)	9.79 (8.70-10.9)	11.4 (10.1-12.7)	12.6 (11.1-14.2)	14.2 (12.1-16.2)	15.4 (12.8-17.8)	16.5 (13.3-19.4)	17.6 (13.6-21.1)	18.9 (14.0-23.1)	19.8 (14.4-24.7)
60-day	10.3 (9.23-11.5)	11.5 (10.3-12.8)	13.4 (11.9-14.9)	14.8 (13.1-16.5)	16.6 (14.1-18.7)	17.8 (14.9-20.4)	19.0 (15.3-22.1)	20.0 (15.5-23.9)	21.2 (15.8-25.9)	22.0 (16.0-27.4)
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.										

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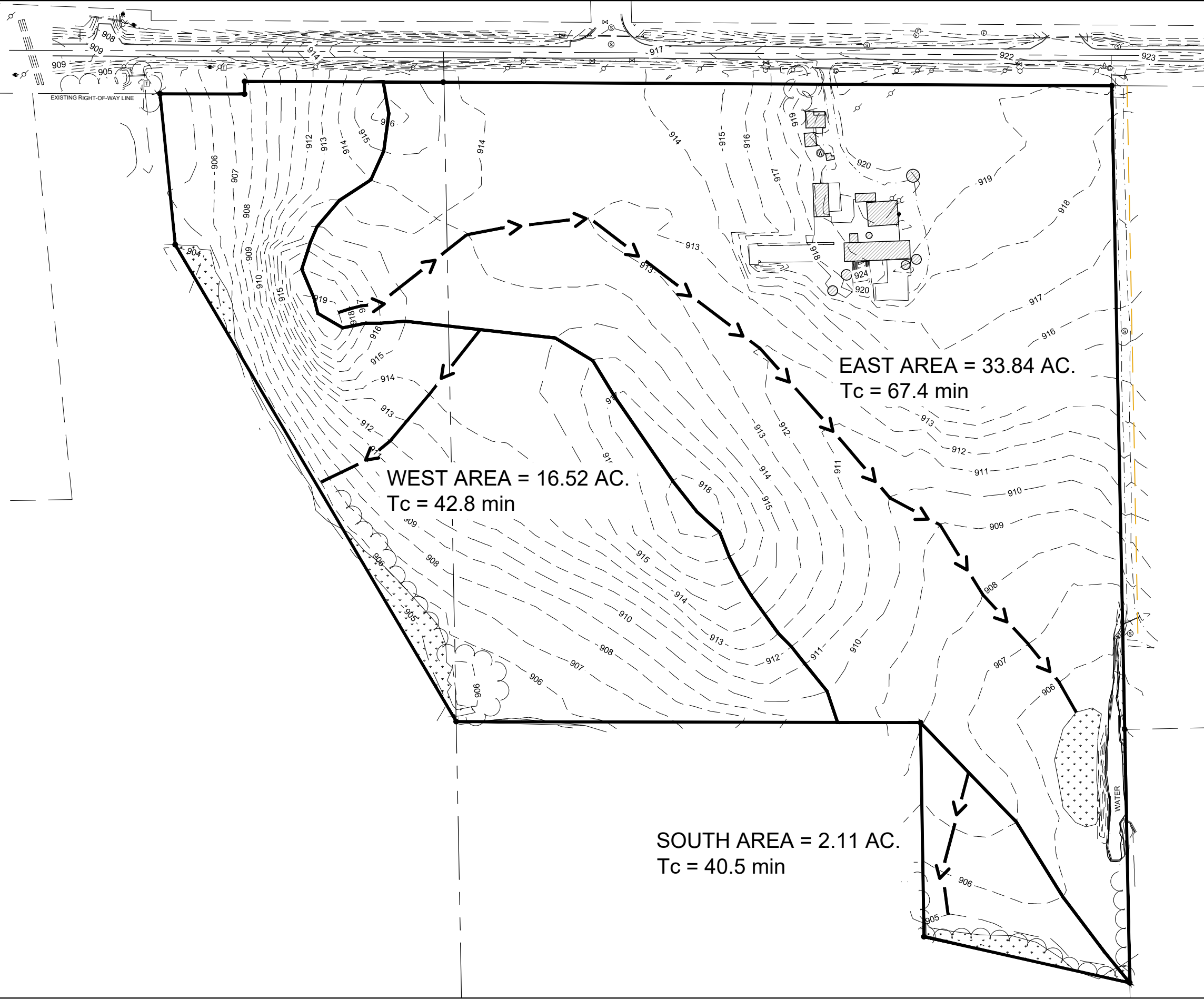
PF graphical

APPENDIX 2

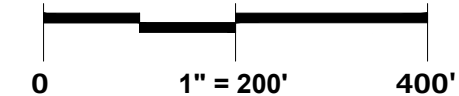
PRE DEVELOPMENT CONDITIONS



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GRAPHICAL SCALE (FEET)



CAPSTONE 41 - EXISTING HYDROLOGY

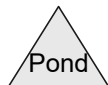
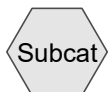
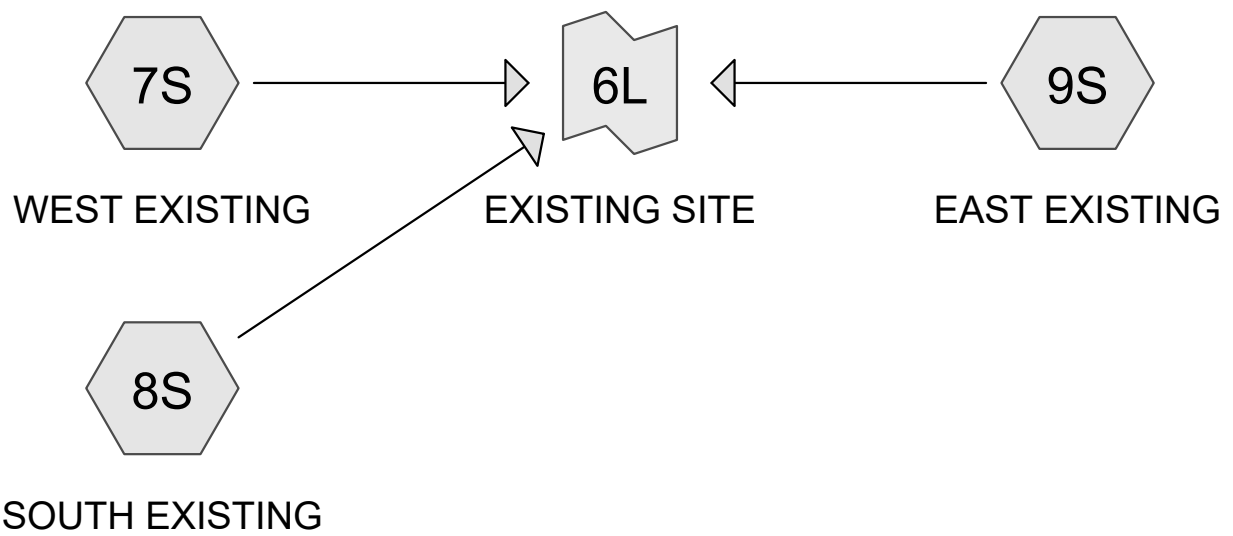
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Professional Service Industries, Inc.
821 Corporate Court, Waukesha, WI 53189
Phone: (262) 521-2125
Fax: (262) 521-2471

May 26, 2020

Capstone Development Company
N17 W24222 Riverwood Drive, Suite 160
Waukesha, WI 53188-1134

ATTN: Mr. Mike Faber
Principal

SUBJECT: Preliminary Subsurface Exploration and Site Feasibility Evaluation
Proposed Holy Hill Road Development
Holy Hill Road
Germantown, Wisconsin
PSI Project No. 00522563

Dear Mr. Faber:

The preliminary subsurface exploration and site feasibility evaluation for the referenced project has been completed. An electronic copy of the report is being provided via email. Paper copies can be issued upon request. After you have had the opportunity of reading the report, please call at any time with any questions or comments you may have. Professional Service Industries, Inc. (PSI), an Intertek Company, appreciates the opportunity to be of service on this project and looks forward to continuing as your geotechnical consultant during the design and construction phases, as well as your upcoming projects.

Sincerely,

PROFESSIONAL SERVICE INDUSTRIES, INC.

A handwritten signature in black ink, appearing to read "Cody A. Rodell".

Cody A. Rodell
Staff Engineer
Geotechnical Services

A handwritten signature in black ink, appearing to read "James M. Becco".

James M. Becco, P.E.
Regional Vice President



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INTRODUCTION

General

This report presents the results of the preliminary subsurface exploration and site feasibility evaluation for the proposed development in Germantown, Wisconsin. The work was performed for Capstone Development Company at the request of Mr. Mike Faber.

Purpose

The purpose of this preliminary study was to evaluate the subsurface conditions at specific boring locations on the site, and to provide subsurface information for general site feasibility and preliminary design planning. A comprehensive foundation evaluation and recommendations for specific structures were beyond the scope of this preliminary site evaluation but are recommended as part of design planning.

Scope

The scope of services included a site reconnaissance, the subsurface exploration, a determination of soil characteristics by field and laboratory testing, and an evaluation of the data obtained. Subgrade preparation recommendations and construction considerations are also provided. The scope of the field work, including the number, depth and locations of the borings, wells, and hand auger probes was determined by the client.

Authorization

The description of services and authorization to perform this subsurface exploration and evaluation were in the form of a signed proposal (PSI Proposal No. 305169, dated April 9, 2019). The general conditions for the performance of the work were referenced in the proposal. This report has been prepared on behalf of, and exclusively for the use of Capstone Development Company. The information contained in this report may not be relied upon by any other parties without the express written consent of PSI, and acceptance by such parties of PSI's General Conditions.

SITE AND PROJECT DESCRIPTION

Site Features

The project site is an approximately 50-acre parcel located on the south side of Holy Hill Road, about 0.50 miles east of U.S. Highway 41 and about 0.25 miles west of County Highway Y, in Germantown, Wisconsin. At the time of the exploration, the project site

was occupied by agricultural land and a farmstead containing several existing structures at the northeast corner of the site. Wetland area borders the site to the west, south, and southeast. The topography of the site generally slopes down to the south and west, with an elevation difference of about 16 feet (EL. 920 to EL. 904).

Project Description

Based on information provided by the client, it is understood that the proposed development will consist of an industrial business park. Two options are being considered for the site plan. One option includes the construction of two buildings ranging in size from about 356,000 square feet to about 376,000 square feet, oriented in an east-west fashion with one building at the north portion of the site and one building at the south portion of the site. The other option includes the construction of three buildings ranging in size from about 170,000 square feet to about 295,000 square feet, oriented in a north-south fashion with one building at the west portion of the site, one building at the center, and one building at the east portion of the site. It is understood that the proposed buildings will consist of slab-on-grade construction, without basements, and be supported by a shallow spread foundation system.

The two plans being considered both include stormwater management areas at the northwest and southeast corners of the site, and pavement areas surrounding the proposed buildings that will consist of drives, passenger vehicle parking spaces, truck docks, and trailer stalls. It is understood that new utilities will also be constructed as part of the development.

The finished floor elevations for the proposed structures, utility invert elevations, bottom of stormwater management area elevations, surface grades, or other planned elevations were not known at the time of report preparation. Existing grades across the property range from about EL. 920 at the northeast portion of the site to about EL. 904 at the west and southeast portion of the site. There is an area southwest of the southwest boundary of the site that slopes down relatively steeply toward the property, from about EL. 830 to EL. 805. It is estimated that moderate to substantial grade changes will be required. When a grading plan is available, and when finished floor elevations, utility invert elevations, bottom of stormwater management area elevations, and pavement grades have been established, PSI must be informed so that any necessary re-evaluation or revisions to this report can be made.

This preliminary exploration has been commissioned to evaluate the subsurface conditions at the boring locations on the subject site and to provide subsurface information for general site feasibility and preliminary design planning for the proposed development. The number, spacing, and locations of the borings requested is not considered sufficient to serve as a conventional foundation evaluation for proposed buildings. Additional borings are necessary and recommended within any proposed building footprints to further evaluate more specific soil conditions and provide

subsequent recommendations at each building location. In addition, when finished floor, utility invert, roadway, and other elevations and the building locations are determined, PSI must be provided an opportunity to review them and determine if a redirection of the evaluation and recommendations contained herein is warranted, or if additional borings in areas beyond the planned structures are also necessary.

EXPLORATION AND LABORATORY PROCEDURES

Scope Summary

The field and laboratory data utilized in the evaluation of the subsurface materials was obtained by drilling exploratory test borings, securing soil samples by the split-spoon sampling method, and subjecting the samples to laboratory testing. Groundwater monitoring wells were also installed, and hand auger probes were performed to estimate topsoil thickness.

With respect to the stormwater management areas, the field and laboratory work for classification of the subgrade soils was performed to provide information for use by the basin design personnel when considering requirements of Chapter NR151 of the Wisconsin Administrative Code, and of WDNR Technical Standard 1002, "Site Evaluation for Stormwater Infiltration" guidelines. The design of the proposed stormwater management area was beyond the scope of services for this project.

Field Exploration

Twenty-six (26) soil borings were performed for this project to depths ranging from about 15 to 25 feet below existing grade. Three (3) of the soil borings were converted into groundwater monitoring wells upon completion of drilling. Twenty-two (22) hand auger probes were also performed to estimate topsoil thickness. The number, depths, and locations of the borings, hand auger probes, and groundwater monitoring wells were provided by the client. The locations were staked in the field by the client, who also provided surface elevations.

The soil test borings were performed with an ATV-mounted rotary drilling rig utilizing continuous flight hollow stem augers to advance the holes. Representative samples were obtained by the Standard Penetration Test (SPT) method using split-spoon sampling in general accordance with ASTM D-1586 procedures. Samples were secured at 2.5-foot intervals to a depth of 10 feet, and then at 5-foot intervals thereafter to the end of the borings. With respect to the stormwater management area borings, samples were collected continuously at 2-foot intervals. The standard penetration value (N) is defined as the number of blows of a 140-pound hammer, falling thirty (30) inches, required to advance the split-spoon sampler one (1) foot into the soil. The sampler is lowered to the bottom of the drill hole and the number of blows recorded for each of the

three (3) successive increments of six (6) inches penetration. The “N” value is obtained by adding the second and third incremental numbers. The SPT provides a means of estimating the relative density of granular soils and comparative consistency of cohesive soils, thereby providing a method of evaluating the relative strength and compressibility characteristics of the subsoils.

The SPT samples were transferred into clean glass jars immediately after retrieval and returned to the laboratory upon completion of the field operations. Samples will be discarded unless other instructions are received. The soil samples from the borings were visually classified in general accordance with the Unified Soil Classification System (USCS) (ASTM D-2488-75). With respect to the stormwater management areas, soil samples were visually classified in general accordance with USDA National Resources Conservation Service textural soil classification procedures. After completion of the borings, the auger holes were backfilled with bentonite chips.

The hand auger probes were performed with an approximately 3-inch diameter auger by retracting the device at approximately 6-inch increments to remove the retained material. The depth of topsoil was then estimated based on observation of the retained material and the soil along the side of the borehole. The hand auger boreholes were backfilled with removed soils upon completion.

A copy of the Soil Boring Logs and Boring Location Plan are enclosed in the Appendix. The soil stratification shown on the logs represents the approximate soil conditions in the actual boring locations at the time of the exploration. The terms and symbols used on the logs are described in the General Notes found in the Appendix.

Laboratory Physical Testing

Soil samples obtained from the exploration were visually classified in the laboratory, and subjected to testing, which included moisture content determinations. Selected cohesive soil samples were tested in unconfined compression with a calibrated hand penetrometer to aid in evaluating the soil strength characteristics. The values of strength tests performed on soil samples obtained by the Standard Penetration Test Method (SPT) are considered approximate, recognizing that the SPT method provides a representative but somewhat disturbed soil sample.

The laboratory testing was performed in general accordance with the respective ASTM methods, as applicable, and the results are shown on the boring logs in the Appendix.

DESCRIPTION OF SUBSURFACE CONDITIONS

General

A description of the subsurface conditions encountered at the test boring locations is shown on the Soil Boring Logs. The lines of demarcation shown on the logs represent approximate boundaries between the various soil classifications. It must be recognized that the soil descriptions are considered representative estimates for the specific test hole locations, but variations may occur between and beyond the sampling intervals and boring locations. Soil depths, topsoil, and layer thicknesses, and demarcation lines utilized for preconstruction planning should not be expected to yield exact and final quantities. A summary of the major soil profile components is described in the following paragraphs.

Soil Conditions

Hand Auger Probes

Approximate topsoil thicknesses encountered at the hand auger probe locations ranged from about 13.5 to 18.5 inches. Table 1 – Topsoil Probes, located in the Appendix of this report, summarizes the thicknesses encountered at each location.

Building and Pavement Area Borings – USCS Classification

Surficial material encountered at the building and pavement area borings consisted of about 11 to 18 inches of topsoil generally consisting of silty clay. Below the surficial topsoil at the building and pavement area borings, natural granular soils consisting of sandy silt with gravel, sandy silt, silt, silty sand, silty sand with gravel, and sand with gravel, were generally encountered to the boring termination depth of 15 or 16 feet (EL. 904.3 to EL. 891.5) below existing grade. These native granular soils were loose to very dense with N-values ranging from about 5 blows per foot (bpf) to about 50 blows per 2 inches of split spoon sampler penetration.

As an exception to the above, natural cohesive soils consisting of lean clay were encountered below the surficial topsoil at SB-305, SB-307, SB-324, and SB-328, extending to a depth of about 3 feet (EL. 907.7 to EL. 912.0) below existing grade. These native cohesive soils were stiff to very stiff in consistency, with estimated unconfined compressive strengths ranging from about 1.5 to 2.5 tons per square foot (tsf).

SB-318 was planned to extend to a depth of 25 feet below existing grade, however, auger refusal was experienced on possible cobbles, boulders, or bedrock at a depth of about 16 feet (EL. 891.5) below existing grade.

Stormwater Management Area Borings – USDA Classification

Surficial material encountered at the stormwater management area borings (SB-300, SB-302, SB-333, SB-334, and SB-336) consisted of about 12 to 24 inches of silty clay (SiC) topsoil. Below the surficial topsoil was generally clay (C), sandy loam (SL), coarse sand (COS), sand (S), and loamy sand (LS) soils with varying amounts of gravel extending to the boring termination depths.

The stormwater management area borings were planned to extend to a depth of 25 feet below existing grade. However, auger refusal was experienced on possible cobbles, boulders, or bedrock at SB-300 and SB-336 at depths of 18.5 feet (EL. 888.6) and 12 feet (EL. 893.7) below existing grade, respectively.

The foregoing discussion of soil conditions on this site represents a generalized soil profile as determined at the test boring locations. A more detailed description and supporting data for each test location can be found on the individual Soil Boring Logs.

Groundwater Observations

Groundwater observations were made during the drilling operations, and in the open boreholes at completion. Groundwater was encountered during auger advancement within the borings at depths ranging from about 1 to 12 feet (EL. 912.8 to EL. 896.3) below existing grade. Upon completion of drilling and removal of the augers, groundwater was encountered within the borings at depths ranging from about 2 to 11 feet (EL. 913.7 to EL. 899.7) below existing grade. As an exception to the above, groundwater was not encountered during auger advancement or upon completion of drilling and removal of the augers at SB-300, SB-303, SB-310, SB-330, and SB-346.

The observed water levels are considered to be somewhat erratic/variable, and may be indicative of both a perched condition and/or the long-term groundwater level.

The groundwater observations reported herein are considered approximate. It must be recognized that groundwater levels fluctuate with time due to variations in seasonal precipitation, lateral drainage conditions, and soil permeability characteristics. Longer term monitoring would be required to better evaluate groundwater levels on this site.

Groundwater Monitoring Wells

As requested, groundwater monitoring wells were installed at the locations of SB-302, SB-318, and SB-336. The monitoring wells were installed with 2-inch I.D. Schedule 40 PVC. 10-foot screen (0.01-inch slot size) sections were installed at varying depths, with 5 to 15 feet of riser extending about 3 feet above ground surface. The annulus space was filled with sand to about 1 to 2 feet above the slotted screen, with the remaining annulus filled with bentonite. Expandable caps were installed at the tops of the wells. The screened interval at each well is shown in the table below:

MONITORING WELL	SURFACE ELEVATION (FEET MSL)	WELL SCREEN DEPTH (FEET BGS)	WELL SCREEN ELEVATION (FEET MSL)	APPROXIMATE WATER LEVEL ELEVATION (5/19/20)*
SB-302	906.7	13 to 23	EL. 893.7 to EL. 883.7	906.2
SB-318	907.5	5 to 15	EL. 902.5 to EL. 892.5	907.0
SB-336	905.7	2 to 12	EL. 903.7 to EL. 893.7	905.2

*Measurements obtained by PSI.

It is understood that additional measurement of the water levels will be made by the client at future dates.

EVALUATION AND RECOMMENDATIONS

General Development Considerations

In view of the subsurface conditions encountered in the test borings, together with the structural loading criteria and development grades anticipated, conventional spread footings can generally be used for support of the proposed structures. However, the removal of soft, wet, or otherwise unstable zones may be necessary.

Shallow groundwater and granular soils were generally encountered within the upper 5.5 to 8 feet of most of the borings. Based on this, substantial difficulty with excavation stability and groundwater may be experienced during construction.

Auger refusal on possible cobbles, boulders, or bedrock was encountered at SB-300, SB-318, and SB-336 at depths ranging from about 12 to 18.5 feet (EL. 888.6 to EL. 893.7) below existing grade. Dependent on final grades, specialized excavation techniques and/or blasting may be required.

The existing soils (with the exception of topsoil) can generally be utilized for support of the floor slabs and pavements. However, some overexcavation of unsuitable soils may be necessary on at least an isolated basis. A discussion of the building foundation and pavement design parameters, as well as the support conditions for the floor slabs and pavements are included in later sections of this report.

The number, depth, and spacing of the borings performed for this preliminary study is not considered sufficient to serve as a conventional foundation evaluation for specific structures. Therefore, additional borings within the footprints of the proposed structures, and in utility areas are recommended and considered essential to further evaluate the subsurface conditions and groundwater levels in order to provide subsequent recommendations. It must be recognized that the conditions encountered by the additional explorations (along with finished floor elevations, and associated surface,

utility and other elevations) may warrant an alteration of the preliminary foundation and soil bearing design recommendations presented in this report. The additional borings will also be essential for further evaluating groundwater levels, in order to assist with establishing finished floor elevations. A discussion of preliminary guidelines and recommendations is included in the following sections.

Site Preparation

The presence of organic topsoil, vegetation, trees, and roots in the subgrade can adversely affect the serviceability of structural fills, foundations, floor slabs, pavements, and other structures placed upon them. Approximately 11 to 24 inches of topsoil was present on the surface of the site at the borings and hand auger probes. However, some variation should be anticipated. All topsoil, vegetation, trees, roots, and any other deleterious matter must be stripped from all structural areas.

Site preparation will require removal of the existing structures and remnants of former buildings, including foundations and underground utilities. Extensive areas of loose backfill material may be encountered within utility trenches, adjacent to the existing structures, and in former building, basement, and other structural areas. These will also require removal. The areas, including basements, must then be properly backfilled with compacted structural fill. Prior to the backfilling, the areas must be observed by a PSI representative to evaluate the suitability of the subgrade for subsequent support of the new building, utilities, or other structures.

The majority of the property was a farm field at the time of the field exploration. If any remnant drain tiles are encountered during construction, it is generally recommended that they be tied into new drainage structures or otherwise be properly drained to a suitable area (in accordance with any applicable regulatory requirements or restrictions), since they may still actively drain areas of the subject site or adjacent properties.

Topsoil depths and/or the presence of organic soils may increase substantially within and encroaching upon wetland areas. It is generally recommended that development within wetland areas not be performed due to the typical presence of highly organic soils and shallow groundwater. If such development is contemplated, special permits will likely be required from the Army Corps of Engineers, the WDNR, or other government agencies.

After stripping the topsoil and cutting high areas of the site to the planned finished grade, and prior to the placement of new fill used to raise grades, the subgrade must be thoroughly proofrolled to detect unstable, yielding soils, which must be removed or improved by appropriate preparation and compaction techniques. Proofrolling should consist of overlapping passes in a perpendicular grid pattern of a fully loaded tandem-axle dump truck, or other equipment of similar size and weight. However, care must be

used on this site to avoid disturbing the near surface fine-grained soils during the proofrolling, especially during periods of precipitation or spring thaw. Unstable soils may be encountered, at least on an isolated basis, but may become extensive depending upon moisture conditions at the time of construction. When encountered, unstable soils must be properly remediated. Scarification, drying, and recompaction of wet soils or removal and replacement with suitable fill, are two methods which can be considered, but the proper method must be determined by the soils engineer at the time of construction. Low areas may then be raised to the planned grades with suitable properly compacted fill. It must be recognized that the silt and clay soils present on the site are highly moisture sensitive, and substantial difficulty with subgrade preparation can be expected if the soils are wet during construction.

Equipment and worker traffic must be kept to a minimum on subgrade bearing surfaces, especially during times of precipitation or following spring thaw. Some difficulty with subgrade preparation can be expected in wet or cold weather conditions. Removal of unsuitable portions of the near surface soils and replacement with structural fill may be required, on at least an isolated basis, especially if earthwork is not carried out during periods of relatively warm, dry weather, which provide more favorable conditions for drying of these soils. Any soft zones, which cannot be improved by scarification and aeration, must be removed and replaced with compacted structural fill, such as clean crushed stone, possibly in conjunction with the use of a geotextile fabric. Lime, lime kiln dust, fly ash, or Portland cement modification are additional remedial measures which can be considered for fine grained soils. However, this must only be performed at the direction and under the supervision of the geotechnical engineer. A proper mix design must be performed prior to the performance of any modification. Substantial construction delays and difficulty with subgrade stabilization should be expected during periods of wet and/or cool weather. Consideration should be given to installing construction roads to reduce disturbance to the sensitive subgrade soils.

Every effort must be made to keep excavations dry. If construction proceeds during wet weather, some additional overexcavation may be necessary. If weather permits, the soil could be dried and recompact. A crushed stone working mat, possibly in conjunction with a geotextile fabric, may also be feasible to help stabilize subgrades. Site grading runoff should be directed to catch basins, so that the potential for the softening of the subgrade soils is reduced.

Where the removal of unsuitable bearing material is performed beneath proposed footings or pavement areas, the excavation must extend laterally beyond the perimeter of the foundation, or edge of the pavement, for a distance at least equal to the thickness of the fill below the footing bottom or pavement subgrade. This general guideline also applies to instances where a raised structural fill pad is constructed to achieve a bearing elevation greater than existing grades. The influence zone of footing stresses can be represented as an imaginary 45° line extending downward and outward from the footing

bottom. All fill placed within this zone after cutting to firm soil must be properly engineered, from the bottom of the cut, up to the floor slab subgrade elevation.

Where site grades are raised in excess of 2 feet, the first lift of new fill must be placed to extend a minimum lateral distance of 5 feet beyond the planned top building pad dimension or edge of the pavement, or for a distance equal to at least 1 foot laterally beyond the top pad dimension, or edge of the pavement, for every foot of fill thickness (for fills greater than 5 feet in depth). Subsequent lifts can then be placed on an approximate 1H:1V slope up to the planned top perimeter dimension of the pad or pavement subgrade. Proper moisture control is essential to reduce the amount of compactive effort necessary to achieve the desired densities.

When a firm and stable subgrade is established, low areas may be raised to planned grades with properly compacted structural fill. Any new fill should be a clean granular soil, such as those materials meeting the gradations outlined in Section 209 or 305 of the State of Wisconsin Standard Specification for Highway and Structure Construction. If fine-grained soils, such as those with high silt or clay content are used, they should generally be placed over large open areas, where conditions are more favorable for the proper placement and compaction of such materials. It must be recognized that high silt or clay content materials are difficult to compact when placed at moisture contents beyond a few percent of the optimum moisture content. In addition, the near surface soils across the site are considered to be highly moisture sensitive; therefore, substantial instability and difficulty with subgrade preparation may be experienced, especially if they become wet during construction. Extensive undercutting or stabilization may be necessary. Fill must be placed in layers of not more than nine (9) inches in thickness, at moisture contents at or near optimum, and be compacted to a minimum density of 95 percent of the maximum dry density as determined by ASTM designation D-698 (Standard Proctor). Where fill thicknesses exceed 10 feet, it is recommended that the compaction percentage be increased to 98 percent. Silt, clay, and wet granular soils are not suitable for reuse as fill in trenches, or adjacent to foundation stem walls or retaining walls.

Proper moisture control is essential to reduce the amount of compactive effort necessary to achieve the desired densities. This is especially true of clayey soils, where scarification and aeration may be required to achieve near-optimum moisture levels prior to compaction. A sheepsfoot roller is generally required for compaction of clayey soils, whereas a vibratory smooth drum roller is preferred for granular material. Small hand-operated compactors should be used in confined areas; granular fills are generally more readily compacted to the required densities in such applications.

It is recommended that well-graded granular soils be utilized as backfill in new utility trenches and alongside below grade walls to reduce the potential for consolidation and settlement of the fill. All fill soils must be placed and compacted under engineering-controlled conditions, to provide suitable support for overlaying structures. Additional

guidance can be provided at the time of construction in the selection process for grade-raising fill and trench backfill.

When excavations encroach upon or extend below the groundwater or perched zones, and into sandy, silty, or soft clay soils, subgrade instability and sloughing/caving of sidewalls can occur. Some overexcavation of softened or loosened soils, in conjunction with the use of a crushed stone working mat, may be necessary. Additionally, significantly widened excavations may result, or be required for stability.

The selection of fill materials for various applications should be done in consultation with the soils engineer. Similarly, the evaluation of the subgrade and placement and compaction of fill for structural applications should be monitored and tested by a qualified representative of the soils engineer.

Preliminary Foundation Evaluation

The following is a general overview of the subsurface conditions for the site, as it relates to foundation evaluation, and can be used in preliminary site planning.

The proposed buildings may be supported by conventional spread foundations. For preliminary planning, spread and continuous wall footings bearing upon suitable natural soils encountered within the borings, or structural fill (or lean concrete mix) used to replace unsuitable materials, can generally be designed to exert net allowable soil bearing pressures of 2,000 to 4,000 psf, dependent upon location and bearing elevation. However, some undercutting of soft, loose, wet, or otherwise unsuitable natural soils may be required and may become extensive in some areas. All foundations must bear upon suitable and stable soils of sufficient strength. A more comprehensive exploration, consisting of additional borings is recommended to better evaluate subsurface conditions within each structure.

Wet soils may be encountered within footing excavations and may be widespread. These soils are susceptible to a substantial loss in strength when the confining effect of the overburden is removed. A significantly softened subgrade may develop, requiring undercutting and the use of a crushed stone working mat (or "mud mat") to establish a stable bearing grade. Substantial sloughing and caving may also occur, and dewatering will likely be required.

The suitability of the existing soils for support of proposed foundations is recommended to be determined by testing by a qualified geotechnical engineer during construction, utilizing static cone penetrometer tests or dynamic cone penetrometer tests for cohesive and granular soils, respectively. Soft, loose, or otherwise unsuitable materials not disclosed by the borings, may be encountered in the foundation excavations at the bearing elevation. If unsuitable existing soil is present, it must be removed throughout a zone extending one foot laterally for each foot removed below the foundation, on either

side of the planned footing. The over-excavated area must be backfilled with structural compacted fill. Alternatively, the excavation could extend 4 inches beyond the planned footing width to suitable bearing soil and then backfilled with lean (500 to 1000 psi) concrete mix to planned footing grade to reduce lateral over-excavation.

All perimeter footings must be placed at a depth of at least 4 feet (or deeper if required by local code or in accordance with customary practice) below the finish grade for frost protection. Due to periodic severity of winters in this area, it is recommended that footings in poorly heated or unheated areas of the building also be placed at least 4 feet below the adjacent exterior grade. Interior footings not subject to frost action may be placed at a shallow depth of 18 inches below the floor slab, provided they bear on suitable natural soils or engineered fills. All foundations must be protected from the effects of frost if construction is carried out during winter months.

It is recommended that the footings supporting individual columns have a minimum dimension of 30 inches, and continuous footings have a minimum width of 24 inches, even if the maximum recommended allowable bearing pressure is not fully utilized. In order to minimize the effects of any slight differential movement that may occur due to variations in the character of the supporting soils and any variations in seasonal moisture contents, it is recommended that all foundations be suitably reinforced to make them as rigid as needed.

In general, the performance of the foundation system on this site is dependent on the various factors discussed herein. The excavation, preparation, and concreting of foundations should be monitored and tested by a representative of the soils engineer.

Preliminary Floor Slab and Pavement Subgrades

Prior to constructing the floor slabs or pavements, and prior to the placement of any fill used to raise grades, the exposed subgrade must be prepared utilizing the proofrolling procedures described previously. In areas that exhibit soft, yielding or unstable soil conditions, the following remedial measures are recommended to provide a stable subgrade. It must be recognized that the high silt and clay content near surface soils are highly sensitive to increases in moisture and construction disturbance. It will therefore be necessary to maintain these materials in a relatively dry condition to allow for proper subgrade preparation. It is recommended that the proofrolling operations be monitored by a representative of the geotechnical engineer so that a firm, suitable subgrade is present prior to placement of new fills, or to construction of floor slabs and pavements.

Localized wet, soft or unstable areas should be undercut to such depths determined necessary in the field to reach stable material. The overexcavations should then be backfilled with imported crushed stone, such as a 1¼-inch dense graded base specified in Section 305 of the WisDOT Standard Specifications, placed and compacted as recommended in the Site Preparation section of this report. If relatively thick zones or

areas of extensive yielding are observed that cannot be stabilized by normal discing, aeration and recompaction procedures, undercutting and replacement with crushed stone and geotextile fabric (if needed) may also be required in these areas.

The floor slabs may be designed utilizing an estimated modulus of subgrade reaction of 175 pci based on the presence of natural sandy silt soils. The final design and detailing should be performed by a qualified structural engineer based on the intended slab use, loading conditions and anticipated subgrade conditions.

A granular mat, which can be designed as a drainage layer, should be provided below floor slabs. This must be a minimum of six (6) inches in thickness and properly compacted. In moisture sensitive areas, a vapor barrier may be placed beneath the floor slab or base course; however, it is recommended that the architect be consulted in this regard. The proper use of a vapor barrier may not completely prevent moisture beneath or on top of slabs. If the base course contains sharp particles, a cushion layer of sand approximately 2 inches in thickness may be required to provide protection from puncture.

The floor slabs must be suitably reinforced to make them as rigid as necessary and proper joints provided at the junction of slabs and the foundation system so that a small amount of independent movement can occur without causing damage. Large floor areas must be provided with joints at frequent intervals (maximum spacing of 30 times the slab thickness, per ACI) to compensate for concrete volume changes (shrinkage). Where the slab will be supporting live loads, such as moving vehicles, joints must be keyed or dowelled to permit proper load transfer. It is recommended that appropriate construction methods and curing procedures be used to minimize shrinkage and curling of the floor slabs.

Preliminary Pavement Recommendations

The subgrade soils encountered in the borings generally consisted of sandy silt, silt, and lean clay. The following subgrade parameters are recommended for pavement construction design considerations based on the predominance of sandy silt and clay subgrade soils and based on the subgrade being properly prepared as discussed in the Site Preparation section of this report.

The poorer quality silt and clay subgrade soils have been assigned an estimated visual classification of A-4 and A-6 by the AASHTO classification method. They are generally rated as poor for pavement subgrade support due to their moderate to high frost susceptibility, poor drainage characteristics, and high susceptibility to strength loss when exposed to free water. Provided that the subgrade soils are prepared as outlined in the Site Preparation section of this report, the in-place subgrade soils and any new structural fill can be used for standard flexible or rigid pavement construction.

PAVEMENT SUBGRADE DESIGN COEFFICIENTS

AASHTO Soil Classification	A-4/A-6
Design Frost Index	F-3
Design Group Index	12
Soil Support Value	4.2
Estimated Subgrade Modulus (k)	150 pci

Some variations may be encountered and should be expected due to the relatively widely spaced borings. In order to use the above values, all new fill used to raise low areas or replace unsuitable material must have pavement support characteristics that are equal to or better than the existing soils. The final design should be performed by a qualified engineer based on the intended pavement use, anticipated loading and subgrade conditions, and desired service life.

The subject site is located in an area that experiences annual freezing cycles and the subgrade soils encountered have been classified as highly susceptible to frost action when free water is present. In order to reduce the potential for frost action, it will be necessary to control surface runoff and water seepage, because complete removal and replacement of the frost susceptible subgrade soils is not considered economically feasible. It is recommended that sufficient underdrains be placed within the subgrade, just below the granular base, to help reduce the potential for trapping water within the aggregate base layer.

Exterior/Unheated Area Slabs

Entry slabs, sidewalks, aprons, and other slabs in exterior or unheated areas may bear upon silty or clayey soils, which are highly frost susceptible and poorly drained. Slabs placed directly upon such soils are subject to heaving and subsequent settlement due to freeze/thaw cycles. This can result in heaving, cracking, misalignment, and other related effects (especially at joints). It is recommended that consideration be given to limited undercutting of the frost susceptible materials to a depth of 1 to 2 feet below the slab, and replacement with well graded, properly placed and compacted granular soils. A properly designed under drain system connected to the municipal sewer (if permissible) or directed to on-site stormwater management areas should also be incorporated to reduce the potential effects of freeze/thaw cycles.

Utility Construction

In general, the on-site soils can be used for support of utility lines. However, some undercutting of soft, loose, wet, or otherwise unsuitable soils, in conjunction with the placement of crushed stone or other suitable granular backfill may be necessary to establish a stable working mat and/or bearing subgrade, and may become extensive in some areas. Substantial difficulty with the stability of utility trenches may be

experienced, especially in the presence of water. The use of shoring, bracing, or trench boxes will be required for excavations. Additionally, excavations encroaching upon or extending below the groundwater or perched zones can become substantially unstable when the confining effect of the overburden is removed. An adequate dewatering effort and bracing of sidewalls will be required. Utility construction should be performed in accordance with "The Standard Specifications for Sewer and Water Line Construction" for the State of Wisconsin.

It is recommended that well graded granular soils such as those specified in Tables 37 and 39 of the Standard Specification for Sewer and Water Construction be utilized as backfill in utility trenches to reduce the potential for consolidation and settlement of the backfill. All fill soils must be properly placed and compacted under engineering-controlled conditions to provide suitable support for overlaying structures and roadways. Silty and clayey soils, organic soils, and wet granular materials are not recommended for use as backfill within utility trenches due to the substantial difficulty of obtaining proper compaction in confined areas. Substantial importing of suitable fill will likely be required.

Auger refusal on possible cobbles, boulders, or bedrock was encountered at SB-300, SB-318, and SB-336 at depths ranging from about 12 to 18.5 feet (EL. 888.6 to EL. 893.7) below existing grade. Utility excavations in some areas may encroach upon and extend below the refusal depths, and specialized excavation techniques and/or blasting may be necessary.

As with all excavation work, all open cut trenches must be properly shored and braced as required by applicable federal and state OSHA codes, and as necessary to protect life and property.

Loading Dock Walls

It is recommended that the dock walls be protected by a suitable drainage system to prevent development of excessive lateral pressures. The walls must therefore be backfilled for a lateral distance of 3 to 4 feet with a well-graded, free draining granular material such as clean crushed stone or sand and gravel. Silty and clayey soils are not recommended for such applications. The granular materials must be placed in lifts not exceeding 12 inches in thickness, and be compacted to at least 90% of the maximum dry density as determined by Standard Proctor (ASTM D698). However, where the wall backfill will be within the influence zone of the building footings, floor slab, or other structural areas, compaction must be increased to at least 95 percent of the Standard Proctor value.

Based upon the use of free draining granular backfill ($\phi=32$; $\gamma_m=130$ pcf), an equivalent fluid pressure of 40 psf may be used as the horizontal component of the active earth pressure for walls which are not restrained from movement. For "fixed" walls, an at rest

fluid pressure of 65 psf should be used. However, when a proposed fill material has been selected, a representative sample must be submitted to PSI for testing to verify the above values and associated recommendations. It must be recognized that the above values are based upon a drained condition, and are exclusive of traffic and other surcharge loads near the walls, which must be factored into the design. It is therefore recommended that a fabric wrapped footing drain be placed behind the walls, and directed to a suitable outlet, such as the municipal sewer (if permissible). If this is not feasible, the drains must be properly daylighted to an appropriate area of the site to prevent pavement icing in winter.

Because of the relatively shallow groundwater on this site, careful design consideration must be given to proper groundwater control in the area of below grade dock walls in order to maintain a drained condition, thereby preventing excessive lateral pressures from developing. Larger diameter drain tile and possibly the use of collection sumps and pumps may be necessary if adequate gravity drainage cannot be provided.

CONSTRUCTION CONSIDERATIONS

Groundwater Control

Groundwater was encountered during auger advancement within the borings at depths ranging from about 1 to 12 feet (EL. 912.8 to EL. 896.3) below existing grade. Upon completion of drilling and removal of the augers, groundwater was encountered within the borings at depths ranging from about 2 to 11 feet (EL. 913.7 to EL. 899.7) below existing grade. As an exception to the above, groundwater was not encountered during auger advancement or upon completion of drilling and removal of the augers at SB-300, SB-303, SB-310, SB-330, and SB-346.

Based on these observations, and those at the monitoring wells, substantial difficulty with groundwater may be experienced during excavation work. If excavations extend only a few inches or so below the groundwater or perched zones, filtered sump pumps or other conventional means may suffice to control the groundwater. However, for deeper excavations, or for substantial perched zones, prolonged dewatering with a series of sumps or well points and high capacity sump pumps, or other more comprehensive means may be necessary to facilitate construction. Due care must be used during dewatering in order to avoid rapid or excessive drawdown, which may cause settlement or other related distress to existing buildings, utilities, or other structures. Additional evaluation of groundwater and related control procedures must be performed by PSI when building locations, elevations, and other details are finalized.

Since the foundation materials are subject to softening when exposed to free moisture, every effort should be made to keep excavations dry. Discharge water from roof drains should be directed away from buildings, and the site grading direct runoff to catch

basins or other appropriate areas of the site, so that the potential for the softening of the foundation and pavement subgrade soils is reduced.

The groundwater observations reported herein are considered approximate, and preliminary. It must be recognized that groundwater levels fluctuate with time due to variations in seasonal precipitation, lateral drainage conditions, and soil permeability characteristics.

Excavations and Site Drainage

Sloping, shoring or bracing of the excavation sidewalls will be necessary. Excavating may be difficult due to the instability of vertical slopes, and will therefore require a flattening of trench sides, or some other means of protection, to facilitate construction and to protect life and property. Substantial sloughing and caving should be expected within unprotected excavations. The degree of excavation instability problems is dependent upon the depth and length of time that excavations remain open, excavation bank slopes, water levels and the effectiveness of any dewatering systems. However, severe instability can be expected within granular or soft cohesive soils, especially encroaching upon and extending below the groundwater or perched zones. All excavation work must be performed in accordance with OSHA and local building code requirements.

Where excavations encroach upon or extend below the groundwater or perched zones and into fine sand, silt, or soft clay, they may become substantially unstable when the confining effect of the overburden is removed. Significant sloughing or caving of sidewalls may also occur. Some overexcavation of softened or loosened soils, in conjunction with the use of a crushed stone working mat, may be necessary to establish a stable bearing subgrade. Additionally, significantly widened excavations may result, or be required to maintain or achieve sidewall stability.

All excavations must be performed with caution and utilize methods which will prevent undermining or destabilization of slopes, buildings, utilities, pavements, sidewalks or other structures. The use of a properly designed shoring and bracing, sheet piling, or underpinning system must be utilized as necessary to adequately protect existing buildings, utilities, pavements, and other structures. This must be performed by an experienced specialty contractor. Additionally, extreme care must be used during the installation of any bracing system, especially those using driven or vibratory methods, in order to avoid damaging existing buildings, utilities, and other structures. Consideration should be given to the performance of video and/or photographic documentation of the condition of nearby buildings, utilities, and other structures prior to installation.

Auger refusal on possible cobbles, boulders, or bedrock was encountered at SB-300, SB-318, and SB-336 at depths ranging from about 12 to 18.5 feet (EL. 888.6 to EL. 893.7) below existing grade, and generally very dense granular soils were encountered

with increasing depth. Substantial difficulty digging and longer excavation times should be expected with increasing depth in at least some areas of the site. Specialized excavation techniques and/or blasting may be necessary. Dependent on final development grades, additional subsurface exploration with backhoe test pits may be necessary to further evaluate refusal depths, and the type and excavatability of the materials.

Since the subgrade soils are generally sensitive to moisture, every effort should be made to provide adequate drainage across the site during construction, and to prevent ponding of runoff on the subgrade. These soils are also subject to erosion caused by runoff, and erosion control measures should be implemented where needed or required by local ordinances.

It is mandated that excavations, whether they be for utility trenches, basement excavations or footing excavations, be constructed in accordance with current Occupational Safety and Health Administration (OSHA) guidelines to protect workers and others during construction. PSI recommends that these regulations be strictly enforced; otherwise, workers could be in danger and the owner(s) and the contractor(s) could be liable for substantial penalties. The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations. PSI is providing this information solely as a service to our client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations.

Seismic Design Considerations

The on-site natural soils are preliminarily estimated to meet the criteria for Site Class C or D in accordance with Table 1613.5.2 of the International Building Code-2015.

STORMWATER MANAGEMENT AREA CONSIDERATIONS

SB-300, SB-302, SB-333, SB-334, and SB-336, were performed in the area of planned stormwater management areas. The soils encountered in these borings have been visually classified in general accordance with the USDA textural soil classification system. Surficial material encountered at these borings consisted of about 12 to 24 inches of silty clay (SiC) topsoil. Below the surficial topsoil was generally clay (C), sandy loam (SL), coarse sand (COS), sand (S), and loamy sand (LS) soils with varying amounts of gravel extending to the boring termination depths.

The stormwater management area borings were planned to extend to a depth of 25 feet below existing grade. However, auger refusal was experienced on possible cobbles, boulders, or bedrock at SB-300 and SB-336 at depths of about 18.5 feet (EL. 888.6) and 12 feet (EL. 893.7) below existing grade, respectively.

Groundwater was encountered during auger advancement in SB-302, SB-333, SB-334, and SB-336 at depths ranging from about 3 to 5.5 feet (EL. 901.2 to EL. 903.5) below existing grade. Upon completion of drilling and removal of the augers, groundwater was encountered in SB-302, SB-333, SB-334, and SB-336 at depths ranging from about 4 to 6 feet (EL. 899.7 to EL. 902.5) below existing grade.

With regard to the above soil and groundwater conditions encountered at the borings, NR 151.124(4)(c)1 and 2 – *Infiltration rate exemptions* indicates that infiltration practices located in an area where the infiltration rate of the soil measured at the proposed bottom of the infiltration system is less than 0.6 inches per hour using a scientifically credible field test method; or where the least permeable soil horizon to 5 feet below the proposed bottom of the infiltration system using the USDA method of soils analysis consists of sandy clay loam, clay loam, sandy clay, silty clay or clay. These soils may be credited toward meeting the requirements, but the decision to infiltrate under these conditions is optional. In addition, NR 151.124(4)(b)1 – Separation distances indicates that infiltration practices shall be located so that the characteristics of the soil and the separation distance between the bottom of the infiltration system and the elevation of seasonal high groundwater or the top of bedrock are in accordance with the following Table (reproduced from NR 151.124):

Table 1. Separation Distances and Soil Characteristics		
Source Area	Separation Distance	Soil Characteristics
Industrial, Commercial, Institutional Parking Lots and Roads	5 feet or more	Filtering Layer*
Residential Arterial Roads	5 feet or more	Filtering Layer*
Roofs Draining to Surface Infiltration Practices	1 foot or more	Native or Engineering Soils with Particles Finer than Coarse Sand
Roofs Draining to Surface Infiltration Practices	Not Applicable	
All Other Impervious Source Areas	3 feet or more	Filtering Layer*

*Defined in NR 151.002(14r) as a "soil that has at least a 3-foot deep layer with at least 20 percent fines; or at least a 5-foot deep layer with at least 10 percent fines; or an engineered soil with an equivalent level of protection as determined by the regulatory authority for the site."

The information shown above is a selected excerpt from NR151 that is intended only as general guidance for considering stormwater management in conjunction with the encountered subsurface conditions at the borings. Basin design must be performed by a qualified and experienced firm. In addition, the entirety of Chapter NR151 of the Wisconsin Administrative Code, the Site Evaluation for Stormwater Infiltration (1002)

document, and other applicable references; along with appropriate state, local or other municipal requirements must be consulted as part of site-specific stormwater design.

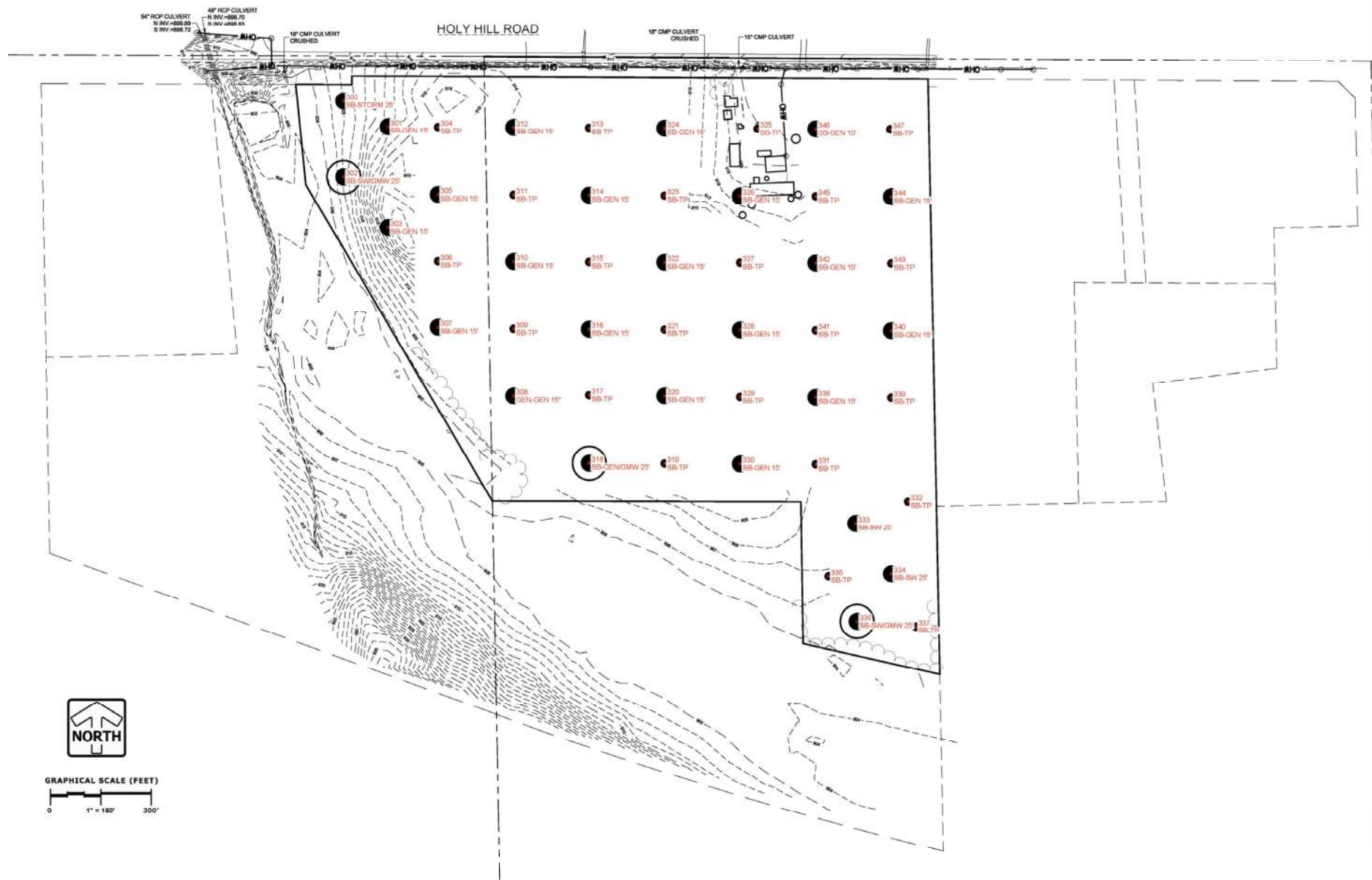
GENERAL COMMENTS

This preliminary subsurface exploration and site feasibility evaluation has been prepared to aid in the evaluation of the subject site for general site development. The recommendations presented herein are based on the available soil information and the design information provided. Any changes in the design information or building locations should be brought to the attention of PSI to determine if modifications in the recommendations are required. The final design plans and specifications should also be reviewed by PSI to determine that the recommendations presented herein have been interpreted and implemented as intended.

The widely spaced soil borings performed for this preliminary exploration and site evaluation are considered suitable for preliminary planning and design purposes. Additional exploration and evaluation should be performed within the proposed building footprints. The conditions encountered by the additional explorations may warrant an alteration of the preliminary foundation and soil bearing design recommendations presented in this report. Specific foundation and floor slab recommendations can then be provided.

This geotechnical study has been conducted in a manner consistent with that level of care ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The findings, recommendations and opinions contained herein have been promulgated in accordance with generally accepted practice in the fields of foundation engineering, soils mechanics, and engineering geology. No other representations, expressed or implied, and no warranty or guarantee is included or intended in this report.

It is recommended that the earthwork and foundation operations be monitored by the soils engineer, to test and evaluate the bearing capacities, and the selection, placement and compaction of controlled fills.



Proposed Development
Holy Hill Road
Germantown, WI

SCALE: 1 inch = 400 feet (approx.)

DATE: 5/22/2020

FIGURE 1: BORING LOCATION PLAN

PROJECT NUMBER: 00522563

SITE PLAN APPLICATION

1/9/23 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 two (2) additional commercial self-storage buildings and a revised outside vehicle storage area in the existing facility located on a 3.65-acre property at W219N11588 Appleton Avenue.

Location: W219N11588 Appleton Avenue

Applicant/

Property Owner: Jon Then
TR Capital, LLC
W230 9515 Colgate Road
Sussex, WI 53089

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



Background/Proposal

In August 2021, the Village Board approved a Land Use Plan Map amendment, a Rezoning and Conditional Use Permit No. 04-2021 for the property owned by TR Capital LLC for the purpose of redeveloping the existing single-family home and commercial plant sales into a self-storage facility. In December 2021, the Plan Commission approved site development and building plans for the existing self-storage facility with the following features:

- Three enclosed self-storage buildings (61 units in 22,960 total sqft building area)
- 71 parking spaces for outdoor vehicle storage
- 6' chain link fence along the west, south and east property lines with a rolling gate at the driveway to enclose the property; 8' fence with privacy slats along the north property line (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
- On-site stormwater basin

At this time, the property owner is seeking approval of Site Development and Building Plans for two (2) additional commercial self-storage buildings on the 3.65-acre property located at W219 N11588 Appleton Avenue. The proposal would add an additional 18,000 sqft (48 additional spaces of varying sizes) of enclosed building area east of the existing buildings in an area previously designated for outdoor RV/vehicle storage. The buildings will be constructed of the same metal wall and roof panels with the same color scheme. One of the buildings will be constructed on/over the existing asphalt "cap" installed over the contaminated soil area.

Access & Parking

The access to the site will remain in the existing location off of Appleton Avenue. The amount of on-site RV/vehicle parking will be reduced from 62 to 42 stalls of various dimensions (12' x 32' and longer).

Utilities

The existing well has been abandoned and the septic tank has been removed from the property. These will not be replaced. This property is not served by Village sewer or water.

Storm Water Management

The subject property is already served by an on-site stormwater detention basin located in the southeast corner of the property. The approved site plan allows 74.6% impervious surface. The current proposed site plan adds approximately 7,400 sqft of impervious area bringing the total impervious area to 79.5% of the site and under the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District. The original stormwater management plan is expected to provide sufficient capacity to handle any additional run-off associated with the additional impervious area.

Landscaping & Buffering

No additional landscaping is proposed.

Lighting

Exterior lighting on the subject property will include:

- (13) additional 44W LED 5000 Lumen cut-off wall building-mounted fixtures at a height of 10' on the internal facing storage building walls (for a total of 29 wall-mounted fixtures).

Signage

No additional signage is proposed.

Staff Comment

The original approved site plan includes a 15' setback between the north storage building and the north property line to allow additional space for landscape screening. The 15' setback could not be continued along the entire north property line due to the location of the DNR required asphalt cap, which is approximately 8' from the north property line. For this same reason the proposed north building in Phase 2 is located at the minimum 10' building setback. While nothing can be done about the pavement location and 8' setback since the DNR is requiring that the existing asphalt cap not be disturbed, the building can and should be located in line with the existing building at a 15' setback from the north property line. As discussed, when the original plan was proposed, the minimum 10' building setback in the M-1 District is appropriate when abutting another M-1 District property where compatibility of abutting uses and buildings is not a potential issue. In this case, the land to the north is zoned agricultural and, under the new 2050 Plan, is not eligible for rezoning into nor development under an M-1 District in the "Meeker Hill Neighborhood". The land to the south is already zoned M-4: Mineral Extraction.

Staff has requested written approval from the DNR regarding the proposal to construct the new building(s) on/over the existing contaminated soil asphalt cap. To that end, the DNR has issued written statement indicating they do not have any concerns with the proposal but are requiring that the owner submit a new "Building on a Historic Fill Site Exemption Application" (DNR Form 4400-226) in accordance with the conditions outlined in the DNR's June 20, 2022 "Building on a Historic Fill Site Exemption Approval" letter before final DNR approval will be granted.

Although no new or additional landscaping is proposed, the southeast corner of the site is proposed to be filled and re-graded in such a manner as to eliminate the rough topography that was shown in the original approved grading plan (in fact the filling/grading was already completed when the storm basin was originally installed because of the adjacent owner making similar filling/grading improvements on their side of the common property line). That rough topography was reason for not requiring landscaping along the south and east perimeter of the site. Under the proposed plan, the area filled and re-graded up to the property line provides additional useable area for more impervious area for RV/vehicle parking as shown in the proposed revised site plan. For this reason, as well as the knowledge that the property owner to the south and east (the gravel pit owner) has informed the Village that they intend to continue restoration of the gravel pit property for possible future recreational and residential use, staff

recommends that landscaping be added along the perimeter where it currently is not to continue the landscaped buffer area around the site. The proposed vehicle parking and fencing should be relocated accordingly to accommodate such a landscaping buffer.

Since the three buildings in Phase 1 have been constructed, staff has received a couple of complaints regarding glare from the wall-mounted lights on the west side of the north and central buildings closest to STH175. The light fixtures installed do not appear to be the approved full cut-off fixtures, but a modified version that disperses light outward more like a floodlight than a cut-off fixture that directs the light downward with the light source hidden and not visible. The same cut-off fixtures approved for Phase 1 are also proposed for the buildings in Phase 2 and need to be full cut-off vs. the refractive lens "floodlight" version.

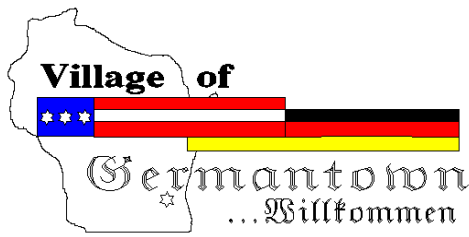
The Public Works Director and Village Engineering consultant have provided additional review comments in a memo dated January 4, 2023 regarding the revised grading plan and stormwater management. Although relatively minor in scope, because of the additional impervious area and revised grading plan, the Engineer is requiring as-built plans for the existing storm basin and an updated stormwater management plan be submitted for review and approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans submitted by TR Capital LLC for the two (2) additional commercial self-storage buildings and revised outside vehicle storage area within the existing facility located at W219N11588 Appleton Avenue subject to the following conditions:

1. All conditions of approval and requirements adopted by the Plan Commission as part of the original site development and building plans shall remain in effect.
2. 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 November 15, 2022
 - b. Civil Engineering plan dated November 8, 2022
 - c. Landscaping plan dated November 8, 2022
 - d. Lighting Plans dated November 8, 2022
3. Landscaping shall be added along the south and east perimeter of the site where it currently is not installed to continue the landscaped buffer around the site. If necessary, the proposed vehicle parking and fencing should be relocated accordingly to accommodate this additional landscaping buffer.

4. An updated landscape plan addressing the comment by the Village Forester shall be submitted to Planning and Zoning staff prior to occupancy.
5. 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.
6. Privacy slats are required to be installed in the fence on the north, east and south fencing surrounding the parking area.
7. All requirements and plan corrections identified by the Village Engineer and Public Works Director in the January 4, 2023 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of an erosion control or building permit.
8. The minimum building setback from the north property line for proposed north building in Phase 2 shall be increased from 10' to 15' to match the existing north building approved in Phase 1 the north property line.
9. 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.
10. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.
11. The exterior, wall-mounted light fixtures shall be full cut-off fixtures as approved for Phase 1 and not the refractive lens "floodlight" versions of the proposed fixtures.
12. The owner shall provide a copy of the final DNR approval of a new "Building on a Historic Fill Site Exemption Application" (DNR Form 4400-226) in accordance with the conditions outlined in the DNR's June 20, 2022 "Building on a Historic Fill Site Exemption Approval" letter prior to issuance of any building permit for the Phase 2 buildings.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : January 4, 2023

Re : TR Capitol – Site Plan Review

Items Reviewed:

1. Civil Plan Set Dated: 11-08-22

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.
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items). Provide an asbuilt plan for the existing stormwater basin.
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. Its not clear from the plans what work is existing and what work is proposed. Please revise plans to show previously constructed features as existing.
9. It appears additional work was completed different from the approved plans. The stormwater basin was modified and additional filling and grading on the property to the south. Provide an asbuilt plan documenting the existing site conditions (including grading work on the neighboring property) stamped by a licensed land surveyor.
10. Plans appear to proposed additional impervious and the stormwater basin appears different. Provide an updated stormwater management plan.

From: Rosie Roberts <rosie.a.roberts@gmail.com>
Sent: Thursday, December 22, 2022 12:17 PM
To: eric.trcapital@gmail.com; Jon Then <jwthen@yahoo.com>
Subject: Fwd: Bruce Miller Property BRRTS #02-67-000560

DNR response

Sent from my iPhone

Begin forwarded message:

From: Kate Juno <katejuno@lfgreendevlopment.com>
Date: December 22, 2022 at 11:13:03 AM CST
To: "Hanson, David L - DNR" <David.Hanson@wisconsin.gov>
Cc: rosie.a.roberts@gmail.com, "Moll, John G - DNR (Gregory)" <john.moll@wisconsin.gov>
Subject: RE: Bruce Miller Property BRRTS #02-67-000560

Thank you, David. Have a wonderful trip.

Happy Holidays, Greg!

From: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Sent: Thursday, December 22, 2022 11:10 AM
To: Kate Juno <katejuno@lfgreendevlopment.com>
Cc: rosie.a.roberts@gmail.com; Moll, John G - DNR (Gregory) <john.moll@wisconsin.gov>; Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Subject: RE: Bruce Miller Property BRRTS #02-67-000560

Good Morning Kate,

The DNR does not have any concerns with this project but TR Capital LLC must submit a new Building on a Historic Fill Site Exemption Application (Form 4400-226) and requisite review fee in accordance with the conditions outlined in the DNR's June 20, 2022 "Building on a Historic Fill Site Exemption Approval" letter before an approval would be granted.

Please contact me if you have any questions. And happy holidays to you as well!

Thank you,

David

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

David L. Hanson

Redevelopment Specialist – Remediation and Redevelopment Program
Wisconsin Department of Natural Resources
1027 W. Saint Paul Avenue
Milwaukee, WI 53233
Phone: (414) 639-4156
Fax: (414) 263-8550
david.hanson@wisconsin.gov



From: Kate Juno <katejuno@lfgreendevlopment.com>
Sent: Thursday, December 22, 2022 7:04 AM
To: Hanson, David L - DNR <David.Hanson@wisconsin.gov>
Cc: rosie.a.roberts@gmail.com
Subject: Bruce Miller Property BRRTS #02-67-000560

Hi David,

Thanks for taking my call yesterday regarding the Bruce Miller Property. As we discussed, TR Capital LLC has redeveloped the property in compliance with all prior DNR approvals. TR Capital LLC has recently proposed construction of two additional buildings on the Property. Identical to the three recently-constructed buildings on the western portion of the property, the proposed buildings will be slab-on-grade structures with no excavated or drilled foundations.

The building slabs will be constructed over approximately 12" or more of previously approved gravel and crushed asphalt which overlies the existing asphalt cap, installed by Bruce Miller in 2005. Attached is a site plan showing the proposed building locations, and a Draft Figure D.2 for the post-closure modification maintenance plan.

The Village of Germantown has requested DNR's confirmation that the buildings may be constructed over this area. Your email reply to Ms. Roberts today is greatly appreciated.

Please feel free to call me today if you have any questions or require any additional information.

Happy Holidays, David!

Kate

Kate Juno, PG
LF Green Development, LLC
A Women Owned Company
3434 Mill Road, Suite 30
Sheboygan, WI 53083
Cell: 262-719-4501
WBE, SBE, WOSB, DBE

From: Eric Roberts <eric.trcapital@gmail.com>
Sent: Tuesday, January 3, 2023 9:50 PM
To: Jeff Retzlaff <jretzlaff@germantownwi.gov>
Cc: kparish@parishe.com; Lori Johnson <ljohnson@germantownwi.gov>; Jon Then <jwthen@yahoo.com>
Subject: Re: W219 N11588 Appleton Ave; Phase 2 Storage Buildings
All my responses are in Red
Thanks Eric

On Tue, Jan 3, 2023 at 8:59 PM Jeff Retzlaff <jretzlaff@germantownwi.gov> wrote:

Eric:

I'm afraid I do not see the DNR's position regarding your proposal in the communication you attached... only a request by your agent to the DNR explaining what the Village is requesting.

Was there another communication you intended to send? Have you since received something in writing from the DNR?

I have attached the response email, looks like i might have not attached the follow up originally. This has the DNR response. Our Environmental agent is in the process of sending all the required documents to the DNR for the expansion. It's just a formality at this point but necessary to keep things on the up and up. Below are my the rest of our comments in Red.

Also, I'm reviewing the plans in more detail and have a few questions:

1. I see that you are proposing to fill and add more impervious area around the south and east perimeter as well as re-shaping the storm basin from what was originally approved. To do so, it appears you are filling/grading on the adjacent property to the south/east. Have you obtained a temporary construction easement or otherwise received approval from the property owner for these improvements? The reshaping of the storm basin was done by the engineer, and maintained its original size, only the shape was changed. If you need something from the engineer we can arrange that. The south east area was filled by the neighboring property owner while they were filling their own property in that area they blended them together, no easement was required, our portion of the project is still on 100% on our property.
2. The original approval and requirement for landscaping around the perimeter was based, in part, on the fact that the topography was rough and not accommodating to landscaping because of this condition. Now that you are proposing to make that rough area go away with additional filling and grading, additional landscaping in this area should be included. The area which I think you are referring to is still rough on the north perimeter, the topography slopes upward quickly and is still not suitable for anything more than the arborvitae we managed to squeeze in there. There is still the 8 FT high fence encompassing the perimeter. There is also a ditch that runs along that area bringing the farmers' water to our storm drain to move it under our lot to the pond. If additional landscaping is needed we would be more than happy to discuss at the meeting.
3. Can you confirm that the exterior lighting/wall packs installed on the existing buildings are the full cut-off version of the fixture that was approved and not the refractive lens version (not approved)? We've received a couple of complaints about the glare coming off the wall-mounted lights on the west end of the north and center buildings. I went by the other night and it looks like the refractive lens version (which casts light outward like a floodlight) was installed and not the cut-off fixture required/approved by the Village. We will touch base with the builder on the light concern, we were not aware of any complaints, and we did not knowingly deviate from our original plan regarding this. We will do what is necessary to satisfy any Village or Neighbor concerns.

Thanks.

Jeffrey W. Retzlaff, AICP

Director, Community Development Department

Village Planner/Zoning Administrator

jretzlaff@village.germantown.wi.us

1-262-250-4735 The

From: Eric Roberts <eric.trcapital@gmail.com>

Sent: Friday, December 23, 2022 8:23 AM

To: Jeff Retzlaff <jretzlaff@germantownwi.gov>

Cc: Kparish@parishe.com; Lori Johnson <ljohnson@germantownwi.gov>; Jon Then <jwthen@yahoo.com>

Subject: Re: W219 N11588 Appleton Ave; Phase 2 Storage Buildings

Jeff,

I have attached communication between our environmental representative and the DNR regarding your concern. You can see in the communication that the DNR has no issue with the construction of the 2 new buildings and their locations. We do of course need to send in a new HFE request, which is a standard process on this property. We had to do an initial HFE for the pond and first 3 buildings which was also approved.

With the majority of improvements to the property already done and approved. The addition of the 2 buildings to our HFE is just a formality, but it will be submitted and approved before construction begins.

If you have any other questions please let us know.

We look forward to seeing you at our January meeting.

Thanks

Eric Roberts

On Tue, Dec 20, 2022 at 3:55 PM Eric Roberts <eric.trcapital@gmail.com> wrote:

Jeff,

I think the term floating slab has caused some confusion. There is nothing unique about the slabs for these 2 additional buildings. The slabs, and everything else about the buildings is identical to the first 3 buildings we have built and being constructed by the same builders. They were approved by the state, and the slabs were inspected every step of the way by Germantown. The term is likely used because there is no actual basement or open cavity under all that concrete. There are still grade beams, rebar and lots of concrete that the buildings are anchored to.

As far as the DNR component goes, we did seek special approval this year to add material to the existing cap, at that time it was gravel and crushed asphalt. This was approved without issue. We will work on getting some validation that the concrete and building will also act as a cap and not cause any concern for them.

That being said, please keep us on the agenda, other than the DNR question everything should be in order, and I think we could get consideration for the project with that as a simple requirement for final approval.

Thanks for your time

Eric Roberts

From: Jeff Retzlaff <jretzlaff@germantownwi.gov>

Date: December 20, 2022 at 4:34:27 PM CST

To: Kevin Parish <kparish@parishse.com>

Cc: Jon Then <jwthen@yahoo.com>, Lori Johnson <ljohnson@germantownwi.gov>

Subject: W219 N11588 Appleton Ave; Phase 2 Storage Buildings

As we review the application and plans, the proposal to “float” one of the buildings on crushed stone was raised as an issue by the Building Inspector. He’s unclear as to how this is going to work and, more importantly, be commercial code compliant. How will the building be anchored from upward forces and wind?

Before we process this much further, we’re going to need some sort of information or certification from an architect, engineer or other building professional that details how the floating building idea is going to meet the commercial building code. Also, we’re going to need something from an authorized DNR agent indicating that floating building and crushed gravel is consistent with and/or allowed under the terms of the DNR’s closure letter.

Jeffrey W. Retzlaff, AICP

Director, Community Development Department

Village Planner/Zoning Administrator

jretzlaff@village.germantown.wi.us

Date _____



PARISH SURVEY & ENGINEERING

November 16, 2022

TR Capital, LLC

Attn: Jon Then
W230 N9515 Colgate Road
Sussex, WI 53089

Re: Project Overview
Appleton Avenue Storage Facility
W219 N11588 Appleton Avenue, Village of Germantown

PROJECT DESCRIPTION

The project site is a storage facility with three storage buildings located at W219 N11588 Appleton Avenue in the Village of Germantown. The proposed project will include construction of two (2) new storage buildings in an outdoor vehicle storage area. The storage buildings will be placed just east of the existing buildings in the middle of the property.

This property is listed as a closed contaminated site by the Wisconsin DNR, the facility ID is 267088360, the Wisconsin Bureau for Remediation and Redevelopment Tracking System (BRRTS) ID is 02-67-000560. The portions of the property that have contaminated soils are delineated by the asphalt cap installed over the contamination. Parish Survey and Engineering performed a survey of the site to locate the existing asphalt cap and will use this survey moving forward to protect the integrity of the closed site.

PROPOSED BUILDINGS AND SITE IMPROVEMENTS

The existing buildings will remain on the site. One of the buildings will be placed over the cover however in compliance to the DNR standard no foundation will sit on or be placed within the asphalt cover. The building will float on crushed stone above the cover. The plan will include following Everything that the DNR required in the closure letter. No monitoring well is located on the property or was required as a condition as closure.

The proposed storage buildings mentioned above will be constructed above the asphalt cap to avoid disturbance of the contaminated soil. In addition, the proposed site improvements will include installation of recycled asphalt material over the existing asphalt cap to provide an improved parking/driving surface while maintaining drainage away from the contaminated areas. The runoff will be managed by the storm water management basin on the south side of the site installed away from the contaminated soils. The storm water basin is designed to meet the Village of Germantown requirements.

Respectfully submitted,

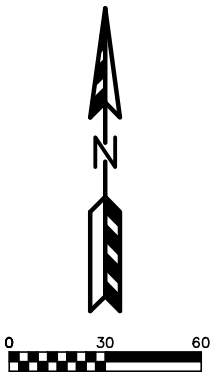
A handwritten signature in black ink that reads 'Kevin J. Parish'.

Kevin J. Parish, P.E.

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C-101	PROPOSED SITE PLAN
C-102	GRADING PLAN
C-103	EROSION CONTROL PLAN
C-104	EROSION CONTROL DETAILS
C-105	LANDSCAPE PLAN
C-106	LIGHTING PLAN
C-107	CONSTRUCTION NOTES



Kevin Parish
11/8/2022



REVISIONS:	
NO.	DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
**APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**SITE
PLAN**

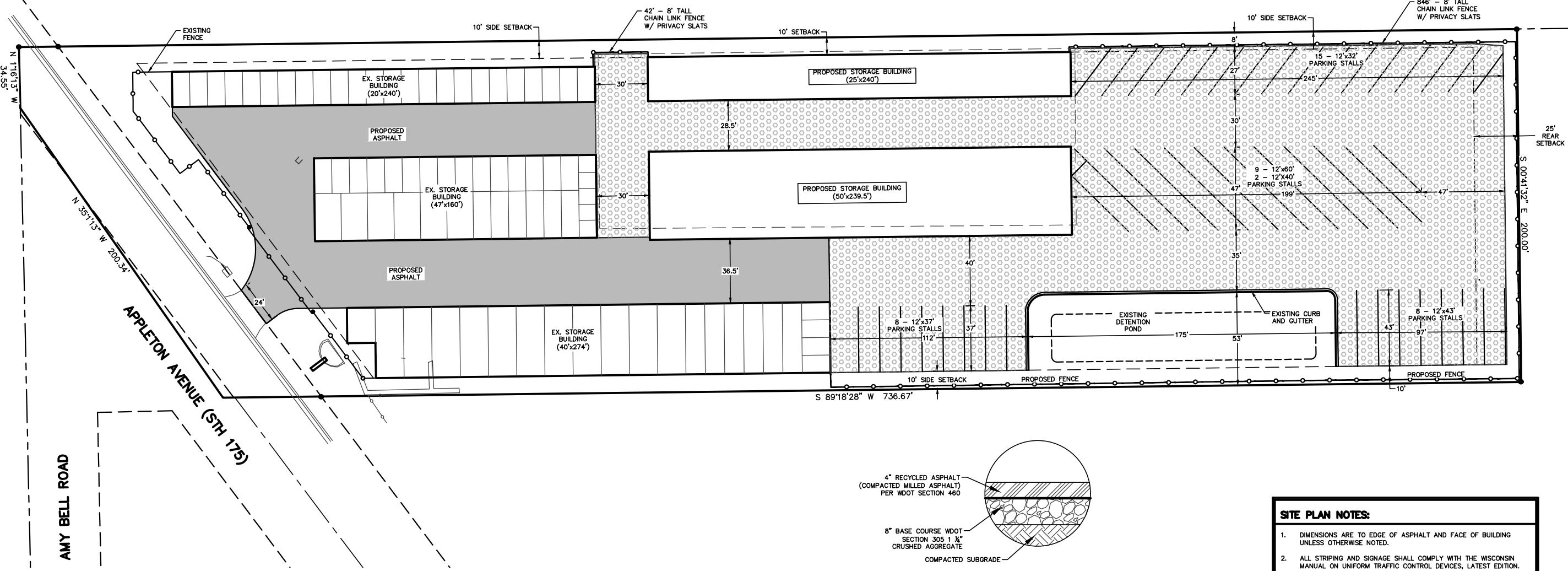
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
11-08-2022

PROJECT NO:
\JT-04-21

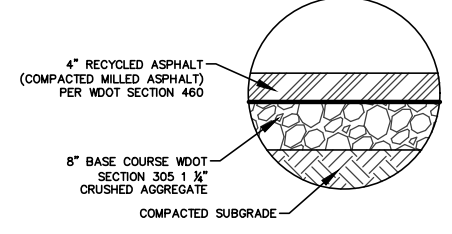
SUBMITTAL SET

SHEET NO:
C1.01

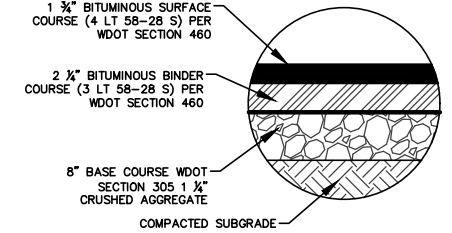


SITE INFORMATION BLOCK	
Site Address <u>W219 N11588 Appleton Avenue</u>	
Site acreage (total) <u>3.464 acres</u>	
Current Zoning <u>M-1</u>	
Setbacks Building/Pavement	
Front	<u>30' / 10'</u>
Side	<u>10' / 8'</u>
Rear	<u>25' / 8'</u>
Maximum Percent Coverage <u>80%</u>	

Proposed Area Table	
Description	Area (sf)
Total Lot Area	150,873
Building	40,935
Asphalt	78,974
Total Impevious Area	119,909
% Impervious	79.5
Total Green Space	30,964
% Green Space	20.5



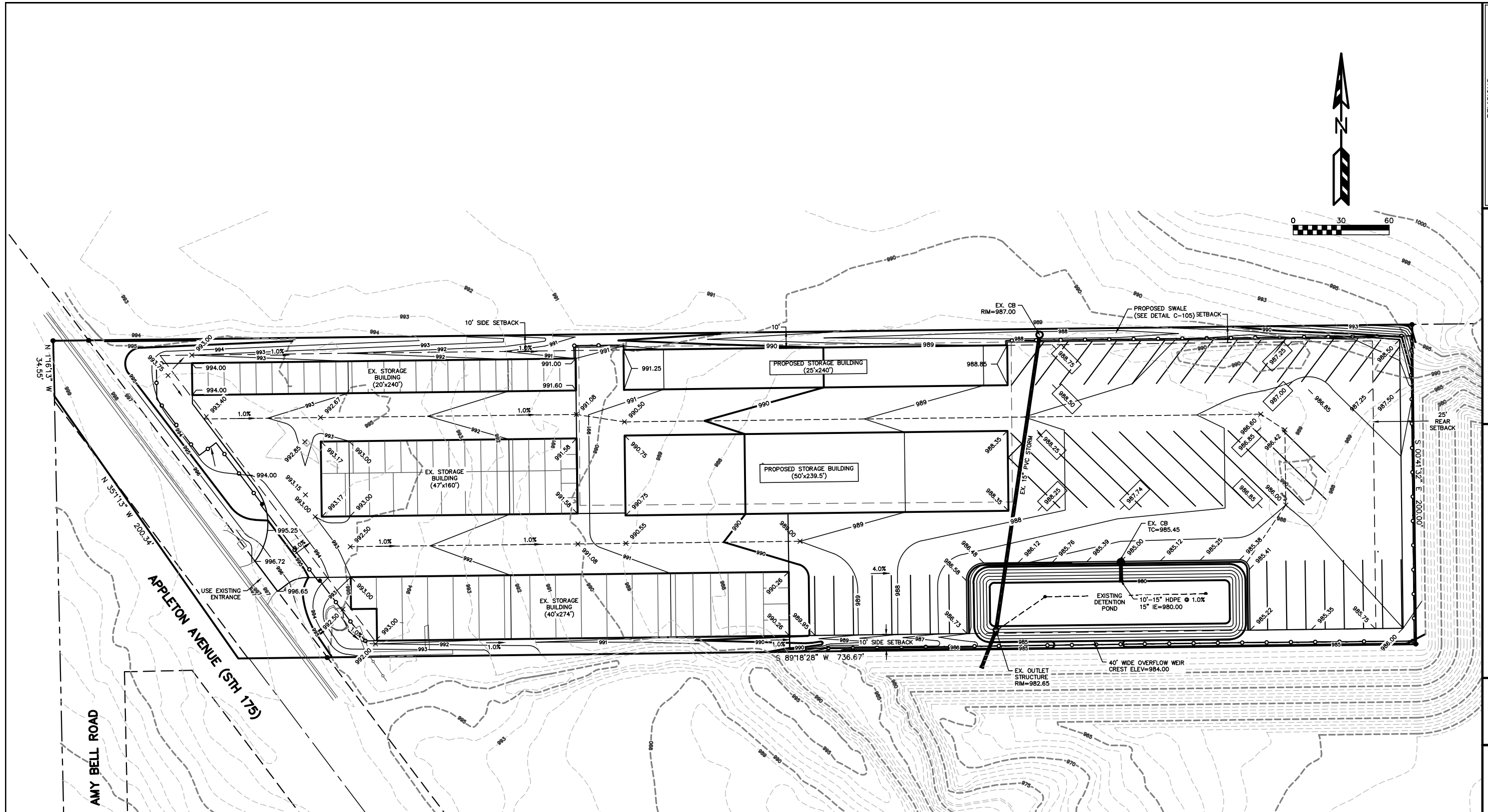
RECYCLED ASPHALT SECTION



ASPHALT PAVEMENT 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

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
**APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:

**SITE
PLAN**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

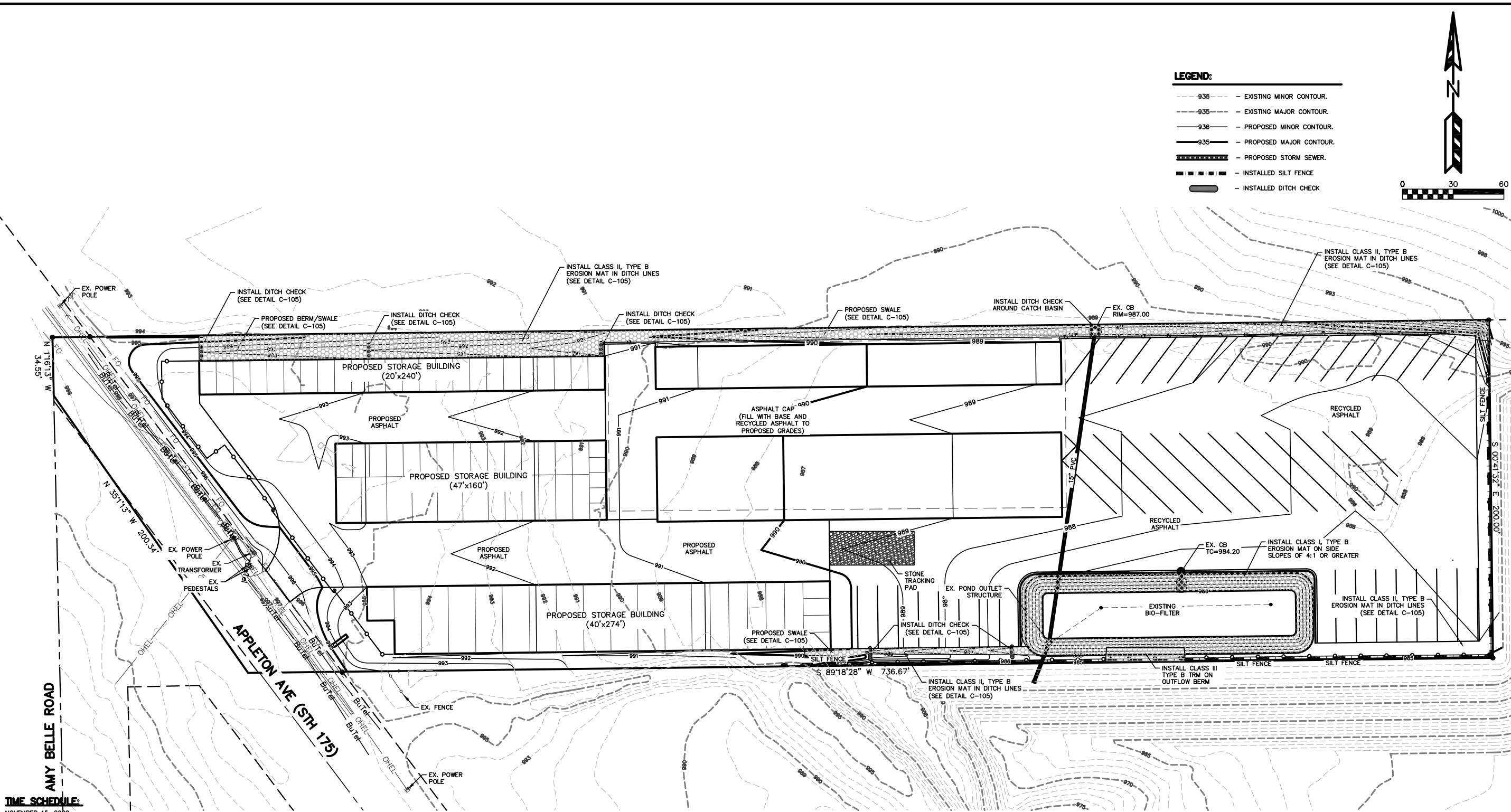
PLAN DATE:
11-08-2022

PROJECT NO:
\\JT-04-21\\

SUBMITTAL SET

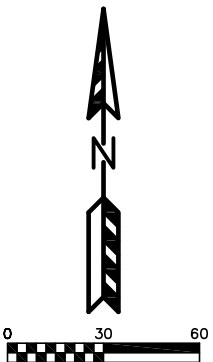
SHEET NO:

C1.02



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



TIME SCHEDULE:
NOVEMBER 15, 2022

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

NOVEMBER 15, 2022 - SEPTEMBER 1, 2023

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 CONSTRUCTION OF BIO-FILTER. DO NOT INSTALL ENGINEERED SOIL UNTIL FINAL RESTORATION.

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.)

INSTALL ENGINEERED SOIL, CLAY LINER, STONE STORAGE LAYER AND 6" UNDERDRAIN IN BIO-FILTER. INSTALL COCONUT MATTING AND NATIVE SEED MIX.

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 2:1.

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 VILLAGE OF GERMANTOWN 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 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 #1057.
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-SCOUR 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. CONSTRUCT AND PROTECT THE BIO-FILTER AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIOTENTION FOR INFILTRATION # 1004.
14. 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.
15. 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 DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.
17. 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.
18. STABILIZE ALL DISTURBED AREAS THAT REMAIN INACTIVE FOR 14 DAYS OR LONGER.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
**APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

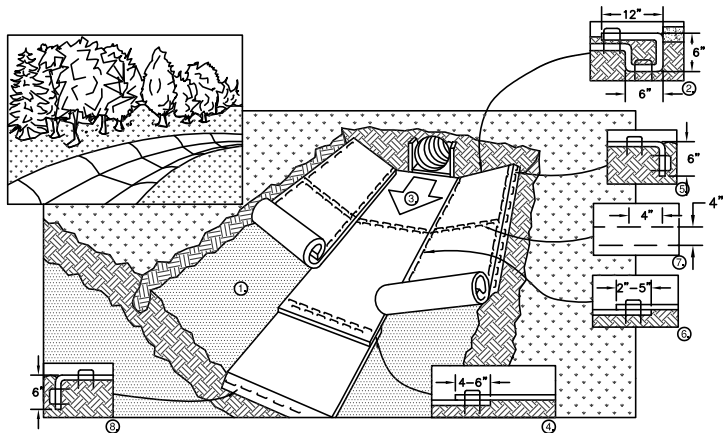
PLAN DATE:
11-08-2022

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SUBMITTAL SET

SHEET NO:
C1.03

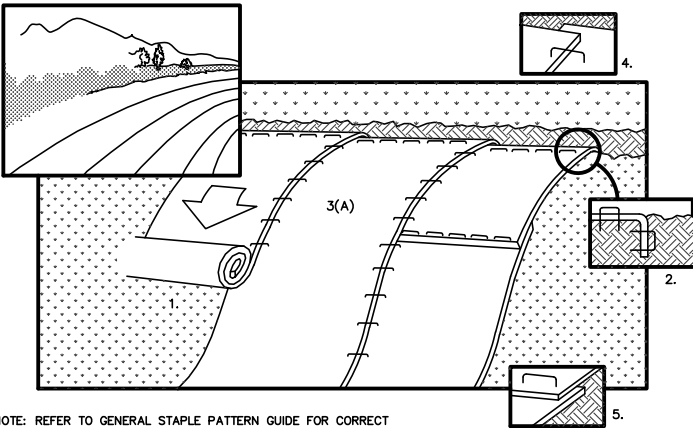
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



- PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
- 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 AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET
- 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.
- 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.
- 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.
- ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
- 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.
- 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

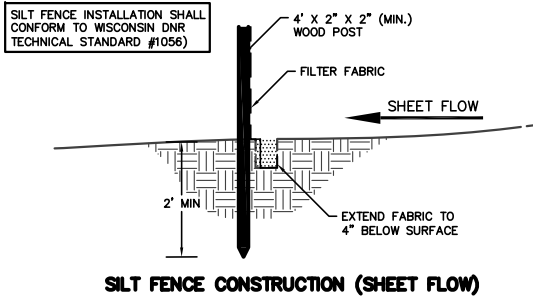
EROSION CONTROL MAT – CHANNEL INSTALLATION



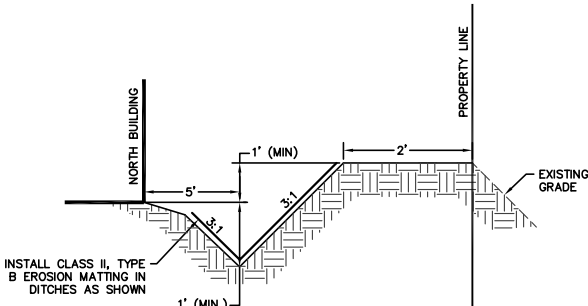
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

- 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.
- 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.
- ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
- THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
- WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
- ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

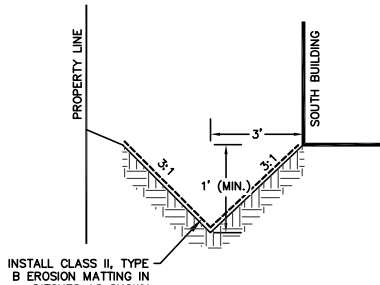
EROSION CONTROL MAT – SLOPE INSTALLATION



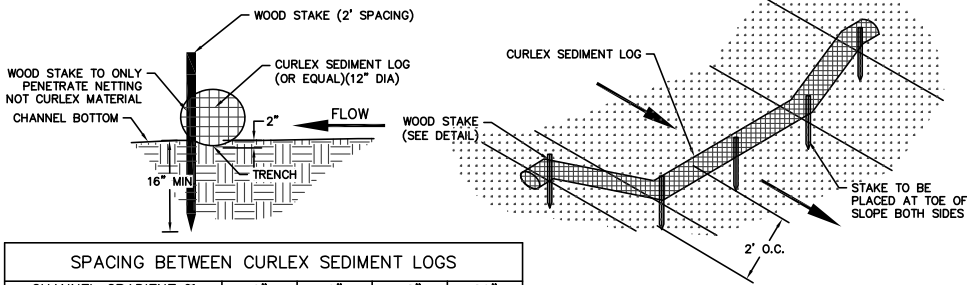
SILT FENCE CONSTRUCTION (SHEET FLOW)



NORTH BERM/SWALE DETAIL

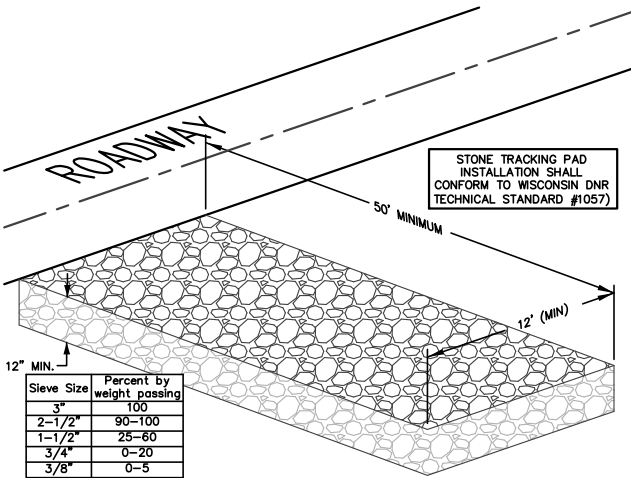


SOUTH SWALE CROSS SECTION



SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL



STONE TRACKING PAD DETAIL

Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX



PROJECT TITLE:
APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DETAILS

DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

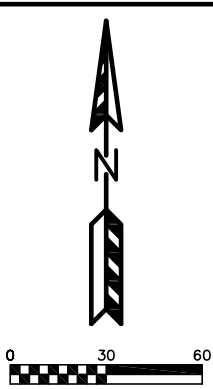
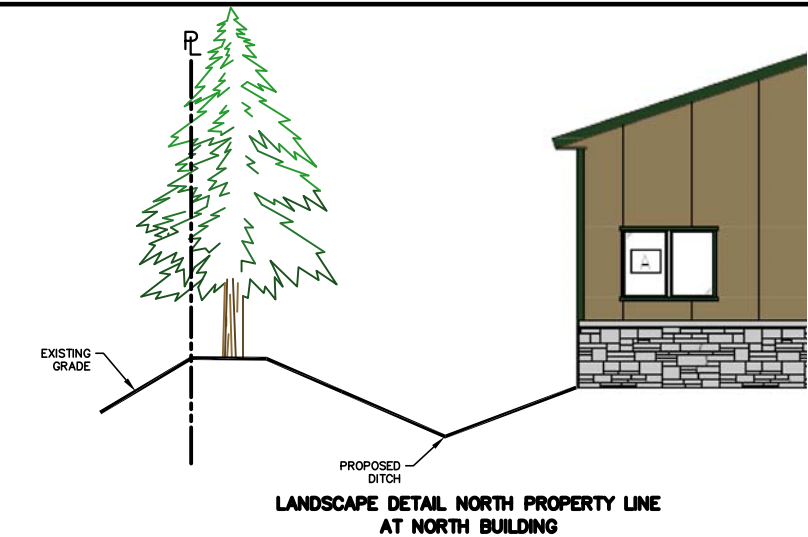
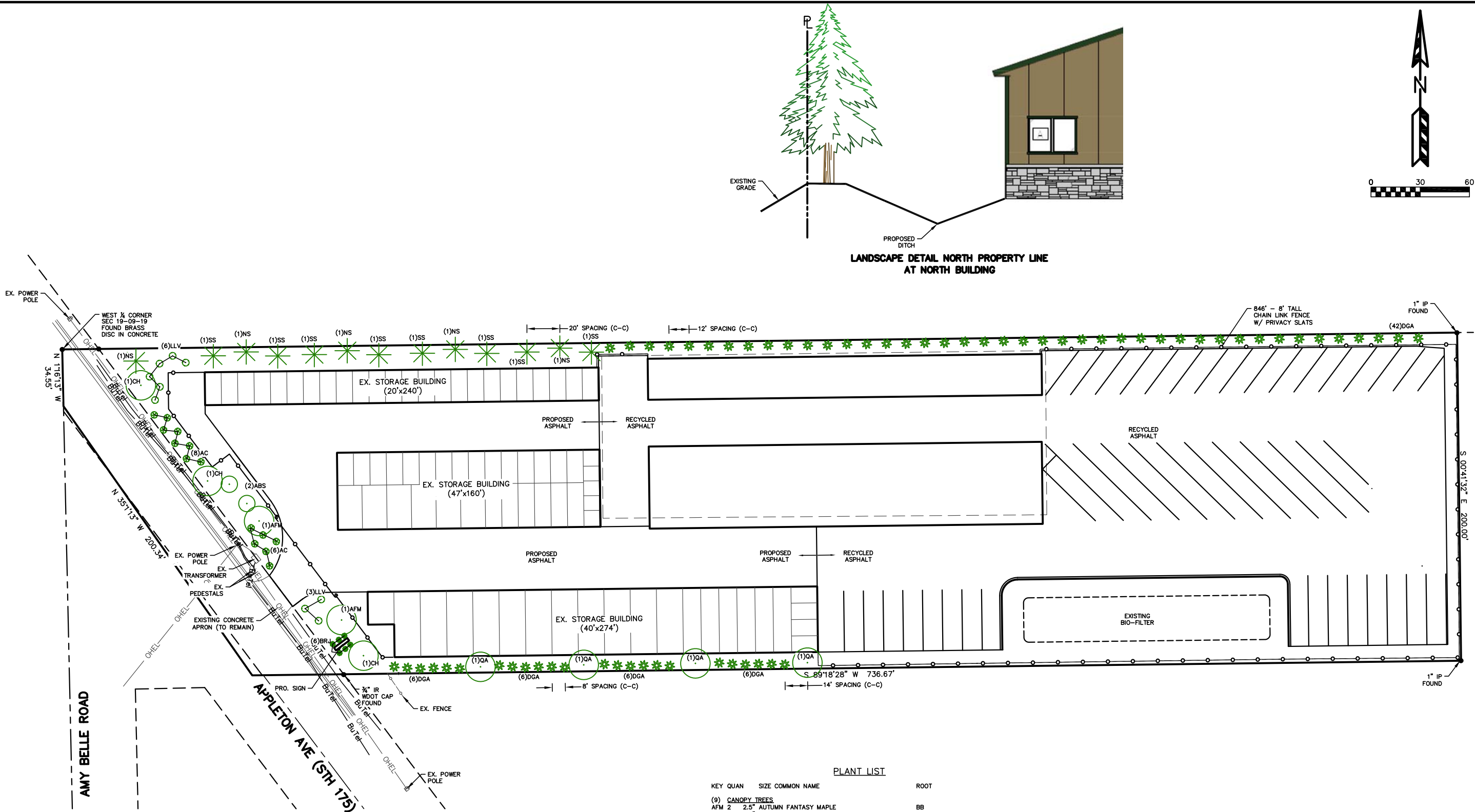
PLAN DATE:
11-08-2022

PROJECT NO:
\JT-04-21

SUBMITTAL SET

SHEET NO:

C1.04



PLANT LIST				
KEY	QUAN	SIZE	COMMON NAME	ROOT
(9)	CANOPY TREES			
AFM	2	2.5"	AUTUMN FANTASY MAPLE	BB
CH	3	2.5"	COMMON HACKBERRY	BB
QA	4	2.5"	QUAKING ASPEN	BB
(2)	LOW ORNAMENTAL TREES			
ABS	2	2.5"	AUTUMN BRILLIANCE SERVICEBERRY	BB
(79)	EVERGREEN TREES			
SS	8	7"	SERBIAN SPRUCE	BB
NS	5	7"	NORWAY SPRUCE	BB
DGA	66	7"	DARK GREEN ARBORVITAE	BB
(23)	DECIDUOUS SHRUBS			
AC	14	18"	ALPINE CURRANT	POT
LLV	9	36"	LEATHER LEAF VIBURNUM	POT
(6)	EVERGREEN SHRUBS			
BRJ	6	1 G	BLUE RUG JUNIPER	CON

- 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.

REVISIONS:	
NO.	DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
APPLETON AVENUE STORAGE
W219N1588 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
LANDSCAPE PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

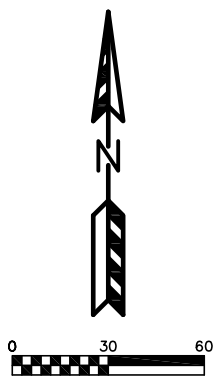
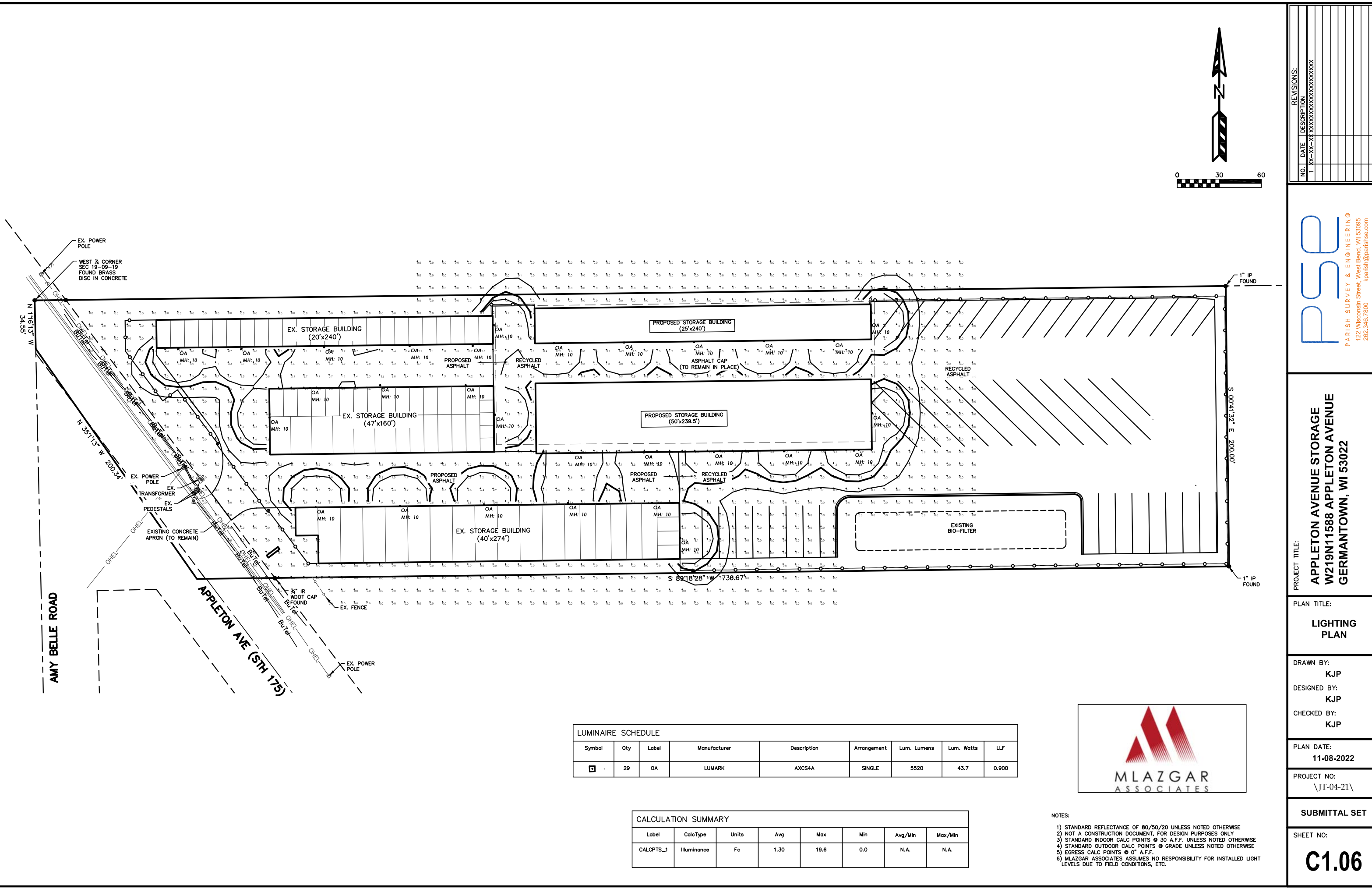
CHECKED BY:
KJP

PLAN DATE:
11-08-2022

PROJECT NO:
\JT-04-21

SUBMITTAL SET

SHEET NO:
C1.05



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	29	OA	LUMARK	AXCS4A	SINGLE	5520	43.7	0.900

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CALCPTS_1	Illuminance	Fc	1.30	19.6	0.0	N.A.	N.A.



- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) EGRESS CALC POINTS @ 0" A.F.F.
 - 6) MLAZGAR ASSOCIATES ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

REVISIONS:	
NO.	DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXXXX



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122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022

PLAN TITLE:
LIGHTING
PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
11-08-2022

PROJECT NO:
\JT-04-21

SUBMITTAL SET

SHEET NO:
C1.06

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 AND APPROVED 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 +/- ½" 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 HYDRAULIC 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 2:1.
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 EROSION CONTROL FABRIC AS SHOWN ON EROSION CONTROL PLAN SHEET C-104 (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 LIMESTONE 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	
1	KI-XI-XI	XXXXXXXXXXXXXXXXXXXX	

PROJECT TITLE:
APPLETON AVENUE STORAGE
W219N11588 APPLETON AVENUE
GERMANTOWN, WI 53022



PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishrise.com

PLAN TITLE:
SITE PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
11-08-2022

PROJECT NO:
\\JT-04-21\\

SUBMITTAL SET

SHEET NO:
C1.07

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

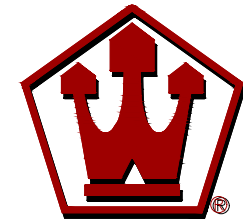
DATE:

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	18'-0"x10'-0" ROLL UP DOOR OPENING	7
②	14'-0"x10'-0" ROLL UP DOOR OPENING	6
⑦	20'x25' UNIT	7
⑧	16'x25' UNIT	6



**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:

JON THEN

PROJECT:

STORAGE

LOCATION:

GERMANTOWN, WI

SALES REP / DEALER:

MARSHALL WISTH

DRAWN BY:

DAVID M.

ESTIMATED BY:

LAST SAVED BY:

DMEEREL ON: 11/15/2022

SCALE:

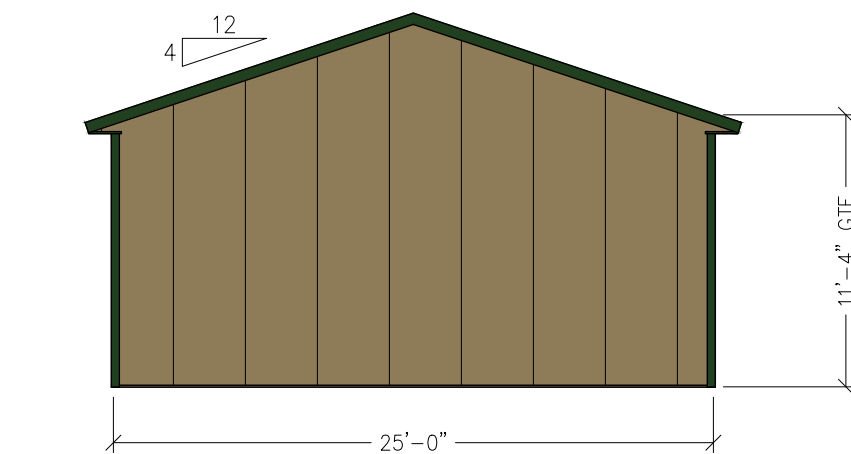
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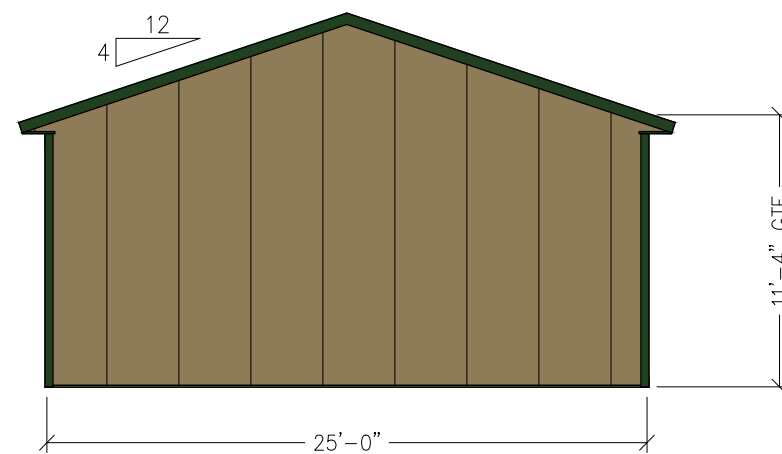
P95-1613

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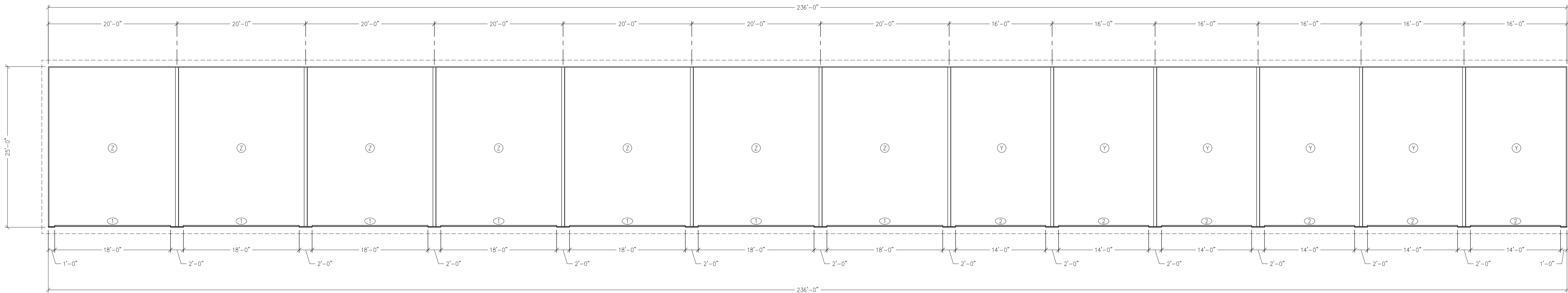
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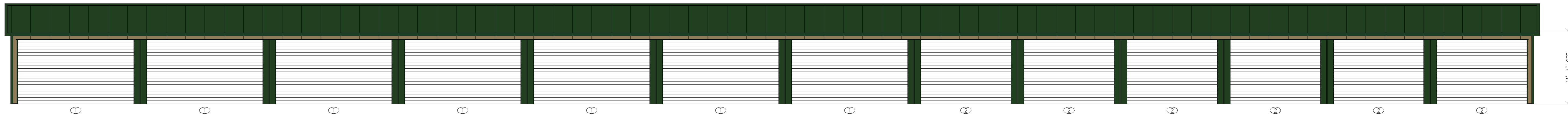
1 LEFT END ELEVATION
SCALE: 1/8" = 1'-0"



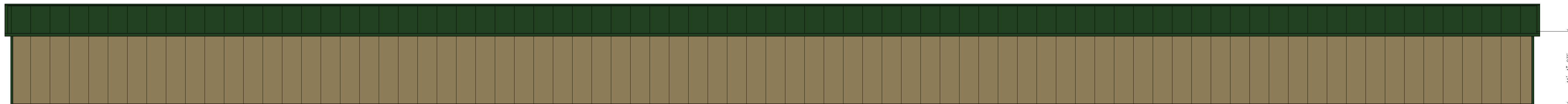
2 RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"



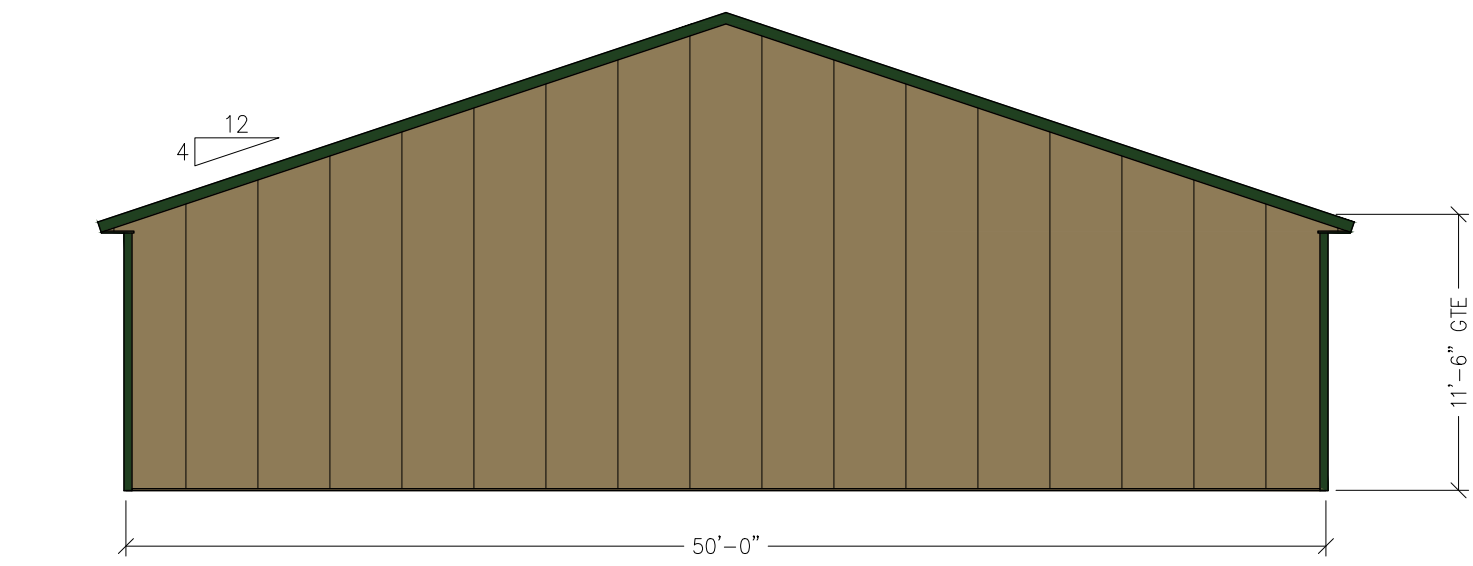
3 FRAMING PLAN
SCALE: 1/8" = 1'-0"



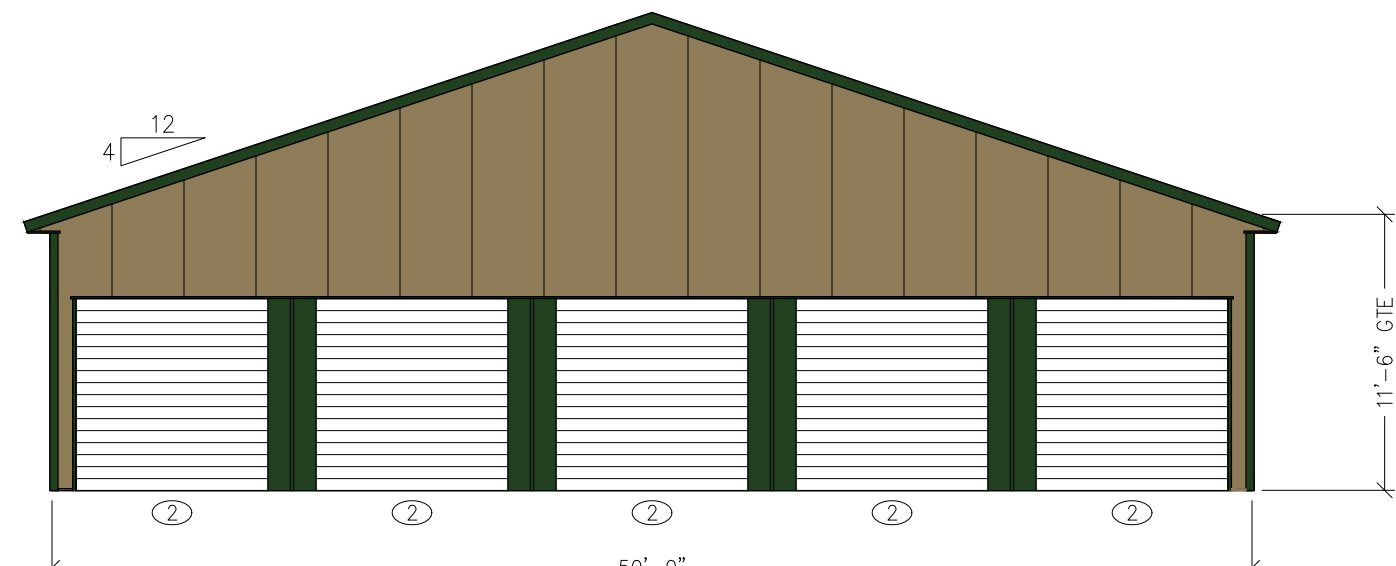
4 FRONT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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



2
B RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"



1
B LEFT END ELEVATION
SCALE: 1/8" = 1'-0"

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

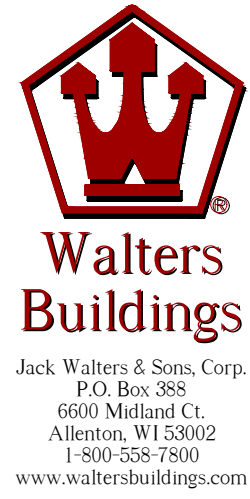
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DATE:

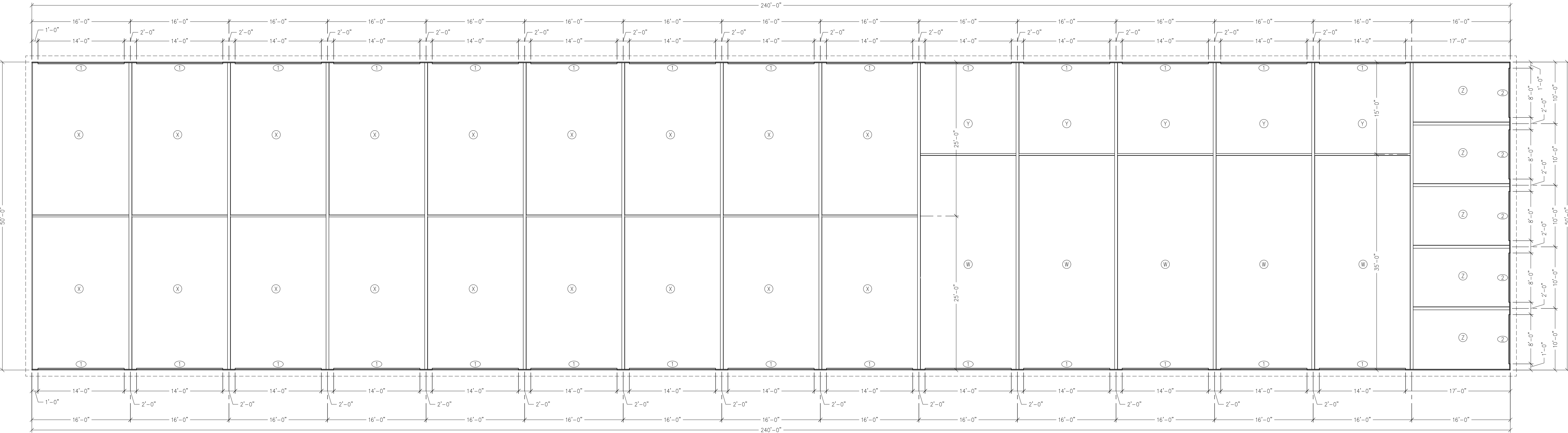
I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

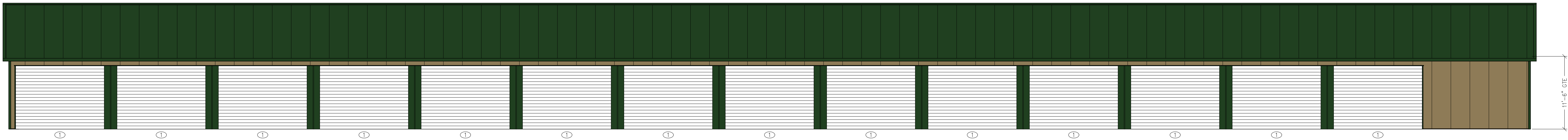
DOOR & WINDOW & UNIT SCHEDULE		
TAG	TYPE	QUANTITY
①	14'-0"x10'-0" ROLL UP DOOR OPENING	28
②	8'-0"x8'-0" ROLL UP DOOR OPENING	5
③	10'x16' UNIT	5
④	16'x15' UNIT	5
⑤	16'x25' UNIT	18
⑥	16'x35' UNIT	5



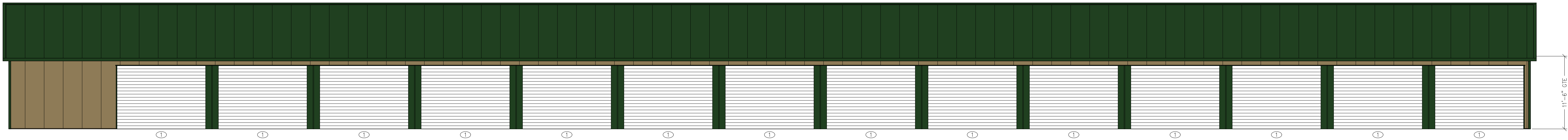
REVISIONS:



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



4
B FRONT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5
B BACK SIDE ELEVATION
SCALE: 1/8" = 1'-0"

OWNER:

JON THEN

PROJECT:

STORAGE

LOCATION:

GERMANTOWN, WI

SALES REP / DEALER:

MARSHALL WISTH

DRAWN BY:

DAVID M.

ESTIMATED BY:

LAST SAVED BY:

DMERREL ON: 11/15/2022

SCALE:

AS NOTED

JOB NUMBER:

P95-1613

SHEET NUMBER:

B

SIGN REVIEW

1/9/23 Plan Commission Meeting

Golden Pet Manufacturing / Dickman Company Inc.

Planning & Zoning Report

Germantown, Wisconsin

Summary

Innovative Signs Inc, agent for Golden Pet and The Dickman Company Inc, property owner, is requesting approval for new wall sign and a new ground sign for the single-tenant building located at W206N12880 Gateway Court.

Location: W206 N12880 Gateway Court

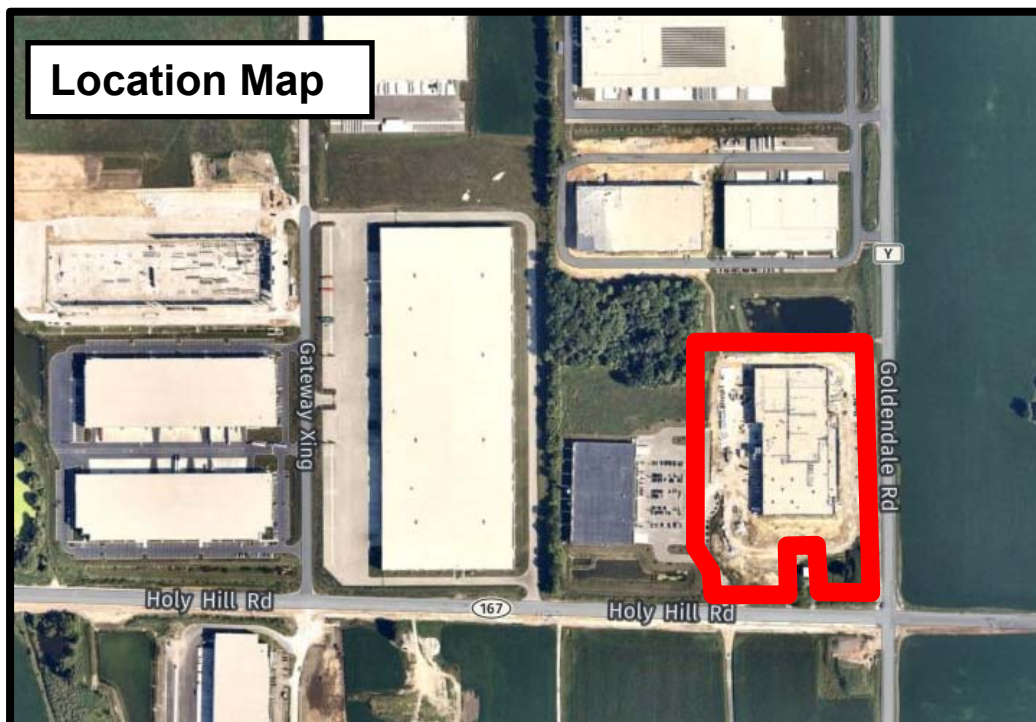
Agent/

Property Owners: Innovative Signs Inc.
21700 Doral Road
Waukesha, WI 53186

Goldendale Road IV / Dickman Company
626 East Wisconsin Ave, Suite 1200
Milwaukee, WI 53202

Zoning: M-1: Limited Industrial District

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial / Residential	M-1 / Rs-4
East	Agricultural	A-1
West	Industrial	M-1



Background/Proposal

Innovative Signs Inc, agent for Golden Pet and The Dickman Company Inc, property owner, is requesting approval for new wall sign and a new ground sign for the single-tenant building located at W206N12880 Gateway Court.

Wall Sign

- 5'3" x 21'1" (110.69 square feet), aluminum and acrylic letters with acrylic trim caps and returns. The proposed sign will not be illuminated. The wall sign is proposed to be installed above the main entrance on the east elevation facing Goldendale Road.

Ground Sign

- 7'10" x 8' (63 square feet), single-sided, internally illuminated aluminum cabinet on a smooth, cast concrete base. The white background of the sign will be opaque so that only the message is illuminated at night. The originally approved landscape plan includes plans meeting the requirement of 3' on all sides of the sign base. The monument sign is proposed to be installed near the Gateway Court access driveway at the southwest corner of the building.

Staff Comments

All requirements of the Village Sign Code have been met.

Village Staff Recommendation

APPROVE the proposed wall and monument signs for the Golden Pet manufacturing facility located at W206N12880 Gateway Crossing subject to one (1) condition:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.



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

Innovative Signs, Inc.

21700 Doral Road - Waukesha, WI 53186

Phone () 262-432-1330

Fax ()

E-Mail Shaun@Innovative-Signs.com

PROPERTY OWNER

Goldenale IV - Murphy

c/o The Dickman Company, Inc

626 East Wisconsin Ave, Suite 1200

Milwaukee, WI 53202

Phone () 262-710-0501 ext.301

mbyrne@briohn.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W206 N12880 Gateway Court - Richfield Wisconsin 53076

3 SIGN INFORMATION

Sign Dimensions 94 height x 96 width

Number of Sides 1

Total Square Footage of Sign (include all sides) 63sqft

Total height of the Sign 10ft

Is the Sign to be illuminated ☒ yes ☐ no

Type of Sign Construction Materials Aluminum and Acrylic

Distance to Closest Property Line 118ft

☒ Single ☐ Multi Tenant (circle one)
Building Frontage SF _____

Are there any existing signs on the property No

If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Shaun Relken
Applicant 12/09/2022
Date

Michael Byrne
Owner Dec 9, 2022
Date



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

Innovative Signs, Inc.

21700 Doral Road - Waukesha, WI 53186

Phone () 262-432-1330

Fax ()

E-Mail Shaun@Innovative-Signs.com

PROPERTY OWNER

Golden Pet

c/o The Dickman Company, Inc

626 East Wisconsin Ave, Suite 1200

Milwaukee, WI 53202

Phone () 262-710-0501 ext.301

mbyrne@briohn.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W206 N12880 Gateway Court - Richfield Wisconsin 53076

3 SIGN INFORMATION

Sign Dimensions 63" height x 253" width

Number of Sides 1

Total Square Footage of Sign (include all sides) 110.69

Total height of the Sign 63" Logo - 37" Letters - 13.6" letters

Is the Sign to be illuminated yes ☒ no

Type of Sign Construction Materials Aluminum - Acrylic

Distance to Closest Property Line 152ft

☒ Single ☐ Multi Tenant (circle one)

Building Frontage SF

Are there any existing signs on the property NO

If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Shaun Pelken

12/09/2022

Applicant

Date

Michael Byrne

Michael Byrne (Dec 9, 2022 12:07 CST)

Owner

Dec 9, 2022

Date

Front Elevation



www.Innovative-Signs.com



Customer

Golden Pet
NON LIT Channel Letters

DateProject Manager

11/30/2022Shaun R.

Order #Designer

EST - 10848Brian H.

Trim CapAcrylic Faces

White7328 White

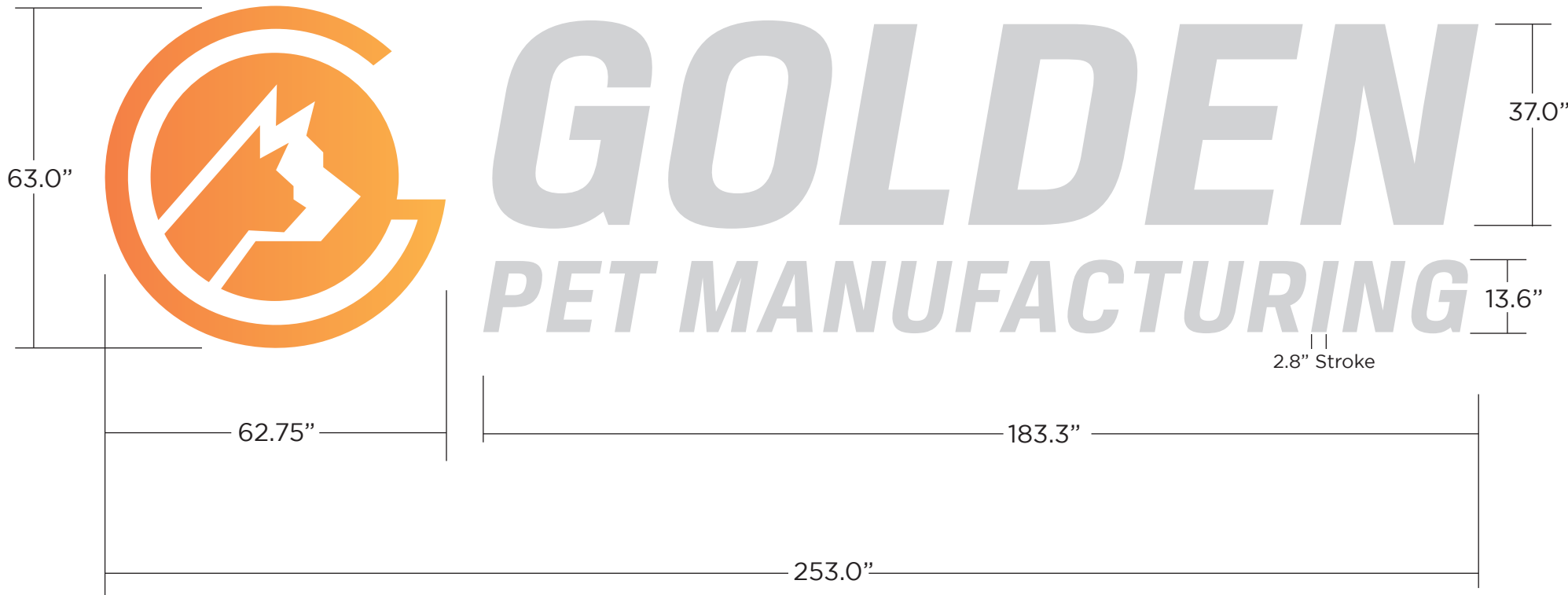
ReturnMounting

White☐ Raceway
☒ Flush Mounted

Materials & Specifics

Channel Letters - NON LIT
- Digital Print with Lamination
Gradient; Contour Cut

Qty: 1 - Non Lit Channel Letters



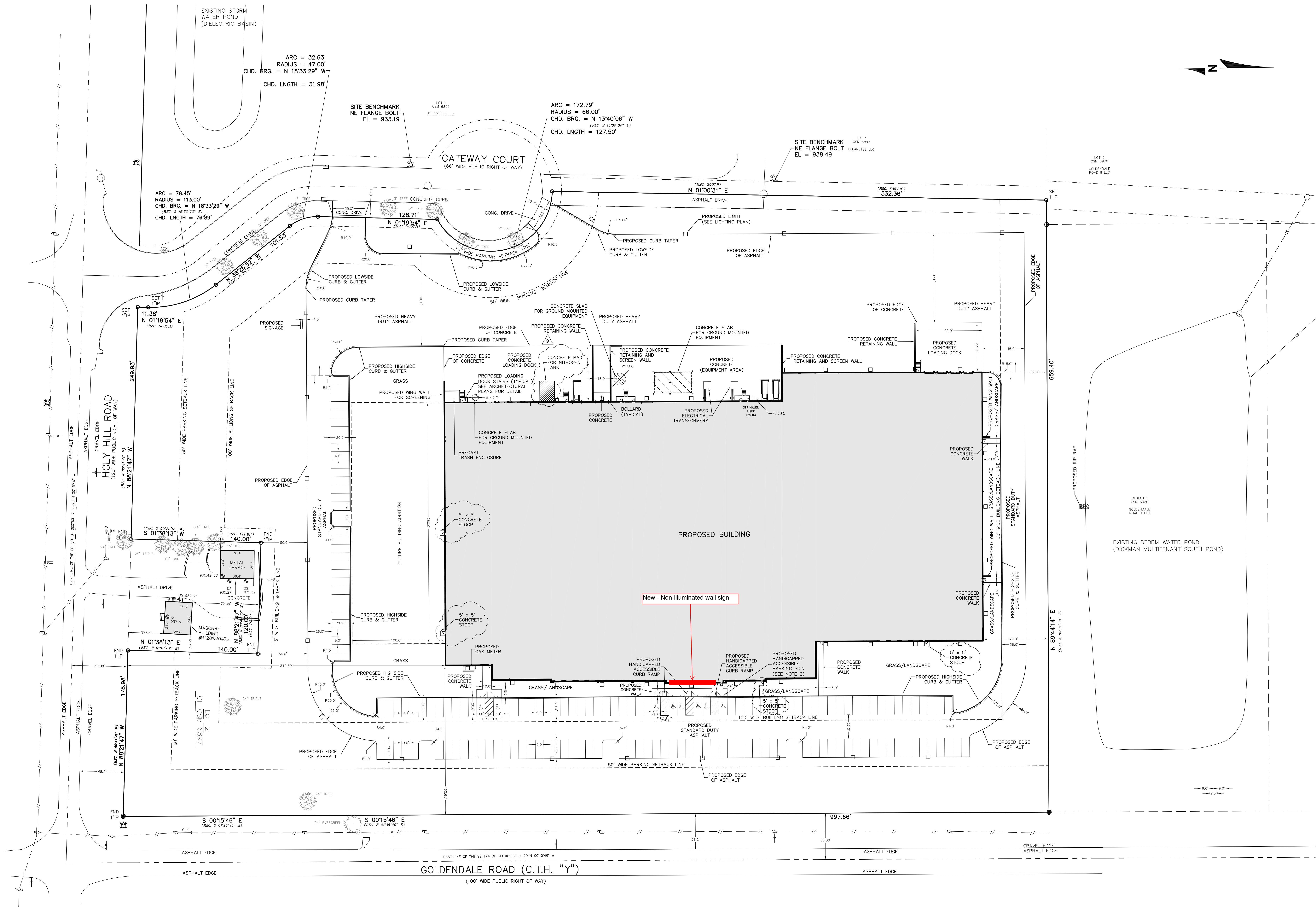
Colors

- CMYK Gradient
- White Acrylic
- White Trim Cap & Returns

Approval
Signature: _____



THE MURPHY PROJECT AT DICKMAN 4
W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN

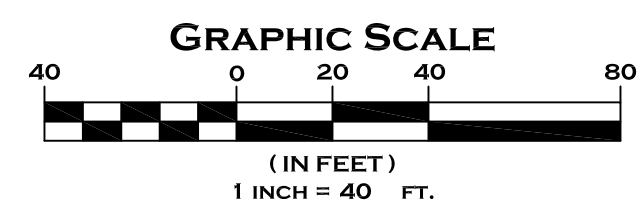


LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
---	PROPOSED STORM SEWER



PROPOSED SITE AREAS:
PROPOSED BUILDING FOOTPRINT = 172,488 S.F. (3.960 ACRES)
PROPOSED PAVEMENT = 192,647 S.F. (4.423 ACRES)
PROPOSED IMPERVIOUS AREA = 365,134 S.F. (8.382 ACRES) 59%
OPEN SPACE = 251,240 S.F. (5.768 ACRES) 41%
PROPOSED ULTIMATE BUILDING FOOTPRINT = 198,488 S.F. (4.557 ACRES)
PROPOSED ULTIMATE PAVEMENT = 192,647 S.F. (4.423 ACRES)
PROPOSED ULTIMATE IMPERVIOUS AREA = 391,134 S.F. (8.979 ACRES) 63%
ULTIMATE OPEN SPACE = 251,240 S.F. (5.768 ACRES) 37%
TOTAL SITE AREA = 616,361 S.F. (14.150 ACRES)

NOTES:
1. STORM WATER MANAGEMENT TO BE HANDLED BY EXISTING STORMWATER PONDS TO THE NORTH AND THE SOUTHWEST. SEE STORM WATER MANAGEMENT PLAN FOR DETAILS.
2. PROVIDE VAN HANDICAPPED ACCESSIBLE PARKING SIGNS IN FRONT OF ALL HANDICAPPED ACCESSIBLE PARKING SPACES.
ALL ACCESSIBLE PARKING SPACES ARE VAN SPACES.



CJE NO.: CJE2148R9
SEPTEMBER 02, 2021
REV.:09/23/21
REV.:10/04/21
REV.:10/22/21
REV.:11/03/21
REV.:11/29/21
REV.:12/14/21
REV.:01/05/22
REV.:03/09/22
REV.:04/01/22

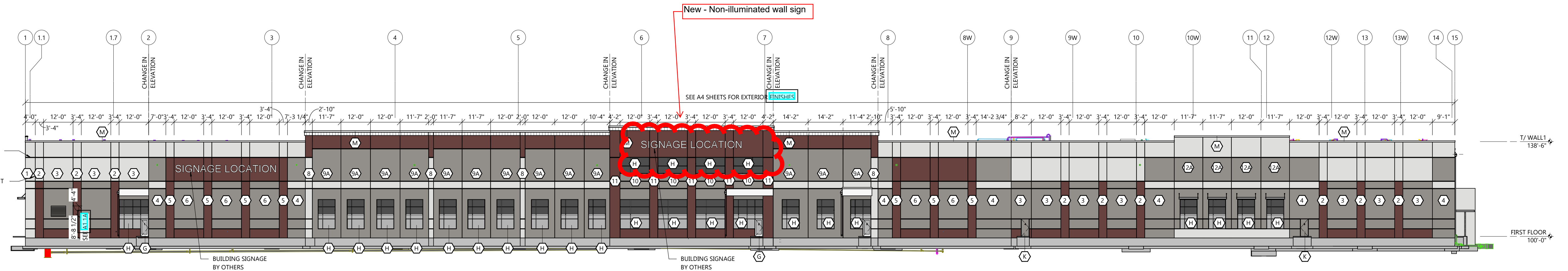
SITE PLAN C1.0

A- EXTERIOR FINISH KEY

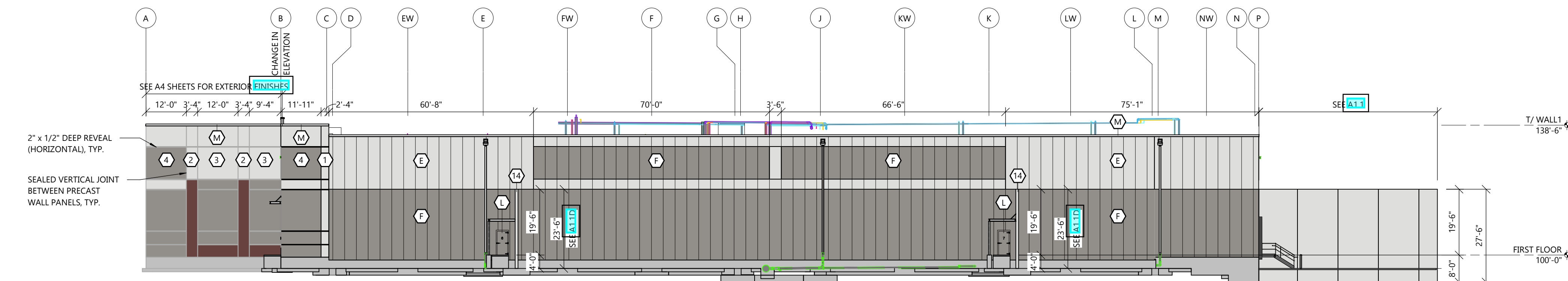
SEE A4 SHEETS FOR WALL SECTIONS & EXTERIOR FINISHES

- INSULATED HOLLOW METAL DOOR
COLOR: MATCH ADJACENT
- OH SECTIONAL DOOR
COLOR: MATCH ADJACENT
- ALUMINUM STOREFRONT SYSTEM
-SEE SHEET A6.3
- ALUMINUM STOREFRONT ENTRY SYSTEM
-SEE SHEET A6.3
- INSULATED METAL PANEL (CLADDING)
METL SPAN
COLOR: MEDIUM WARM GREY
- INSULATED METAL PANEL (CLADDING)
METL SPAN
COLOR: LIGHT WARM GREY
- PRECAST SOLID WALL PANEL
DUKANE PC
COLOR: LIGHT WARM GREY
- PRECAST INSULATED WALL PANEL
DUKANE PC
PAINT COLOR: WARM BROWN WOOD TONE
- PRECAST INSULATED WALL PANEL
DUKANE PC
PAINT COLOR: MEDIUM WARM GREY
- PRECAST INSULATED WALL PANEL
DUKANE PC
PAINT COLOR: LIGHT WARM GREY

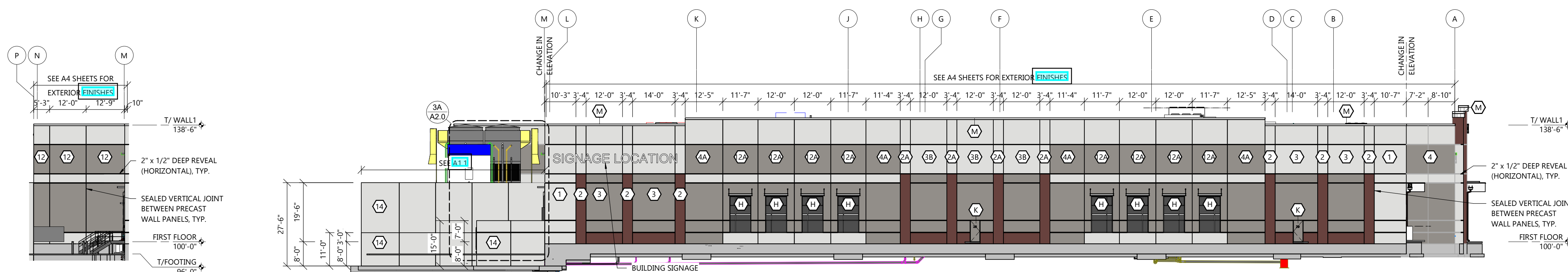
- METAL FLASHING
COLOR: TO MATCH ALUM. MULLIONS
- S.S. FREEZER DOOR
COLOR: MATCH ADJACENT



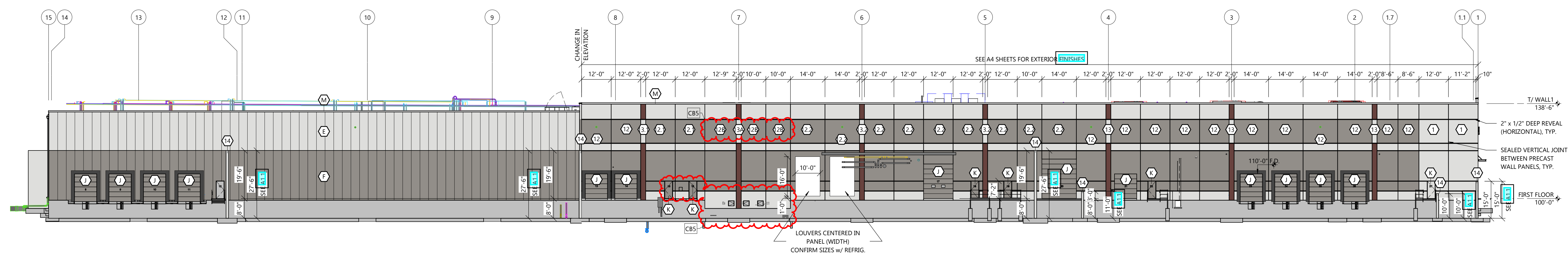
1 EAST ELEVATION
A2.0 SCALE: 3/64" = 1'-0"



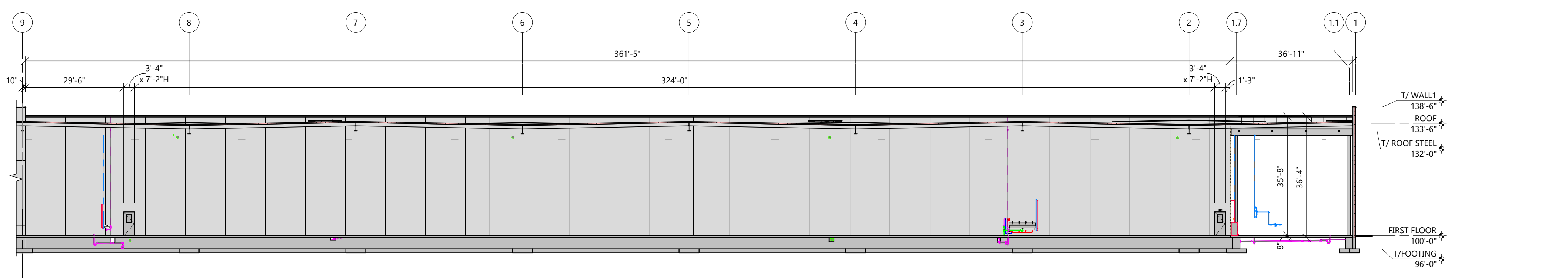
2 NORTH ELEVATION
A2.0 SCALE: 3/64" = 1'-0"



3 SOUTH ELEVATION
A2.0 SCALE: 3/64" = 1'-0"



4 WEST ELEVATION
A2.0 SCALE: 3/64" = 1'-0"



5 INTERIOR PRECAST WALL
A2.0 SCALE: 3/64" = 1'-0"

PROJECT INFORMATION

PROPOSED FREEZE DRIED MANUFACTURING FACILITY FOR:
DICKMAN GERMANTOWN IV
HOLY HILL ROAD & GOLDDALE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

SHEET DATES

SHEET ISSUE	OCT. 1, 2021
REVISIONS	
CB1	OCT. 15, 2021
CB2	OCT. 22, 2021
CB3	NOV. 29, 2021
CB4	DEC. 14, 2021
CB5	DEC. 23, 2021

JOB NUMBER

2145160

SHEET NUMBER

A2.0



www.Innovative-Signs.com

Customer

Golden Pet
Monument

DateProject Manage

11/30/2022Jaime D.

Order #Designer

EST - 10943Brian H.

Sq. Ft.Surveyor

62.6TBD

SidesMounting

S/S ☐ D/S ☒ Saddle Mounting

Pole ShapePole Size

☒ Square (1) 4" - O.D: 4.5"
☐ Circle Wall: 1/4"

Materials & Specifics

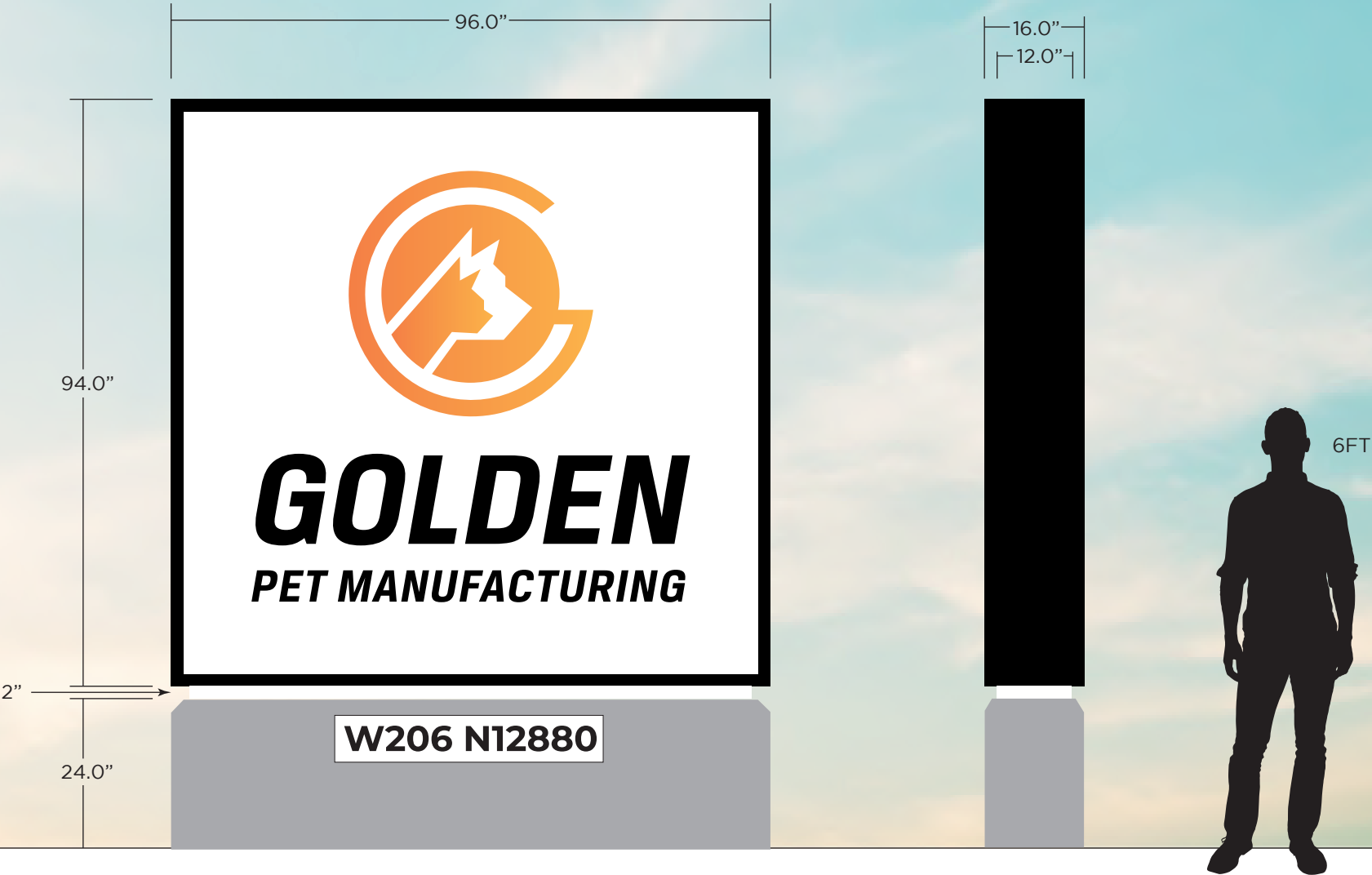
- Custom Monument Sign**
- Aluminum Cabinet & Retainer painted black
 - Routed Aluminum Faces
 - + painted White
 - + Backed with 2227 white acrylic
 - Black perforated Vinyl & translucent digital print logo
 - 2" White Reveal
 - Base to be smooth cast concrete
 - White Dibond Address panel 43" x 7.5"
 - Black Cut Vinyl Address

Colors

- ☒ Perforated Black Vinyl
☐ 2777 White Acrylic Faces
Full Color translucent gradient
- - - - -
☐ White Paint
☒ Black Paint

Minimum setback at least 5' from the property line.

A minimum of 3' of landscaping on all sides of the base is also required



Approval
Signature: _____



GOLDEN
PET MANUFACTURING

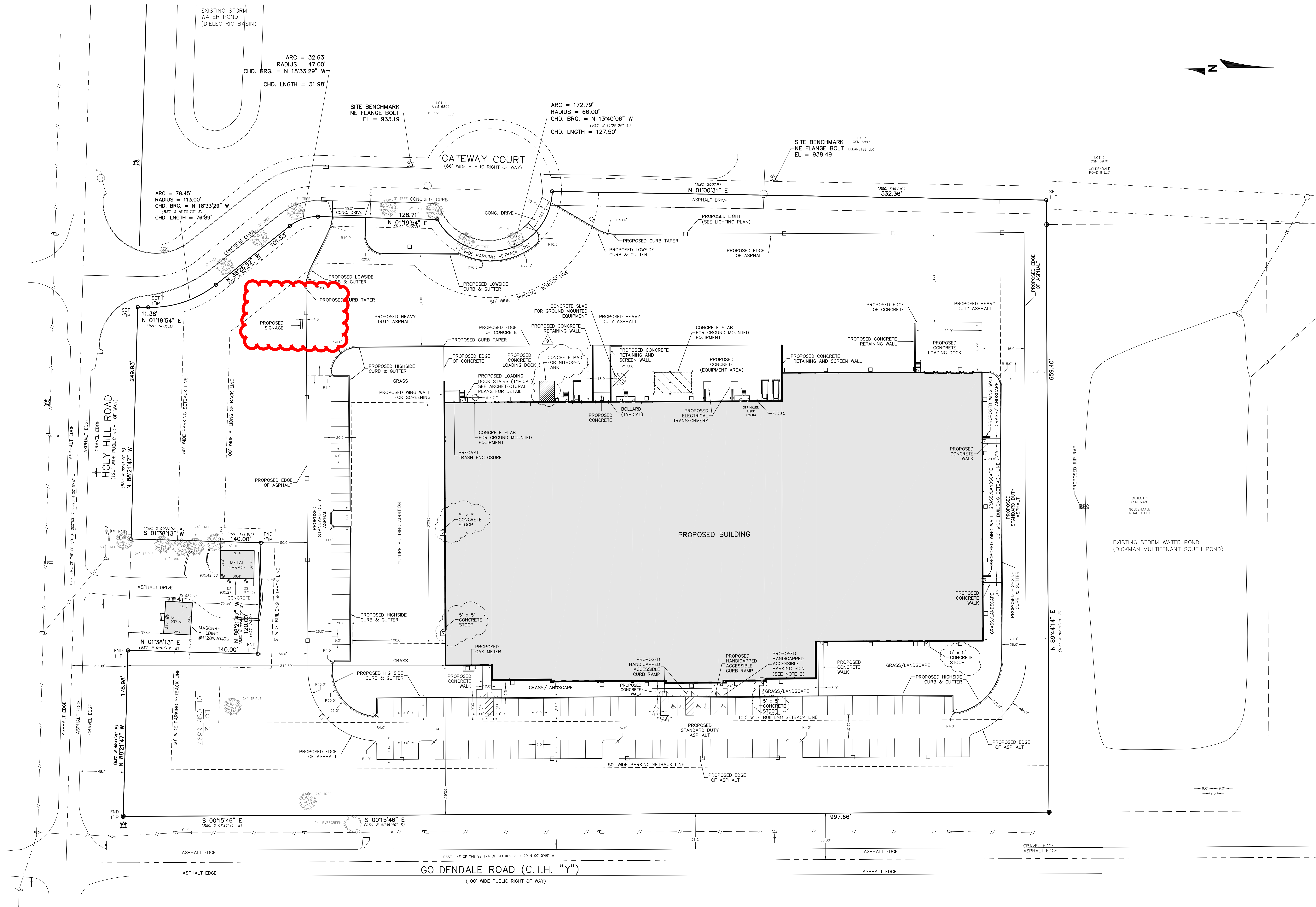
W206 N12880



6FT



THE MURPHY PROJECT AT DICKMAN 4
W206 N12880 GATEWAY CT. GERMANTOWN, WISCONSIN

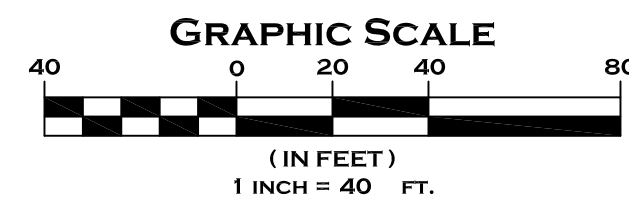


LEGEND	
943	EXISTING CONTOUR
946	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER



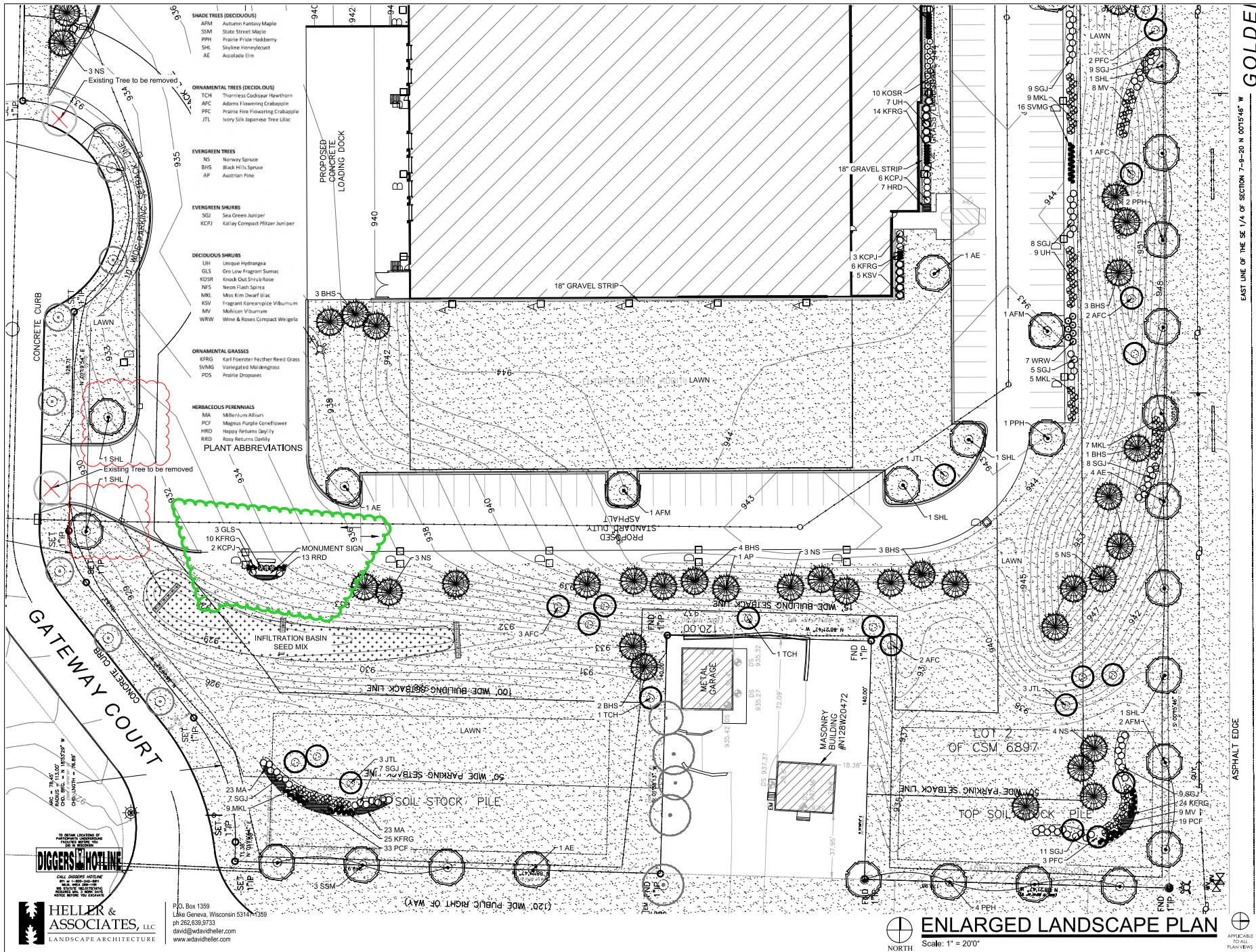
PROPOSED SITE AREAS:
PROPOSED BUILDING FOOTPRINT = 172,488 S.F. (3.960 ACRES)
PROPOSED PAVEMENT = 192,647 S.F. (4.423 ACRES)
PROPOSED IMPERVIOUS AREA = 365,134 S.F. (8.382 ACRES) 59%
OPEN SPACE = 251,240 S.F. (5.768 ACRES) 41%
PROPOSED ULTIMATE BUILDING FOOTPRINT = 198,488 S.F. (4.557 ACRES)
PROPOSED ULTIMATE PAVEMENT = 192,647 S.F. (4.423 ACRES)
PROPOSED ULTIMATE IMPERVIOUS AREA = 391,134 S.F. (8.979 ACRES) 63%
ULTIMATE OPEN SPACE = 251,240 S.F. (5.768 ACRES) 37%
TOTAL SITE AREA = 616,361 S.F. (14.150 ACRES)

NOTES:
1. STORM WATER MANAGEMENT TO BE HANDLED BY EXISTING STORMWATER PONDS TO THE NORTH AND THE SOUTHWEST. SEE STORM WATER MANAGEMENT PLAN FOR DETAILS.
2. PROVIDE VAN HANDICAPPED ACCESSIBLE PARKING SIGNS IN FRONT OF ALL HANDICAPPED ACCESSIBLE PARKING SPACES.
ALL ACCESSIBLE PARKING SPACES ARE VAN SPACES.



CJE NO.: CJE2148R9
SEPTEMBER 02, 2021
REV.:09/23/21
REV.:10/04/21
REV.:10/22/21
REV.:11/03/21
REV.:11/29/21
REV.:12/14/21
REV.:01/05/22
REV.:03/09/22
REV.:04/01/22

SITE PLAN **C1.0**



BRIOHN DESIGN GROUP

10000 WISCONSIN AVE. SUITE 200
 WATKINS, MINNESOTA 55389
 (763) 429-1111
 WWW.BRIOHNDG.COM

PROPOSED NEW BUILDING FOR:

DICKMAN GERMANTOWN IV

W206 N12880 GATEWAY COURT

GERMANTOWN, WISCONSIN

PROGRESS SET

DATE

JOB NO.

DESIGNED BY

CHECKED BY

DATE

SHEET

L1.2

CERTIFIED SURVEY MAP (CSM) APPLICATION

1/9/23 Plan Commission Meeting

Village of Germantown / TID 9

Village Staff Report

Germantown, Wisconsin

Summary

The Village of Germantown, property owner is requesting approval of a 3-lot Certified Survey Map (CSM) to re-divide 79.05 acres located in the Town 9 Business Park (formerly called the "Omega Hills Industrial Park") west of the Donges Bay Road @ Wasaukee Road intersection (within Tax Increment District No. 9).

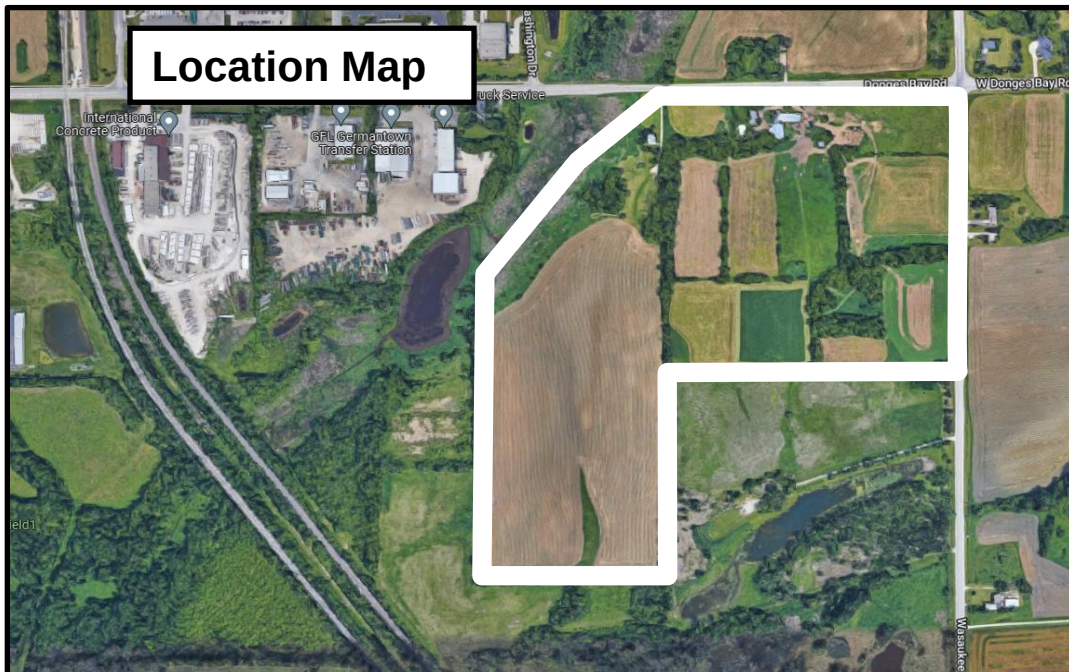
Property Location: W130 N10200 Town 9 Parkway (within TID#9)

Applicant/

Property Owner: Village Germantown
N112 W17001 Mequon Rd
Germantown WI

Current Zoning: I: Institutional & M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Industrial (landfill)	M-3
East	Agricultural (Mequon)	A-1
West	Agricultural/Open Space	A-1



Background

In 2022, the Village approved creation (and subsequent expansion) of Tax Incremental Financing District No. 9. TID#9 is a 100-acre area intended for industrial development in the “Omega Hills Industrial District” consistent with the Village’s 2050 Plan. In addition to future industrial development within TID#9, the utility extension and road improvements for TID#9 will also serve the Village’s new 127,000 sqft Public Works & recycling facility proposed for the 40-acre site surrounded by TID#9. The Village currently owns both the 40-acre property (DPW Facility) and the 38-acre property to the east (that is under contract with F Street Germantown LLC for development of a 374,950 sqft industrial/warehouse/distribution building).

In October, 2022, the Village approved rezoning the parcels subject of the CSM application, including the 40-acre Germantown DPW Facility property from A-1: Agricultural to I: Institutional, and the 38-acre F Street/Keller property from A-1: Agricultural to M-1: Limited Industrial. Approval of a CSM at that time was deferred to a future date pending final surveying and a decision regarding the need to provide access to the land west of the 40-acre DPW Facility property (owned by GFL).

NOTE: Since TID#9 was created and the 2050 Plan adopted in 2022, the name of the industrial park within TID#9 has changed from the previously proposed “Omega Hills Industrial Park” to the “Town 9 Business Park” after further and thoughtful consideration of the wishes of the former property owners of the land acquired by the Village. While the name of the business park has changed, the overall area or neighborhood designation under the 2050 Plan will remain the “Omega Hills Industrial District” given that it encompasses a much larger area beyond the business park in the southeast corner of the Village, including the now retired Omega Hills landfill to the south.

Proposal

As shown in the preliminary CSM (copy attached), Outlot 1 and Lot 2 comprise the 40 +/- acres owned by the Village (less additional right-of-way for Donges Bay Road and the new cul-de-sac) with Lot 2, the area south of the Town 9 Parkway cul-de-sac, intended for development of the DPW Facility.

The navigable waterway known as the “North Crossway Channel”, which is tributary to the Menomonee River, bisects Outlot 1 and contains a significant amount of wetland and floodplain. Outlot 1 is unsuitable for development.

Lot 2 is the 38 +/- acre lot under contract with F Street Germantown LLC (less additional right-of-way for Donges Bay Road) intended for future industrial development.

Outlot 2 is a small .14-acre area in the northeast corner of the area that was discovered to have been used as a private cemetery. It is being set aside as an outlot and will be properly maintained.

Town 9 Parkway extends to the west to serve the additional 62 acres added to TID#9 for future industrial development.

Staff Comments

The proposed CSM is consistent with the “Omega Hills Industrial District” under the 2050 Plan, the TID#9 Project Plan, and the applicable I: Institutional and M-1: Limited Industrial Zoning District requirements.

VILLAGE STAFF RECOMMENDATION

APPROVE the 3-lot Certified Survey Map (CSM) for the 79.05 acre property owned by the Village of Germantown located in the Town 9 Business Park and “Omega Hills Industrial District” south of the Donges Bay Road @ Wasaukee Road intersection as proposed.



Village of



Germantown

Willkommen

Fee must accompany application

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

Paid _____ Date 1-6-22

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

Same

PROPERTY OWNER

Village of Germantown
1112 W17001 Mequon Rd.
Germantown, WI 53022

Phone ()

Fax ()

E-Mail

Phone ()

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 1104 W12607 + 1104 W12703 Donges Bay Road 361-992, 361-991

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

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!

Applicant

Date

Owner

Date

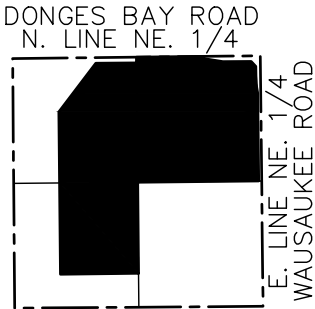
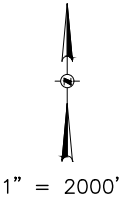
SA [Signature] 1.6.2022

CERTIFIED SURVEY MAP NO. _____

Unplatted Lands Located in Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

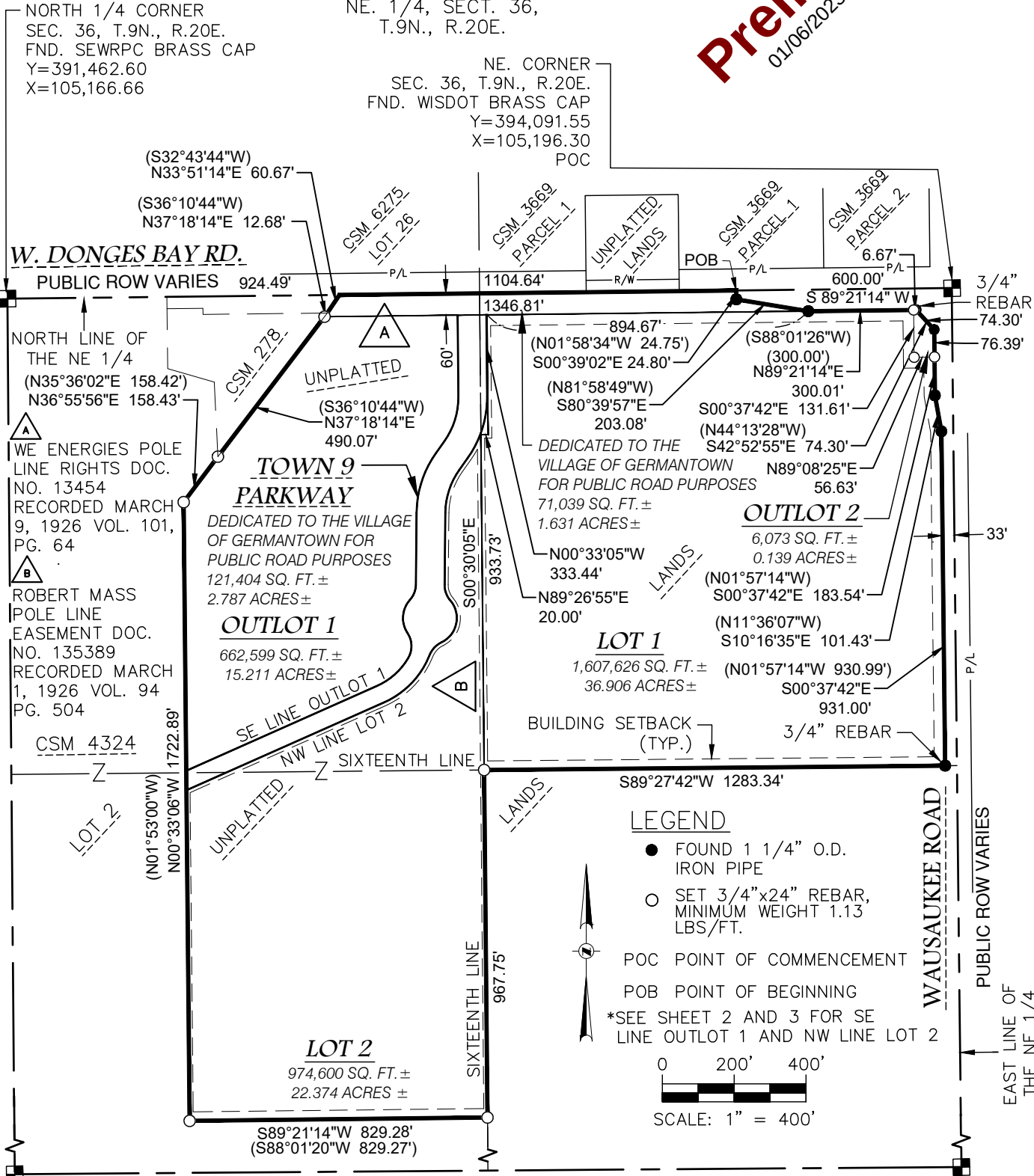
GRAEF

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



VICINITY MAP
NE. 1/4, SECT. 36,
T.9N., R.20E.

Preliminary
01/06/2023 2:52:50 PM



GENERAL NOTES

1.) Bearings are referenced to the North line of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East which bears, N. 89°21'14" E. based on the Wisconsin Coordinate Reference System, Washington County, NAD83(2011).

2.) Owner and subdivider is Village of Germantown, N112 W17001 Mequon Road, Germantown, WI. 53022.
PH: 1-262-250-4745, Tax ID: GTNV 361-991 & GTNV 361-992.

This Instrument Drafted By: David L. Koslo, PLS No. 2437 JOB. NO. 20210820.02 SHEET 1 OF 8

CERTIFIED SURVEY MAP NO. _____

Unplatted Lands Located in Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

LEGEND

- STREAM
- STREAM 75' SETBACK
-

DELINEATED WETLAND
- WETLAND 25' SETBACK
- 100 YR. FLOODPLAIN
EL. = 785.00

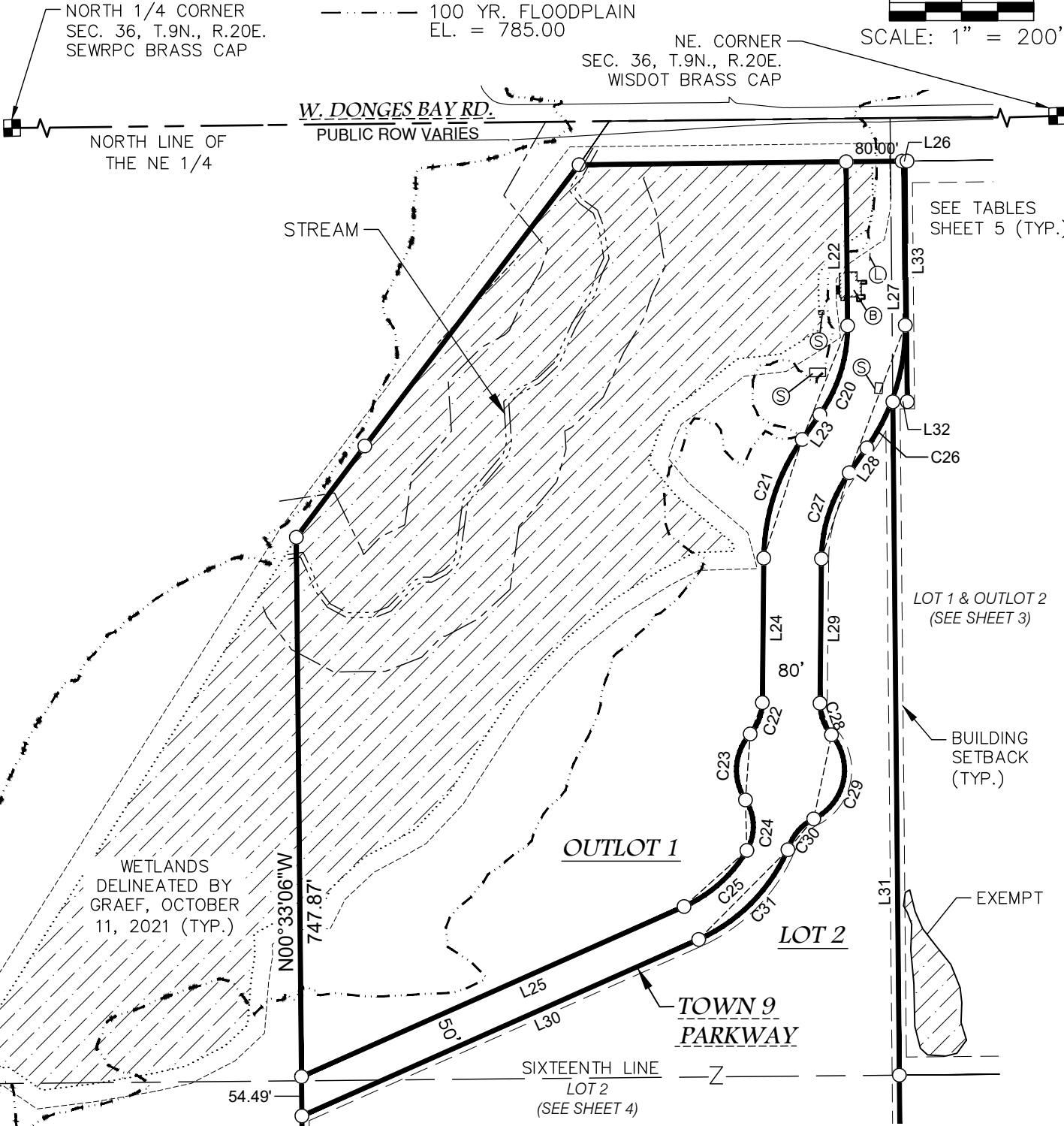
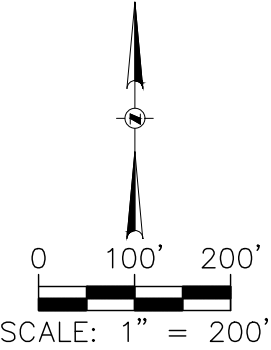
Ⓟ

BUILDING

Ⓢ

SHED

Ⓣ

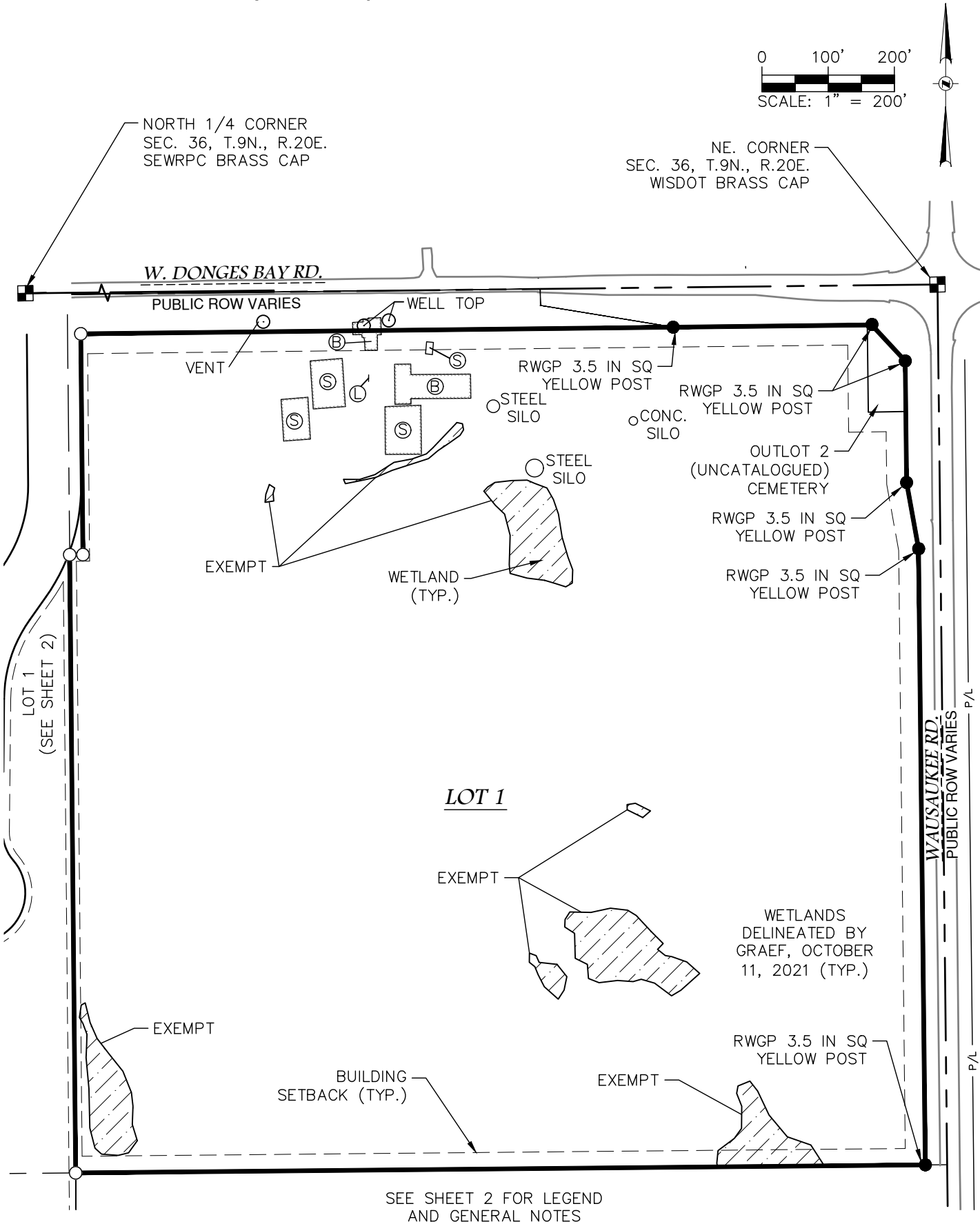
LP TANK

GENERAL NOTES

- 1.) Lot 2 is zoned I: Institutional District. A minimum building setback from the right-of-way of all streets, or highways equal to the average setback on each side of the use parcel or districts. A minimum side yard equal to the side yard of adjacent use parcels or districts. a rear side yard of not less than 25 feet. Front yard = 30 feet, Side yards = 10 feet, Rear yard = 25 feet
- 2.) Lot 1 is zoned M-1: Limited Industrial. Minimum building setbacks are; Front/Street yard = 30 feet, Side yard = 10 feet, Rear yard = 25 feet. Donges Bay Road: Front/Street yard setback = 30 feet, Wausaukee Road: Front/Street yard setback = 30 feet, West Lot line: Rear yard setback = 25 feet, South Lot line: Rear yard setback = 25 feet.
- 3.) These are minimum setbacks with actual setbacks to be determined by the Plan Commission through Site Development & Building Plan approval.
- 4.) Development within the wetland and stream bank setbacks is prohibited unless otherwise allowed pursuant to the provisions of chapter 24 (shoreland-wetland zoning code) in the Germantown municipal code".

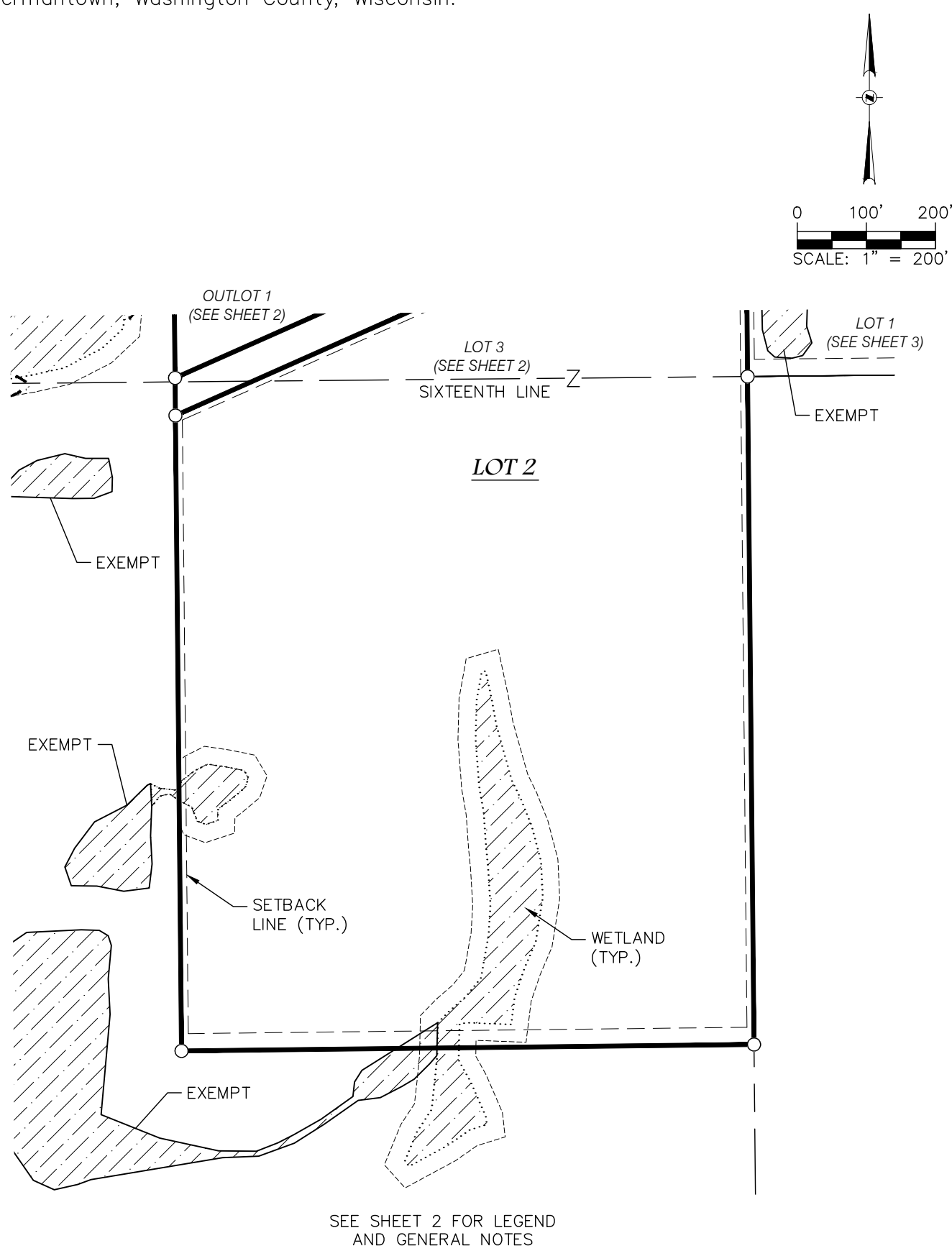
CERTIFIED SURVEY MAP NO. _____

Unplatted Lands Located in Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Unplatted Lands Located in Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Unplatted Lands Located in Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

OUTLOT 1 TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L22	227.31'	S00°30'31"W
L23	42.27'	S35°17'13"W
L24	200.34'	S00°34'38"W
L25	580.74'	S66°01'55"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C20	131.20'	210.00'	35°47'44"	129.07'	S17°23'21"W
C21	175.68'	290.00'	34°42'35"	173.01'	S17°55'56"W
C22	47.52'	66.00'	41°15'21"	46.50'	S21°12'18"W
C23	98.75'	75.00'	75°26'23"	91.77'	S4°06'47"W
C24	73.76'	66.00'	64°01'51"	69.98'	S1°35'29"E
C25	118.70'	191.00'	35°36'28"	116.80'	S48°13'40"W

LOT 2 TABLES

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	1.61'	S89°24'59"W
L27	333.44'	N00°33'05"W
L28	42.27'	S35°17'13"W
L29	200.34'	S00°34'38"W
L30	602.39'	S66°01'55"W
L31	933.73'	N00°33'05"W
L32	20.00'	N89°26'55"E
L33	227.50'	S00°30'31"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C26	78.06'	290.00'	15°25'21"	77.83'	S27°34'32"W
C27	127.22'	210.00'	34°42'35"	125.28'	S17°55'56"W
C28	47.60'	66.00'	41°19'19"	46.57'	S20°05'02"E
C29	137.69'	75.00'	105°11'17"	119.15'	S11°58'26"W
C30	47.52'	66.00'	41°15'23"	46.50'	S43°56'23"W
C31	189.40'	242.22'	44°48'04"	184.61'	S43°34'36"W

CERTIFIED SURVEY MAP NO. _____

Unplatted lands located in the Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
 : SS
 MILWAUKEE COUNTY)

I, David L. Koslo, a professional land surveyor, do hereby certify: That I have surveyed, divided, and mapped unplatted lands located in the Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; Thence South 89°21'14" West along the North line of said Northeast 1/4, 600.00 feet to the point of beginning; Thence South 00°39'02" East along the South right of way line of West Donges Bay Road, 24.80 feet; Thence South 80°39'57" East along said South right of way line, 203.08 feet; Thence North 89°21'14" East along said South right of way line, 300.01 feet; Thence South 42°52'55" East along said South right of way line, 74.30 feet to the West right of way line of Wausaukee Road; Thence South 00°37'42" East along said West right of way line, 183.54 feet; Thence South 10°16'35" East along said West right of way line, 101.43 feet; Thence South 00°37'42" East along said West right of way line parallel to the East line of said Northeast 1/4, 931.00 feet to the South line of the Northeast 1/4 of said Northeast 1/4; Thence South 89°27'42" West along said South line, 1283.34 feet to the West line of the Northeast 1/4 of said Northeast 1/4; Thence South 00°30'05" West along said West line, 967.75 feet to a Northerly line of Lot 2 of Certified Survey Map numbered 4324 as recorded in the office of the Register of Deeds for Washington County; Thence South 89°21'14" West along said Northerly line, 829.28 feet to an Easterly line of said Lot 2; Thence North 00°33'06" West along said Easterly line, 1722.89 feet; Thence North 36°55'56" East along said Easterly line, 158.43 feet to an Easterly line of Certified Survey Map numbered 278 as recorded in the office of the Register of Deeds for Washington County; Thence North 37°18'14" East along said Easterly line, 502.75 feet; Thence North 33°51'14" East along said Easterly line, 60.67 feet to the Northerly line of said Northeast 1/4; Thence North 89°21'14" East along said Northeast line, 1104.64 feet to the point of beginning.

Containing 3,443,342 square feet (79.048 acres), more or less.

That I have made such survey, land division, and map by the direction of the Village of Germantown, owners of said land. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, and mapping the same.

David L. Koslo S-2437
Professional Wisconsin Land Surveyor

Date: _____

CERTIFIED SURVEY MAP NO. _____

Unplatted lands located in the Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE:

The Village of Germantown, a Wisconsin Municipal organization, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, we hereby certify that we caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map. As Owners, we hereby dedicate that part of Donges Bay Road and Town 9 Parkway to the Village of Germantown for public road purposes as represented on sheets 1 and 2 of 7 of this Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:
Village of Germantown.

In witness whereof, The Village of Germantown has caused these presents to be signed by Dean Wolter, Village President, and its corporate seal to be hereunto affixed on this _____ day of _____, 2022.

Village of Germantown

By _____
Dean Wolter, Village of Germantown, President

STATE OF WISCONSIN)
 : SS
 MILWAUKEE COUNTY)

Personally came before me this ____ day of _____, 2022, the above named Dean Wolter, Village President, to me known to be the person who executed the foregoing instrument, and to me known to be President of the Village of Germantown, and acknowledged that he executed the foregoing instrument as such President of the Village of Germantown by its authority.

My Commission expire _____

CERTIFIED SURVEY MAP NO. _____

Unplatted lands located in the Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, 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 _____, 2022.

Dean Wolter, Chairman

Date _____

Laura A. Johnson, Secretary

Date _____

VILLAGE OF GERMNATOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Northwest 1/4, the Southwest 1/4, and the Northeast 1/4 of the Northeast 1/4 of Section 36, 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 Donges Bay Road and Town 9 Parkway for public road purposes as shown on Sheets 1 and 2 of 7 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022.

Dean Wolter, Village President

Date _____

Deanna Braunschweig, Village Clerk

Date _____