Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Agenda

Monday, October 24, 2022 | **6:00 PM** | **Council Chambers and Virtual**

Pursuant to Wisconsin Statutes 19.84, Notice is hereby given to the public that a meeting of the **Plan Commission** of the City of De Pere will be held on **October 24, 2022** at **6:00 PM** in the **COUNCIL CHAMBERS, 2ND FLOOR CITY HALL, 335 S. BROADWAY STREET. DE PERE.**

The public may attend the meeting either in person in the Council Chambers or electronically/telephonically. Electronic or telephonic access to the meeting is provided below:

Computer/smart phone accessing https://www.gotomeet.me/DePere

OR

You can also dial in using your phone.
United States (Toll Free): 1 866 899 4679
United States: +1 (312) 757-3117
Access Code: 154-883-285

This meeting may also be rebroadcast on Spectrum Cable Channel 4 and AT&T U-verse Channel 99 throughout the week and available on demand at http://deperecitywi.iqm2.com/.

Call to Order

1. Roll Call
2. Approval of the minutes of the September 26, 2022 Plan Commission meeting.
3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.
4. Consideration and possible action to rezone 2000 BLK Lawrence DR (Parcels WD-D0034, WD-D0035) from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay). *
5. Consideration and possible action on a 4 lot certified survey map at 2000 BLK Lawrence DR (Parcel WD-D0034). *
6. Consideration and possible action on a 3 lot preliminary extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). *
7. Consideration and possible action for a site plan for a 27,680 SF two-story office and one-story warehouse addition with 35 additional parking stalls at 2257 American BL (Parcel WD-1371).
8. Consideration and possible action for a site plan for a new 33,440 SF four-building two-story apartment complex (8,360 SF per building) with 138 parking stalls at 300 BLK Willie Mays CI (Part of Parcel WD-L496).

Adjournment

Any person wishing to attend this meeting, who, because of disability, requires special accommodations should contact the City Planner's office at 339-4043 by noon on the day

of the meeting so that arrangements can be made.

*Items with an asterisk require City Council approval.

Agenda Sent To:
Alderpersons
City Administrator
Mayor
Department Heads
TV, Newspapers & Radio Stations
Kress Family Library
De Pere Chamber of Commerce
Brandon Robaidek, Robert E Lee & Associates INC
Bill Kingston, Preserve Development LLC
Troy Hewitt, Robert E Lee & Associates INC
Douglas Woelz, PLS, McMahon Associates
Patrick Wetzel, Town of Lawrence
Aaron Breitenfeldt, Robert E Lee & Associates INC
FBS Investment Group LLC
Rob Salesky, Bayside Machine Corporation
Brad Treml, Robert E Lee & Associates INC
Jim Boyea, Best Built INC

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Approval of the minutes of the September 26, 2022 Plan Commission meeting.**

ATTACHMENTS:

- PC_Sep2022_Minutes_Draft (PDF)

Plan Commission

Regular Meeting

335 South Broadway
De Pere, WI 54115
https://www.deperewi.gov/

Draft Minutes

Monday, September 26, 2022 **7:00 PM** **Council Chambers and Virtual**

Call to Order

The meeting was called to order at 7:00 PM by Mayor James Boyd

Attendee Name	Title	Status	Arrived
James Boyd	Mayor	Present	
Brenda Busch	Commissioner	Present	
Dan Carpenter	Alderperson	Present	
Mark Higgins	Commissioner	Present	
Dean Raasch	Alderperson	Present	
Shane Raymaker	Commissioner	Present	
Grant Schilling	Commissioner	Present	

Also present: Development Services Director Daniel Lindstrom, City Planner Peter Schleinz, and members of the public.

2. Approval of the minutes of the August 22, 2022 Plan Commission meeting.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Brenda Busch, Commissioner
SECONDER:	Grant Schilling, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

3. Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.

There were no public comments.

RESULT:	**DISCUSSED**

4. Consideration and possible action on an amended Precise Implementation Plan for a 13 building Phase 2-3 storage condos establishment at 701 Millennium CT (Parcel WD-D0015-2-1). *

City Planner Peter Schleinz reviewed the amended Precise Implementation Plan for 701 Millennium Ct for Phases 2 and 3 for storage condos. Peter noted that the Plan Commission reviewed a three phase PIP in August 2006, and also an amended PIP for Phase 1, which was approved in 2013. This amendment is for Phases 2 and 3 of the development. Staff recommended approval of the amended PIP, subject to the conditions in the report. Mark Higgins commented on if any landscaping should be added along the Fox River State Trail. Peter noted that staff requested landscaping along the street side of Rockland Road, not along the side that faces the trail. He added that an easement runs through that side, which would limit the amount of landscaping that could be added. Development Services Director Daniel Lindstrom added that the Fox River Trail already has a good buffer built into it and staff wanted to focus the landscaping along Rockland Road, which is a future high traffic corridor. Ald. Raasch moved, seconded by Mark Higgins, to approve the amended Precise Implementation Plan for Phases 2 and 3. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Mark Higgins, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

5. Consideration and possible action for a conditional use permit application for a new wireless telecommunication mobile service facility in an I-1 District at 747 Heritage RD (Parcel ED-F0103-2). *

City Planner Peter Schleinz reviewed the conditional use permit for a new wireless telecommunication mobile service facility at 747 Heritage Rd. Staff recommended approval of the conditional use permit, subject to the conditions in the report. Peter noted that all property owners within 300 feet were notified of the request. Mark Higgins asked if there are any health concerns associated with this type of facility. Mayor Boyd made a motion, seconded by Ald. Raasch, to open the meeting. Upon vote, motion carried unanimously. The petitioners, John Birchfield and Julie Bieneked addressed the commission. Mr. Birchfield stated that the signals put out by a cell tower are similar to the VH1 band frequency of the old television sets and the risk is negligable unless you were standing right in front of the tower for several hours. He added that cell towers have been regulated by the FCC since 1996. Ald. Carpenter asked if the proposed cell tower is a single pole with no guide wires, which the petitioner confirmed. Mayor Boyd moved, seconded by Ald. Raasch to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mayor Boyd, to approve the conditional use request for a new cell tower at 747 Heritage Rd. This item will also be reviewed at the October 18, 2022 Council meeting as a public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

6. Consideration and possible action for a site plan for a 135’ tall new wireless telecommunication mobile service facility (cell tower), with a driveway and 50’x50’ fence enclosure, at 747 Heritage RD (Parcel ED-F0103-2).

City Planner Peter Schleinz reviewed the site plan for a new wireless cell tower at 747 Heritage Rd. Staff recommended approval of the site plan, subject to the conditions in the report. Ald. Raasch moved, seconded by Shane Raymaker, to approve the site plan. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Shane Raymaker, Commissioner
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

7. Consideration and possible action for a site plan for a three story 23,691 SF bank with 109 parking stalls at 1225 Lawrence DR (Parcel WD-D0014).

City Planner Peter Schleinz reviewed the site plan for a new three story bank at 1225 Lawrence Dr. The petitioners are requesting the use of EIFS on the top of columns, the top of the tower corners, and the cornice, which is not permitted unless approved by the Plan Commission. Staff recommended approval of the site plan, along with the use of EIFS, subject to the conditions in the report. Ald. Raasch moved, seconded by Ald.

Carpenter, to approve the site plan and the use if EIFS. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	Dan Carpenter, Alderperson
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

8. Consideration and possible action for a site plan for a one story 11,190 SF office and warehouse at 2051 Profit PL (Parcel ED-2382).

City Planner Peter Schleinz reviewed the site plan for a one-story office and warehouse at 2051 Profit Pl. The use of architectural paneling on the front and side facades requires Plan Commission approval. Staff recommended approval of the site plan, with the use of architectural paneling, subject to the changes in facade materials and the conditions in the report. Peter broke down the site plan into the four sides of the building, explaining what is being requested for each specific side. For the front facade (northwest side), the developer plans to use smooth architectural panel, which requires Plan Commission approval. For the southwest side of the building (one of the side facades), metal panel is also proposed. Staff also suggested a knee wall to be added. The other side facade (northeast side) is proposed to be a future expansion wall; however, the site plan does not provide a timeline for the proposed expansion. For this wall, staff suggested wrapping the masonry and metal panel materials 3 to 5 feet around the corner of the building to the side facade in order to create a finished column-like look to anchor the building. Finally, for the rear facade (southeast side), 100% metal is proposed, which requires Plan Commission approval. Ald. Raasch moved, seconded by Mark Higgins, to open the meeting. Upon vote, motion carried unanimously. David O'Brien with Bayland Buildings and Tom Benz, owner of One Source Technologies addressed the commission. Mr. Benz stated that he does not have a problem coming back to Plan Commission in 5 years if the expansion does not happen by then. He submitted samples of the metal panel for review by the Plan Commission members. Mayor Boyd moved, seconded by Ald. Raasch, to go back to regular session. Upon vote, motion carried unanimously. Discussion followed. It was decided to add enhanced landscaping along the side and rear facades and not requiring the knee wall on the southwest side of the building. Ald Raasch moved, seconded by Mayor Boyd, to open the meeting a second time in order for the developer to clarify a few things. Upon vote, motion carried unanimously. David O'Brien with Bayland Buildings asked for confirmation that the knee wall on the southwest side of the building was no longer required. Staff confirmed this. He had no further comments or questions. Mayor Boyd moved, seconded by Shane Raymaker to go back to regular session. Upon vote, motion carried unanimously. Ald. Raasch moved, seconded by Mayor Boyd, to approve the site plan, subject to the conditions in the report, as well as the following recommendations:

1. The use of smooth architectural metal panel on the front facade (northwest) and side facades (southwest & northeast), as provided by the petitioner.
2. Include a plan for expansion within 5 years (9/26/27) or come back to the Plan Commission with a plan of action to re-address the expansion wall.
3. Wrapping the brick and CMU at least 3 to 5 feet around the corner of the building to the side facade (northeast).
4. The use of 100% metal on the entire rear facade (southeast).

5. Adding enhanced landscaping along the sides (southwest & northeast) and rear (southeast) of the building. In exchange for not requiring a knee wall, the Developer shall include enhanced landscaping to be submitted to staff for review and approval. Upon vote, motion carried unanimously.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Dean Raasch, Alderperson
SECONDER:	James Boyd, Mayor
AYES:	Boyd, Busch, Carpenter, Higgins, Raasch, Raymaker, Schilling

Adjournment

Mayor Boyd moved, seconded by Mark Higgins, to adjourn the meeting at 7:57 PM. Upon vote, motion carried unanimously.

Respectfully submitted,
Kelly Barker

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Kelly Barker**
SUBJECT:	**Public comments upon matters not on the agenda. Comments made during the public comment period shall pertain only to matters under the jurisdiction of the Plan Commission. §6-3(f) DPMC.**

City of De Pere, Wisconsin

Request For Plan Commission Action

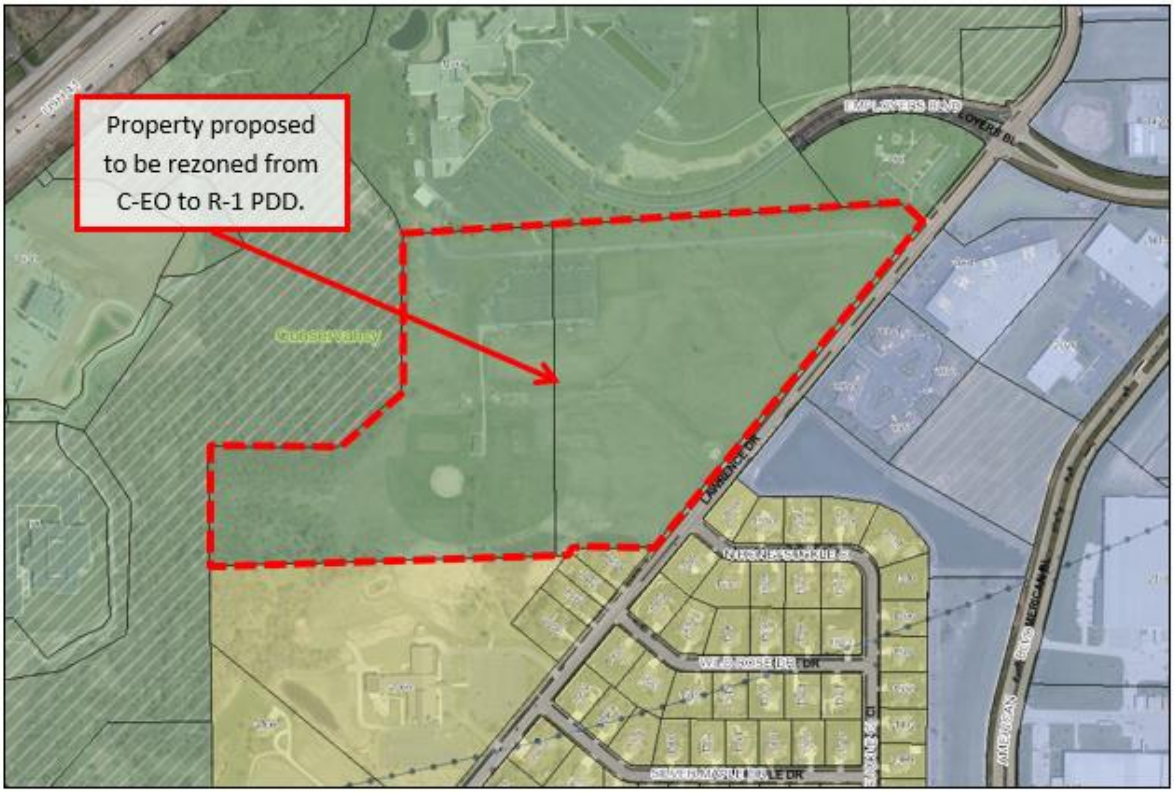
MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action to rezone 2000 BLK Lawrence DR (Parcels WD-D0034, WD-D0035) from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay). ***

ATTACHMENTS:

- PC Report - Rezoning (DOCX)
- Application Form (PDF)
- GDP, Zoning Map, Plat & Maps - Site Plan - 29 Sep 2022 (PDF)

Item 4: **Consideration and possible action to rezone 2000 BLK Lawrence DR (Parcels WD-D0034, WD-D0035) from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay). ***

SITE MAP



REQUESTED ACTION: Rezoning Request.

Rezone 2400 BLK Lost Dauphin RD (part of the preliminary Waterview Heights Fifth Addition plat) from C-EO to R-1 PDD to allow for single family residential uses.

COMMON DESCRIPTION: 2000 BLK Lawrence DR, southwest from Lawrence DR and Employers BL.

ZONING: C-EO (Corporate-Executive Office).

SURROUNDING LAND USES: Business Park to the north (C-EO), and east (I-B-1).
Residential and church to the south (R-1).
Park and conservancy to the east (C-EO, C-EO PDD).

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family), Multi-Family Residential, Business Park.

APPLICANT/OWNER:

<u>Authorized Representative</u>
Brandon Robaidek, PE
Robert E Lee & Associates INC
1250 Centennial Centre BL
Hobart, WI 54155

<u>Property Owner</u>
Preserve Development LLC
3346 Pine Tree RD
Hobart, WI 54155

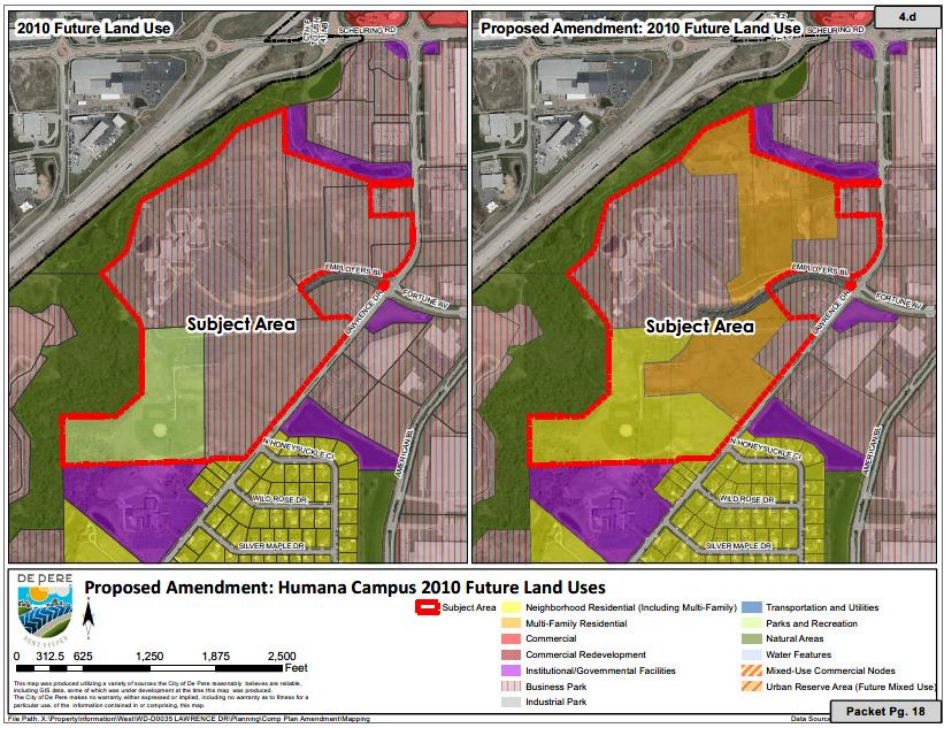
LAND USE HISTORY: After a review of air photographs, the northwest end of the vacant site was developed for a park in the 1980's.

STAFF REVIEW: When reviewing a rezoning request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns. The proposed rezoning complies with the Comprehensive Plan, desired development patterns, and surrounding land uses, including matching adjacent existing uses.

Comprehensive Plan

An amendment to the 2010 Comprehensive Plan Future Land Uses Map (Figure 2-6) was approved by Common Council on July 6, 2021. The amendment allowed for diversity in land uses within an area that was largely zoned C-EO. The amendment allowed for opportunities to develop the property with a mixture of uses, including commercial office/retail, along with a mixture of residential uses made up of low and higher densities. By creating a mixture of uses and appropriately placing them within the development lands, the area could develop cohesively into a lifestyle center where individuals have the opportunity to live and work amongst a diverse amount of housing styles and employment sectors. The amendment was intended to bring high quality development to the area that compliments existing, as well as future development. The addition of single-family residential zoning to this area also would buffer existing single-family development, located to the south of the property, along with those single-family properties along Honeysuckle Circle.

The July 6, 2021 approved change to the Comprehensive Plan:



Desired Development Patterns

The zoning, if changed to R-1 PDD, allows for the development of single-family dwellings. Other uses are also allowed including schools, churches, recreational facilities, day care centers, etc. An accompanying concept plat identifies that the proposed uses will be single family residential and a neighborhood clubhouse, matching proposed development patterns with future street connections to Lawrence DR and Employers BL. The proposed zoning matches the details that the petitioner presented to Plan Commission during a Pre-Application consult on March 28, 2022.

Neighbor Outreach

All property owners within 300 feet of the subject area have been notified of this application via mail. No comments were received as of the time this report was written.

Proposed PDD Changes to R-1 Zoning:

The following table summarizes the PDD changes to standard R-1 zoning.

Minimum Criteria	R-1 Municipal Code Requirement	R-1 PDD Proposed Requirement
Lot Area	10,000 SF	5,000 SF
Lot Width	85’	39’
Front Yard Setback	30’	15’
Corner Side Yard Setback	30’	15’
Interior Side Yard Setback	10’	5’
Rear Yard Setback	30’	20’
Clubhouse/Shared Use	Publicly Owned	Privately Owned

STAFF RECOMMENDATION: Staff recommends APPROVAL of the request to rezone 2000 BLK Lawrence DR from C-EO (Corporate-Executive Office District) to R-1 PDD (Single Family Residence District with a Planned Development District Overlay), subject to the following:

1. Compliance with all state and local laws and regulations, including compliance with all the provisions of Chapter 14, De Pere Municipal Code.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR REZONING

CITY OF DE PERE RECEIVED OCT 12 2022 PLANNING DEPT.

Fee: $ 305.00

Receipt #: 176463

Date: 10-12-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Robert E Lee and Associates, Inc.	Brandon Robaidek	PE	
Mailing Address	**City**	**State**	**ZIP Code**
1250 Centennial Centre Blvd	Hobart	WI	54155
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
brobaidek@releeinc.com	920-662-9641		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Preserve Development, LLC.	Bill Kingston		
Mailing Address	**City**	**State**	**ZIP Code**
3346 Pine Tree Road	Hobart	WI	54155
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
bkingston@draco-pm.com	414-651-5077		

SECTION 3: Project or Site Location

Project Address/Description	Parcel Number(s):
2000 Block of Lawrence Drive, Southwest from Employers Bl and Lawrence Dr Int	WD-D0034,WD-D0035,WD-D0031

SECTION 4: Proposed Rezoning Use

Existing Zoning:	C-EO, Corporate Executive Office		
Proposed Zoning:	R-1 with PDD Overlay		
Adjacent Zoning: North	Adjacent Zoning: South	Adjacent Zoning: West	Adjacent Zoning: East
C-EO	R-1	C-EO with PDD Overlay	I-B-1
Present Use of Parcel	Commercial Development and Park		
Proposed Use of Parcel	Single Family Subdivision		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Brandon Robaidek	P.E.	920-662-9641
Signature of Applicant		**Date Signed**
Brandon Robaidek		8-19-22

Attached additional sheets if necessary.

GENERAL DEVELOPMENT PLAN – Parcel WD-D0031, WD-D0034 and WD-D0035

Project Description:

The proposed development includes 80-85 single-family lots and 8 outlots on three different proposed streets along with a clubhouse that will have a community room, kitchen, exercise room, game room and more on Parcels WD-D0031, WD-D0034 and WD-D0035. The development will require connections to public watermain and sanitary sewer along Lawrence Drive and Employers Blvd and will be treated by two regional detention ponds. The roadways will be constructed to City of De Pere standards.

Zoning:

Existing Parcel Zoning: The existing zoning is C-EO, Corporate Executive Office, and is designed to provide large scale office development in an elite campus-type environment.

Proposed Parcel Zoning: The proposed rezoning is to R-1, Single Family Residence District which is designed to accommodate single family homes and compatible uses that are characteristics of low-density residential neighborhoods. The proposed zoning will also contain a PDD overlay which is intended to promote the maximum benefit for coordinated area site planning, diversified location of structures, provide for safe and efficient system of pedestrian and vehicular traffic, economic design, and location of public and private utilities, and assure adequate standards of construction and planning.

Adjacent zoning: The property to the North is C-EO, South is R-1, East is I-B-1 and West is C-EO with PDD Overlay.

PDD:

We are proposing that the PDD overlay for the proposed “The Preserve” Plat and the proposed 4 lot CSM include the below variations from the proposed R-1 zoning to fit the proposed development.

1. Minimum Lot Area Square Footage
    a. R-1 zoning: 10,000 square feet
    b. PDD overlay request: 5,000 square feet
2. Minimum Lot Width
    a. R-1 zoning: 85 feet
    b. PDD overlay request: 39 feet (on bend)
3. Minimum Front Yard Setback
    a. R-1 zoning: 30 feet
    b. PDD overlay request: 15 feet
4. Corner Side Yard Setback
    a. R-1 zoning: 30 feet
    b. PDD overlay request: 15 feet

5. Minimum Side Yard Setback
    a. R-1 zoning: 10 feet
    b. PDD overlay request: 5 feet
6. Minimum Rear Yard Setback
    a. R-1 zoning: 30 feet
    b. PDD overlay request: 20 feet
7. Allowance of a club house/shared use facility.

All other requirements will remain permitted under the R-1 zoning.

Summary:

The proposed roadways and utilities will be constructed to meet City of De Pere standards and will be inspected prior to transfer of these “dedicated to the public areas” over to the City.



This is a custom map created by an online user of GIS map services provided by Brown County Municipalities, Brown County, Brown County WI

Part of Brown County WI

Map printed on 9/14/2022

1:4,800
1 inch = 400 feet*
1 inch = 0.0758 miles*
original page size: 8.5"x11"
Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap

"hooks" indicate parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at:
tinyurl.com/BrownDogLegend

REZONE LEGAL DESCRIPTION (WD-D0034 & WD-D0035)

Parts of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4, all in Section 31, and part of the Northwest 1/4 of the Southwest 1/4 of Section 32, all located in Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the Southeast corner of said Section 31; thence N00°03'18"E, 2646.09 feet on the east line of said Southeast 1/4 to the East 1/4 corner of said Section 31, the POINT OF BEGINNING; thence S50°28'50"E, 104.51 feet on the north line of said Lot 1 to the west right of way of Lawrence Drive; thence S39°31'10"W, 1640.05 feet on said west right of way; thence S89°40'10"W, 308.28 feet on the north line of lands described in Document Number 2397139; thence S39°31'10"W, 36.29 feet on the west line of said lands and continuing on the west line of lands described in Document Number 1775115 to the south line of said Northeast 1/4 of the Southeast 1/4; thence S88°18'00"W, 1385.91 feet on said south line and continuing on the south line of said Northwest 1/4 of the Southeast 1/4 to the southwest corner thereof; thence N00°48'06"W, 464.04 feet on the west line of said Northwest 1/4 of the Southeast 1/4 to a north line of lands described as Parcel D in Document Number 2970378; thence S89°34'37"E, 504.97 feet on said north line; thence N48°02'38"E, 328.67 feet on said north line to a west line of said lands; thence N00°27'16"E, 603.19 feet on said west line to the east-west quarter line of said Section 31; thence N86°27'52"E, 1935.70 feet on said east-west quarter line to the Point of Beginning.

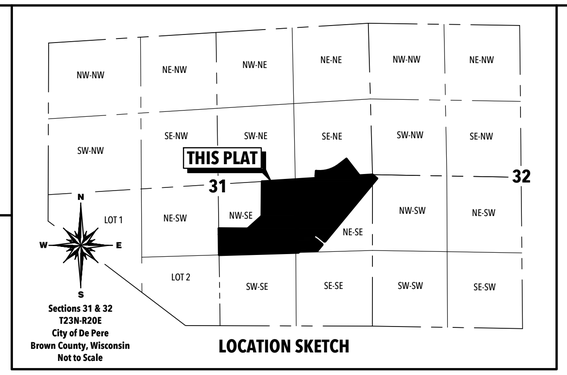
Said parcel contains 2,295,225 Square Feet (52.691 Acres) of land more or less.

PRELIMINARY PLAT
THE KINGSTON PRESERVE
A PLANNED DEVELOPMENT DISTRICT

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER XXXX, LOCATED IN PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PARTS OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼, ALL IN SECTION 31, AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

PARCEL AREA TABLE

PARCEL #	AREA	PARCEL #	AREA	PARCEL #	AREA
1	15,528 SQ. FT.	29	29,364 SQ. FT.	57	12,334 SQ. FT.
2	8,630 SQ. FT.	30	12,816 SQ. FT.	58	17,375 SQ. FT.
3	9,062 SQ. FT.	31	11,543 SQ. FT.	59	15,853 SQ. FT.
4	8,921 SQ. FT.	32	10,010 SQ. FT.	60	12,769 SQ. FT.
5	8,927 SQ. FT.	33	13,291 SQ. FT.	61	8,260 SQ. FT.
6	8,930 SQ. FT.	34	11,751 SQ. FT.	62	8,122 SQ. FT.
7	9,528 SQ. FT.	35	11,586 SQ. FT.	63	11,137 SQ. FT.
8	9,517 SQ. FT.	36	10,392 SQ. FT.	64	7,975 SQ. FT.
9	8,173 SQ. FT.	37	10,532 SQ. FT.	65	7,975 SQ. FT.
10	8,173 SQ. FT.	38	7,975 SQ. FT.	66	7,975 SQ. FT.
11	9,652 SQ. FT.	39	7,975 SQ. FT.	67	8,700 SQ. FT.
12	9,503 SQ. FT.	40	7,975 SQ. FT.	68	8,700 SQ. FT.
13	8,847 SQ. FT.	41	7,975 SQ. FT.	69	7,975 SQ. FT.
14	7,975 SQ. FT.	42	7,975 SQ. FT.	70	7,975 SQ. FT.
15	7,975 SQ. FT.	43	7,975 SQ. FT.	71	7,975 SQ. FT.
16	7,975 SQ. FT.	44	7,975 SQ. FT.	72	15,267 SQ. FT.
17	9,030 SQ. FT.	45	7,975 SQ. FT.	73	8,561 SQ. FT.
18	11,586 SQ. FT.	46	7,975 SQ. FT.	74	8,660 SQ. FT.
19	14,100 SQ. FT.	47	7,975 SQ. FT.	75	7,721 SQ. FT.
20	14,681 SQ. FT.	48	11,131 SQ. FT.	76	8,775 SQ. FT.
21	16,187 SQ. FT.	49	13,514 SQ. FT.	77	9,474 SQ. FT.
22	14,427 SQ. FT.	50	8,700 SQ. FT.	78	12,994 SQ. FT.
23	10,308 SQ. FT.	51	8,700 SQ. FT.	79	9,344 SQ. FT.
24	7,975 SQ. FT.	52	7,975 SQ. FT.	80	8,788 SQ. FT.
25	7,975 SQ. FT.	53	7,975 SQ. FT.	81	8,632 SQ. FT.
26	9,425 SQ. FT.	54	7,975 SQ. FT.	82	30,818 SQ. FT.
27	7,975 SQ. FT.	55	8,102 SQ. FT.		
28	13,070 SQ. FT.	56	10,868 SQ. FT.		



Sections 31 & 32
T23N-R20E
City of De Pere
Brown County, Wisconsin
Not to Scale

LOCATION SKETCH

ZONING
R-1, Single Family Resident District
Planned Development District Overlay

MINIMUM LOT AREA AS PLATTED
7,721 Sq.Ft.
0.177 Acres

NUMBER OF LOTS
82 Lots
7 Outlots

OWNER
Preserve Development, LLC
3346 S. Pine Tree Road
Hobart, WI 54155

PLATTED AREA DEDICATED TO THE PUBLIC
263,690 Square Feet
6.053 Acres

PLATTED AREA
2,407,892 Square Feet
55.278 Acres

APPROVING & OBJECTING AUTHORITIES
City of De Pere
Department of Administration
Brown County

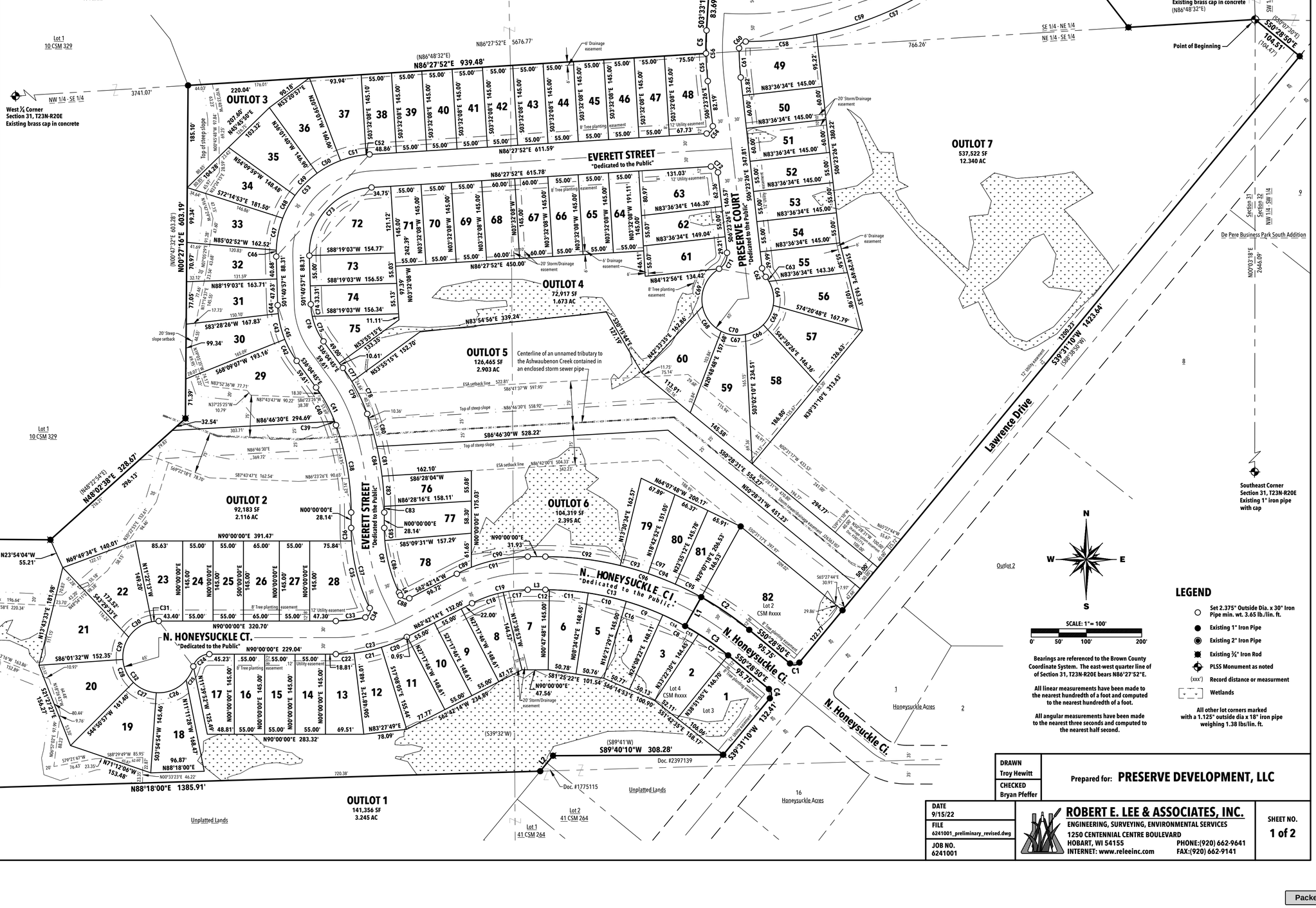
PARCEL ID
WD-D0035
WD-D0034

SURVEYOR
Troy E. Hewitt
Professional Land Surveyor #2831
Robert E. Lee & Associates, Inc.
1250 Centennial Centre Boulevard
Hobart, WI 54155

Line Table

Line #	Length	Direction
L1	60.00'	N29°07'18"E
L2	36.29'	S39°31'10"W
L3	31.93'	N90°00'00"E
L4	5.42'	S25°42'09"E

TROY E HEWITT S-2831 GREEN BAY WISCONSIN LAND SURVEYOR
9/15/22



LEGEND

- Set 2.375" Outside Dia. x 30" Iron Pipe min. wt. 3.65 lb./lin. ft.
- Existing 1" Iron Pipe
- Existing 2" Iron Pipe
- Existing ¾" Iron Rod
- PLSS Monument as noted
- (xxx') Record distance or measurement
- Wetlands

All other lot corners marked with a 1.125" outside dia x 18" iron pipe weighing 1.38 lbs/lin. ft.

Bearings are referenced to the Brown County Coordinate System. The east-west quarter line of Section 31, T23N-R20E bears N86°27'52"E.

All linear measurements have been made to the nearest hundredth of a foot and computed to the nearest hundredth of a foot.

All angular measurements have been made to the nearest three seconds and computed to the nearest half second.

DRAWN	Troy Hewitt
CHECKED	Bryan Pfeffer
DATE	9/15/22
FILE	6241001_preliminary_revised.dwg
JOB NO.	6241001

Prepared for: **PRESERVE DEVELOPMENT, LLC**

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
PHONE:(920) 662-9641
INTERNET: www.releeinc.com
FAX:(920) 662-9141

SHEET NO.
1 of 2

PRELIMINARY PLAT
THE KINGSTON PRESERVE
A PLANNED DEVELOPMENT DISTRICT

ALL OF LOT 1, CERTIFIED SURVEY MAP NUMBER XXXX, LOCATED IN PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ AND PARTS OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼, ALL IN SECTION 31, AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	90°00'00"	12.00'	18.85'	N84°31'10"E	16.97'	S50°28'50"E	N39° 31' 10"E
C2	10°23'52"	580.00'	105.26'	N55°40'46"W	105.11'	N50°28'50"W	N60° 52' 42"W
C3	7°16'32"	520.00'	66.03'	N54°07'06"W	65.99'	N50°28'50"W	N57° 45' 21"W
C4	90°00'00"	12.00'	18.85'	N05°28'50"W	16.97'	N39°31'10"E	N50° 28' 50"W
C5	4°30'14"	530.00'	41.66'	S01°18'10"W	41.65'	S03°33'17"W	S00° 56' 57"E
C6	44°21'40"	550.00'	425.84'	N74°28'44"E	415.28'	S83°20'26"E	N52° 17' 54"E
C7	7°16'32"	520.00'	66.03'	N54°07'06"W	65.99'	N50°28'50"W	N57° 45' 21"W
C8	8°06'17"	520.00'	73.56'	N61°48'30"W	73.49'	N57°45'21"W	N65° 51' 38"W
C9	7°46'53"	520.00'	70.62'	S69°45'05"E	70.57'	S73°38'31"E	S65° 51' 38"E
C10	7°46'46"	520.00'	70.61'	S77°31'55"E	70.55'	S81°25'18"E	S73° 38' 31"E
C11	7°46'55"	520.00'	70.63'	S85°18'45"E	70.57'	S89°12'12"E	S81° 25' 18"E
C12	39°31'10"	520.00'	358.67'	N70°14'25"W	351.60'	N50°28'50"W	N90° 00' 00"W
C13	29°07'18"	520.00'	264.30'	N75°26'21"W	261.46'	N60°52'42"W	N90° 00' 00"W
C14	4°58'56"	520.00'	45.22'	N63°22'10"W	45.20'	N60°52'42"W	N65° 51' 38"W
C15	3°07'21"	520.00'	28.34'	N59°19'02"W	28.34'	N57°45'21"W	N60° 52' 42"W
C16	39°31'10"	520.00'	358.67'	N70°14'25"W	351.60'	N50°28'50"W	N90° 00' 00"W
C17	11°40'37"	220.00'	44.84'	S84°09'42"W	44.76'	N90°00'00"W	S78° 19' 23"W
C18	15°37'10"	220.00'	59.97'	S70°30'48"W	59.79'	S78°19'23"W	S62° 42' 14"W
C19	27°17'46"	220.00'	104.81'	S76°21'07"W	103.82'	N90°00'00"W	S62° 42' 14"W
C20	10°09'41"	280.00'	49.66'	N67°47'04"E	49.59'	N72°51'55"E	N62° 42' 14"E
C21	10°19'54"	280.00'	50.49'	N78°01'51"E	50.42'	N83°11'48"E	N72° 51' 55"E
C22	6°48'12"	280.00'	33.25'	N86°35'54"E	33.23'	N90°00'00"E	N83° 11' 48"E
C23	27°17'46"	280.00'	133.39'	N76°21'07"E	132.14'	N90°00'00"E	N62° 42' 14"E
C24	74°44'33"	30.00'	39.14'	S52°37'44"W	36.42'	N90°00'00"W	S15° 15' 27"W
C25	24°47'31"	65.00'	28.13'	N27°39'13"E	27.91'	N40°02'58"E	N15° 15' 27"E
C26	53°51'56"	65.00'	61.11'	N66°58'56"E	58.88'	S86°05'06"E	N40° 02' 58"E
C27	40°56'03"	65.00'	46.44'	S65°37'05"E	45.46'	S45°09'03"E	S86° 05' 06"E
C28	41°10'36"	65.00'	46.71'	S24°33'45"E	45.71'	S03°58'28"E	S45° 09' 03"E
C29	37°25'52"	65.00'	42.46'	S14°44'28"W	41.71'	S33°27'24"W	S03° 58' 28"E
C30	45°10'23"	65.00'	51.25'	S56°02'35"W	49.93'	S78°37'47"W	S33° 27' 24"W
C31	11°22'13"	65.00'	12.90'	S84°18'53"W	12.88'	N90°00'00"W	S78° 37' 47"W
C32	254°44'33"	65.00'	289.00'	S37°22'16"E	103.31'	N90°00'00"W	N15° 15' 27"E
C33	14°03'19"	220.00'	53.97'	N82°58'21"E	53.83'	N90°00'00"E	N75° 56' 41"E
C34	102°01'11"	12.00'	21.37'	S24°56'06"W	18.65'	S75°56'41"W	S26° 04' 29"E
C35	21°58'56"	330.00'	126.61'	S15°05'01"E	125.83'	S04°05'33"E	S26° 04' 29"E
C36	4°05'33"	330.00'	23.57'	S02°02'47"E	23.57'	S00°00'00"E	S04° 05' 33"E
C37	26°04'29"	330.00'	150.18'	S13°02'15"E	148.89'	S00°00'00"E	S26° 04' 29"E
C38	19°39'58"	470.00'	161.32'	N09°49'59"W	160.53'	N00°00'00"E	N19° 39' 58"W
C39	1°33'34"	270.00'	7.35'	N20°26'45"W	7.35'	N19°39'58"W	N21° 13' 32"W
C40	14°51'13"	270.00'	70.00'	N28°39'08"W	69.80'	N21°13'32"W	N36° 04' 45"W
C41	16°24'47"	270.00'	77.34'	N27°52'21"W	77.08'	N19°39'58"W	N36° 04' 45"W
C42	14°13'52"	180.00'	44.71'	S28°57'49"E	44.59'	S21°50'53"E	S36° 04' 45"E
C43	15°19'19"	180.00'	48.14'	S14°11'13"E	47.99'	S06°31'34"E	S21° 50' 53"E
C44	4°50'37"	180.00'	15.22'	S04°06'15"E	15.21'	S01°40'57"E	S06° 31' 34"E
C45	34°23'48"	180.00'	108.06'	S18°52'51"E	106.44'	S01°40'57"E	S36° 04' 45"E
C46	3°39'02"	180.00'	11.47'	S00°08'34"W	11.47'	S01°58'05"W	S01° 40' 57"E
C47	18°55'55"	180.00'	59.48'	S11°26'02"W	59.21'	S20°53'59"W	S01° 58' 05"W
C48	14°56'01"	180.00'	46.92'	S28°22'00"W	46.78'	S35°50'01"W	S20° 53' 59"W
C49	18°08'19"	180.00'	56.98'	S44°54'10"W	56.75'	S53°58'20"W	S35° 50' 01"W

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C50	15°22'40"	180.00'	48.31'	S61°39'40"W	48.17'	S69°20'59"W	S53° 58' 20"W
C51	15°09'35"	180.00'	47.63'	S76°55'47"W	47.49'	S84°30'35"W	S69° 20' 59"W
C52	1°57'18"	180.00'	6.14'	S85°29'14"W	6.14'	S86°27'52"W	S84° 30' 35"W
C53	88°08'49"	180.00'	276.92'	S42°23'28"W	250.41'	S86°27'52"W	S01° 40' 57"E
C54	92°51'18"	12.00'	19.45'	N40°02'13"E	17.39'	N86°27'52"E	N06° 23' 26"W
C55	5°26'29"	530.00'	50.33'	S03°40'12"E	50.31'	S00°56'57"E	S06° 23' 26"E
C56	9°56'43"	530.00'	92.00'	S01°25'05"E	91.88'	S03°33'17"W	S06° 23' 26"E
C57	26°09'26"	650.00'	296.74'	N65°22'37"E	294.17'	N78°27'20"E	N52° 17' 54"E
C58	11°22'14"	650.00'	129.00'	N84°08'27"E	128.78'	N89°49'34"E	N78° 27' 20"E
C59	37°31'40"	650.00'	425.74'	N71°03'44"E	418.17'	N89°49'34"E	N52° 17' 54"E
C60	89°44'25"	12.00'	18.80'	S44°57'21"W	16.93'	S89°49'34"W	S00° 05' 08"W
C61	6°28'35"	470.00'	53.13'	S03°09'09"E	53.10'	S00°05'08"W	S06° 23' 26"E
C62	32°37'54"	30.00'	17.09'	S22°42'23"E	16.86'	S06°23'26"E	S39° 01' 20"E
C63	8°50'55"	65.00'	10.04'	N34°35'52"W	10.03'	N30°10'25"W	N39° 01' 20"W
C64	39°35'41"	65.00'	44.92'	N10°22'34"W	44.03'	N09°25'16"E	N30° 10' 25"W
C65	35°15'12"	65.00'	39.99'	N27°02'52"E	39.37'	N44°40'29"E	N09° 25' 16"E
C66	33°02'45"	65.00'	37.49'	N61°11'51"E	36.97'	N77°43'14"E	N44° 40' 29"E
C67	39°47'15"	65.00'	45.14'	S82°23'09"E	44.24'	S62°29'32"E	N77° 43' 14"E
C68	51°19'24"	65.00'	58.22'	S36°49'50"E	56.30'	S11°10'08"E	S62° 29' 32"E
C69	69°52'49"	65.00'	79.28'	S23°46'17"W	74.45'	S58°42'41"W	S11° 10' 08"E
C70	277°44'01"	65.00'	315.08'	S80°09'19"E	85.52'	S58°42'41"W	N39° 01' 20"W
C71	65°06'08"	30.00'	34.09'	N26°09'38"E	32.28'	N58°42'41"E	N06° 23' 26"W
C72	87°08'42"	12.00'	18.25'	N49°57'47"W	16.54'	N06°23'26"W	S86° 27' 52"W
C73	88°08'49"	120.00'	184.61'	S42°23'28"W	166.94'	S86°27'52"W	S01° 40' 57"E
C74	10°27'32"	120.00'	21.91'	S06°54'43"E	21.87'	S01°40'57"E	S12° 08' 29"E
C75	23°56'16"	120.00'	50.13'	S24°06'37"E	49.77'	S12°08'29"E	S36° 04' 45"E
C76	34°23'48"	120.00'	72.04'	S18°52'51"E	70.96'	S01°40'57"E	S36° 04' 45"E
C77	5°06'34"	330.00'	29.43'	S33°31'28"E	29.42'	S36°04'45"E	S30° 58' 10"E
C78	11°18'13"	330.00'	65.10'	S25°19'04"E	65.00'	S30°58'10"E	S19° 39' 58"E
C79	16°24'47"	330.00'	94.53'	N27°52'21"W	94.21'	N19°39'58"W	N36° 04' 45"W
C80	6°39'35"	530.00'	61.60'	S16°20'10"E	61.57'	S19°39'58"E	S13° 00' 22"E
C81	5°52'50"	530.00'	54.40'	S10°03'57"E	54.37'	S13°00'22"E	S07° 07' 33"E
C82	5°56'42"	530.00'	54.99'	S04°09'12"E	54.97'	S07°07'33"E	S01° 10' 51"E
C83	1°10'51"	530.00'	10.92'	S00°35'25"E	10.92'	S01°10'51"E	S00° 00' 00"E
C84	19°39'58"	530.00'	181.92'	N09°49'59"W	181.02'	N00°00'00"E	N19° 39' 58"W
C85	4°50'29"	270.00'	22.81'	S02°25'14"E	22.81'	S00°00'00"E	S04° 50' 29"E
C86	20°51'41"	270.00'	98.31'	S15°16'19"E	97.76'	S04°50'29"E	S25° 42' 09"E
C87	25°42'09"	270.00'	121.12'	S12°51'05"E	120.11'	S00°00'00"E	S25° 42' 09"E
C88	91°35'37"	12.00'	19.18'	S71°29'58"E	17.20'	S25°42'09"E	N62° 42' 14"E
C89	5°55'26"	280.00'	28.95'	S65°39'56"W	28.94'	S68°37'39"W	S62° 42' 14"W
C90	21°22'21"	280.00'	104.45'	S79°18'50"W	103.84'	N90°00'00"W	S68° 37' 39"W
C91	27°17'46"	280.00'	133.39'	S76°21'07"W	132.14'	N90°00'00"W	S62° 42' 14"W
C92	13°30'34"	580.00'	136.75'	N83°14'43"W	136.44'	N76°29'26"W	N90° 00' 00"W
C93	5°12'18"	580.00'	52.69'	N73°53'17"W	52.67'	N71°17'08"W	N76° 29' 26"W
C94	5°12'21"	580.00'	52.70'	N68°40'58"W	52.68'	N66°04'48"W	N71° 17' 08"W
C95	5°12'05"	580.00'	52.65'	N63°28'45"W	52.64'	N60°52'42"W	N66° 04' 48"W
C96	29°07'18"	580.00'	294.80'	N75°26'21"W	291.63'	N60°52'42"W	N90° 00' 00"W
C97	39°31'10"	580.00'	400.05'	N70°14'25"W	392.17'	N50°28'50"W	N90° 00' 00"W

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, sanitary sewer, storm sewer, watermain and communications service is hereby granted by Best Built Inc., to Wisconsin Public Service Corporation, a Wisconsin Corporation, grantee, Time Warner Cable, AT&T and the City of De Pere, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, sanitary sewer, storm sewer, watermain, telephone and cable tv facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "utility easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, sanitary and storm sewer facilities, watermain facilities or telephone and cable tv facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "utility easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This utility easement provision does not prevent or prohibit others from utilizing or crossing the utility easement as the utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

RESTRICTIVE COVENANTS BETWEEN CITY OF DE PERE AND PROPERTY OWNER

1. **The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.**
2. **Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.**
3. **No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.**
4. **A drainage easement in favor of the city on rear and side lot lines as shown on the plat shall be provided. Such easements shall contain the following restrictions:**
   - **A. Any obstruction to the flow of water, by any means, shall be prohibited.**
   - **B. No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted.**
   - **C. The erection of a fence or annual plantings may be allowed provided that same do not obstruct the flow of water.**
   - **D. Grantor is prohibited from changing the grade elevation of the drainage easement from that established by grantee.**
   - **E. Grantee shall have full rights of ingress and egress to carry on and all work in connection with the maintenance and operation in, over, under, and across lands of grantor.**
   - **F. The property covered by said easement shall not be used in any way or manner that will impair the rights of grantee.**
   - **G. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.**
   - **H. The easement shall be assignable.**

OWNER'S CERTIFICATE OF DEDICATION:

Preserve Development, LLC, a Wisconsin limited liability company duly organized and by virtue of the laws of the State of Wisconsin, as the property owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Preserve Development, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

CITY OF DE PERE
BROWN COUNTY
DEPARTMENT OF ADMINISTRATION

Dated this _____ day of _____, 2022.

In the presence of Preserve Development, LLC

By _____

Name: _____

Title: _____

STATE OF WISCONSIN)
_____ _____ COUNTY) SS

Personally came before me this _____ day of _____, 2022, the above named property owner(s) to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ _____ My commission expires _____
Notary Public, Wisconsin

COMMON COUNCIL APPROVAL CERTIFICATE

Resolved, that the plat of "THE KINGSTON PRESERVE" in the City of De Pere, Preserve Development, LLC, owner, is hereby approved by the Common Council on _____, 2022.

_____ Date
Carey E. Danen, City Clerk

CITY OF DE PERE TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting Treasurer of the City of De Pere, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____ Date
Carey E. Danen
City of De Pere Treasurer

BROWN COUNTY TREASURER'S CERTIFICATE

I, being the duly elected, qualified and acting Treasurer of Brown County, do hereby certify that in accordance with the records in my office, there are no unredeemed tax sales and unpaid taxes, or special assessments on and of the land included in this plat.

_____ Date
Paul Zeller
Brown County Treasurer

SURVEYOR'S CERTIFICATE

I, Troy E. Hewitt, Professional Land Surveyor, hereby certify that by the order and under the direction of Preserve Development, LLC, I have surveyed, divided and mapped a parcel of land being all of Lot 1, Certified Survey Map Number xxxx, located in part of the Northeast 1/4 of the Southeast 1/4 and parts of the Northwest 1/4 of the Southeast 1/4 and Southeast 1/4 of the Northeast 1/4, all in Section 31, and part of the Northwest 1/4 of the Southwest 1/4 of Section 32, all located in Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the Southeast corner of said Section 31; thence N00°03'18"E, 2646.09 feet on the east line of said Southeast ¼ to the East ¼ corner of said Section 31, the POINT OF BEGINNING; thence S50°28'50"E, 104.51 feet on the north line of said Lot 1 to the west right of way of Lawrence Drive; thence S39°31'10"W, 1300.04 feet on said west right of way to the northeast corner of Lot 2 of said Certified Survey Map Number XXXX (CSM #XXXX); thence N50°31'17"W, 243.24 feet on the north line of said Lot 2 to the northwest corner thereof; thence S29°01'13"W, 207.61 feet on the west line of said Lot 2 and its southerly extension to the south right of way of Street A; thence 27.34 feet on the arc of a 520.00 foot radius curve to the right, having a long chord which bears S59°28'25"E, 27.33 feet on said south right of way to the northwest corner of Lot 4 of said CSM #XXXX; thence S31°24'26"W, 145.00 feet on the west line of said Lot 4 to the southwest corner therof; thence S51°46'30"E, 157.99 feet on the south line of said Lot 4 and continuing on the south line of Lot 3 of said CSM #XXXX to said west right of way of Lawrence Drive; thence S89°40'10"W, 308.28 feet on the north line of lands described in Document Number 2397139; thence S39°31'10"W, 36.29 on the west line of said lands and continuing on the west line of lands described in Document Number 1775115 to the south line of said Northeast ¼ of the Southeast ¼; thence S88°18'00"W, 1385.91 feet on said south line and continuing on the south line of said Northwest ¼ of the Southeast ¼ to the southwest corner thereof; thence N00°48'06"W, 464.04 feet on the west line of said Northwest ¼ of the Southeast ¼ to a north line of lands described as Parcel D in Document Number 2970378; thence S89°34'37"E, 504.97 feet on said north line; thence N48°02'38"E, 328.67 feet on said north line to a west line of said lands; thence N00°27'16"E, 603.19 feet on said west line to the east-west quarter line of said Section 31; thence N86°27'52"E, 939.48 feet on said east-west quarter line to a west line of lands described in Document Number XXXXXXX; thence 41.66 feet on the arc of a 530.00 foot radius curve to the right, having a long chord which bears N01°18'10"E, 41.65 feet on the said west line; thence N03°33'17"E, 83.69 feet on said west line to the north line of said lands; thence 425.84 feet on the arc of a 550.00 foot radius curve to the left, having a long chord which bears N74°28'44"E, 415.28 feet on said north line; thence N52°17'54"E, 168.06 feet on said north line to the east line of said lands; thence S37°42'06"E, 368.83 feet on said east line to said east-west quarter line; thence N86°27'52"E, 229.96 feet on said east-west quarter line to the Point of Beginning.

Said parcel contains 2,513,813 Square Feet (57.709 Acres) of land more or less.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes in the surveying, dividing and mapping of the same.

8/5/22
Troy E. Hewitt PLS #2831 Date
ROBERT E. LEE & ASSOCIATES, INC.

WISCONSIN
TROY E. HEWITT S-2831 GREEN BAY WI
LAND SURVEYOR

DRAWN	Troy Hewitt
CHECKED	Bryan Pfeffer
DATE	8/04/2022
FILE	6241001_preliminary_revised.dwg
JOB NO.	6241001

Prepared for: PRESERVE DEVELOPMENT, LLC

ROBERT E. LEE & ASSOCIATES, INC.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

SHEET NO. 2 of 2

R:\6200\6241\6241001\DWG\6241001_preliminary_revised.dwg

LIVE WELL IN AN EPCON COMMUNITY

Luxury Ranch Homes

Our open, modern floor plans include abundant natural light, and are designed for single-level living, everything you need is on one floor – kitchen, living space, bedrooms, laundry and storage.

Low-Maintenance Living

We know what you want and need for a happier, healthier life. Sit back and relax while we handle the mowing, mulching, edging and raking.

Private Courtyards

Whether you're enjoying a cocktail under the stars or a quiet moment with your morning coffee, connect with the outside world while maintaining your privacy.

Lock & Leave Lifestyle

Our HOA-maintained communities provide you with peace of mind. You have the freedom to do what your heart desires knowing that your home is well taken care of.

Features of Universal Design

Our homes are designed to support your lifestyle now, and in the future, with wide hallways and open floorplans.



WOODLAND LAKES
COTTAGES
An Epcon Community

WoodlandLakesCottages.com

920-967-5500

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WOODLAND LAKES
COTTAGES
An Epcon Community



The Salerno is a striking home, designed with dramatic features like 9-foot ceilings. The elegant design includes an expansive dining room and a great room that opens to the private outdoor living space. The large eat-in kitchen is ideal for gathering with friends and family, and the owner's suite accesses the courtyard.

There is generous storage space, and a bonus suite perfect for a guest room. All things considered, the Salerno provides a luxurious yet casual home that caters to your lifestyle.

Salerno

1,643-2,247 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Covered porch off of living room
- Private, rear-facing courtyard
- Optional screened porch or veranda available in lieu of covered porch off living room
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



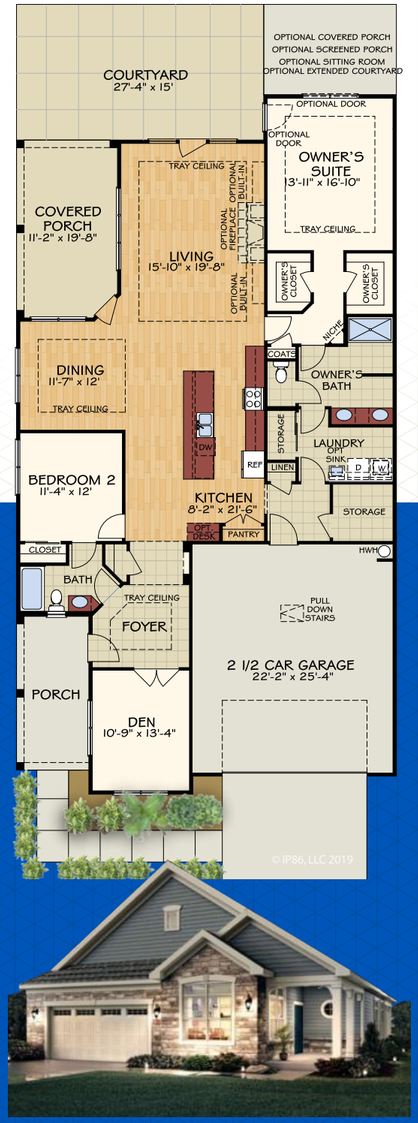
The Torino II is an elegant, open home, built for entertaining. With plenty of room for oversized sofas and a large dining room table, you can comfortably host friends and family. The gourmet kitchen is the ideal place to grab a quick meal or prepare a grand feast.

Other features include the owner's suite with walk-in shower, the private courtyard, and a welcoming front porch. An optional bonus suite adds flexibility and comfort for guests. If home is where the heart is, you'll enjoy the Torino.

Torino II

1,888-2,588 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Den
- Private, rear-facing courtyard
- Optional sitting room, covered porch or screened porch off owner's suite
- Optional covered porch or screened porch off courtyard
- Optional 2nd floor bonus suite



The Verona has everything exactly how you want it. The integrated living space is flexible and roomy. Details like the front porch and large entry foyer make guests feel instantly at home. And smart storage features within reach make everything easier.

From preparing meals in the modern kitchen to entertaining friends in the open living room, life's everyday moments are more enjoyable and more relaxing. For a home that features the finest in intuitive design, look no further than the Verona.

Verona

2,114-2,930 Sq. Ft.

- 2-3 Bedrooms | 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Den
- Private, rear-facing courtyard with covered porch
- Optional screened porch or veranda available in lieu of covered porch off courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite

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The Palazzo is revered for its design flexibility, luxurious options and standard comforts. Possibilities abound from an upstairs bonus suite, walk-in spa shower, private den, restful sitting room, and much more. Regardless of the options you choose, the Palazzo is a warm and lively home energized by abundant living space, contemporary amenities, and natural light. Thanks to its flexibility and elegance, the Palazzo is the perfect fit for all personalities and lifestyles.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional 4 seasons sunroom
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Palazzo

1,518-2,027 Sq. Ft.

The Portico is a beautiful and striking home designed with functional excellence to promote easy manageability. It offers intelligent features including a conveniently located laundry room, generous storage space, and the added versatility of a bonus suite perfect for a guest room. All things considered, the Portico provides a luxurious yet casual living experience that caters to your lifestyle desires.

- 2-3 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Gourmet kitchen with island
- Optional sitting room, covered porch or screened porch off owner's suite
- Private, outdoor courtyard
- Den
- Optional 2nd floor bonus suite



Portico

1,775-2,501 Sq. Ft.

The Promenade III is an elegant, open home with plenty of room for your oversized sofas and your dining room furniture. The gourmet kitchen with center island and pantry make it the ideal place to have a quick meal or prepare a grand feast for family and friends. An optional bonus suite adds flexibility and comfort for guests that visit. For those who believe that home is where the heart is, rejoice with the Promenade III.

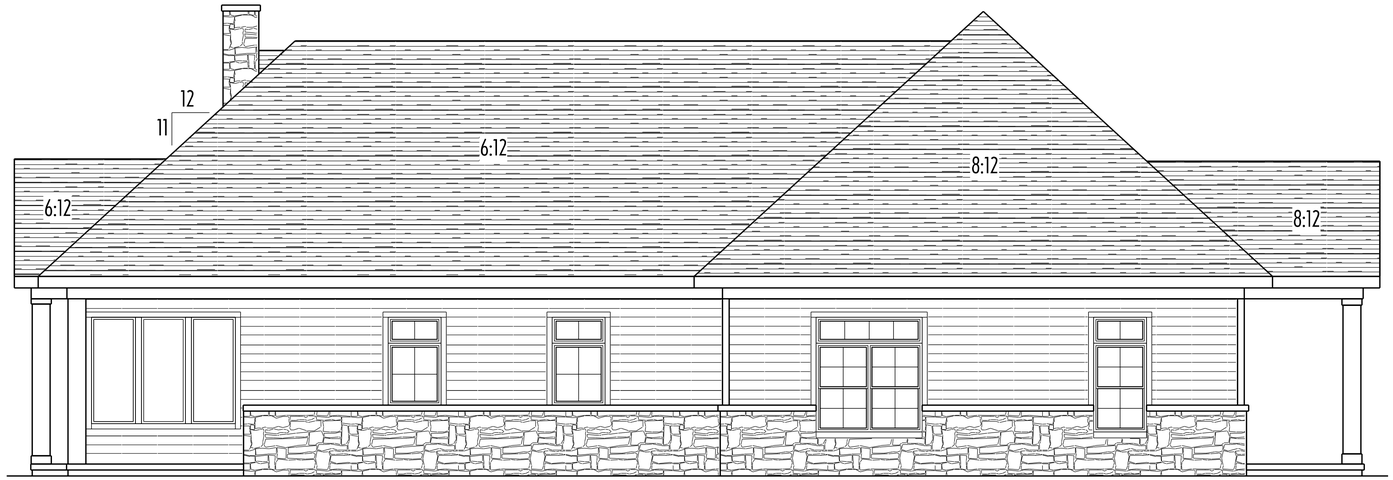
- 2-4 Bedrooms
- 2-3 Bathrooms
- Open, light-filled design
- 1st floor owner's suite
- Den
- Generous storage space
- Private, outdoor courtyard
- Optional sitting room, screened porch or covered porch off owner's suite
- Optional 2nd floor bonus suite



Promenade III

2,058-2,832 Sq. Ft.

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LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

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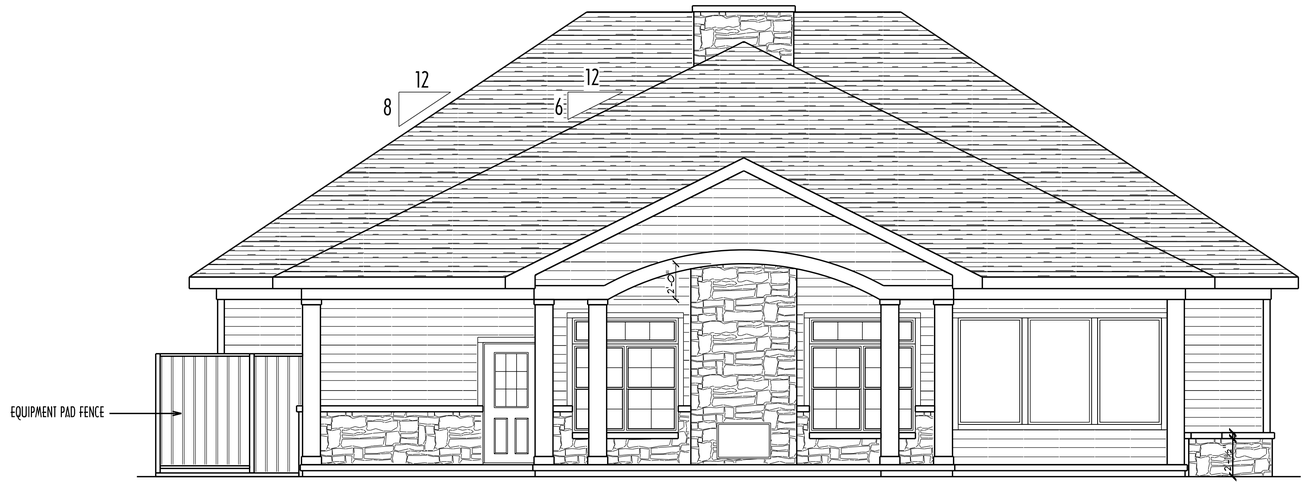
DRAWN BY: Karl Kaufman
SCALE: 1/4" = 1'-0"
DRAWING NO: KRD-21-028

DATE: 11 NOV 2021
REVISED: 15 DEC 2021

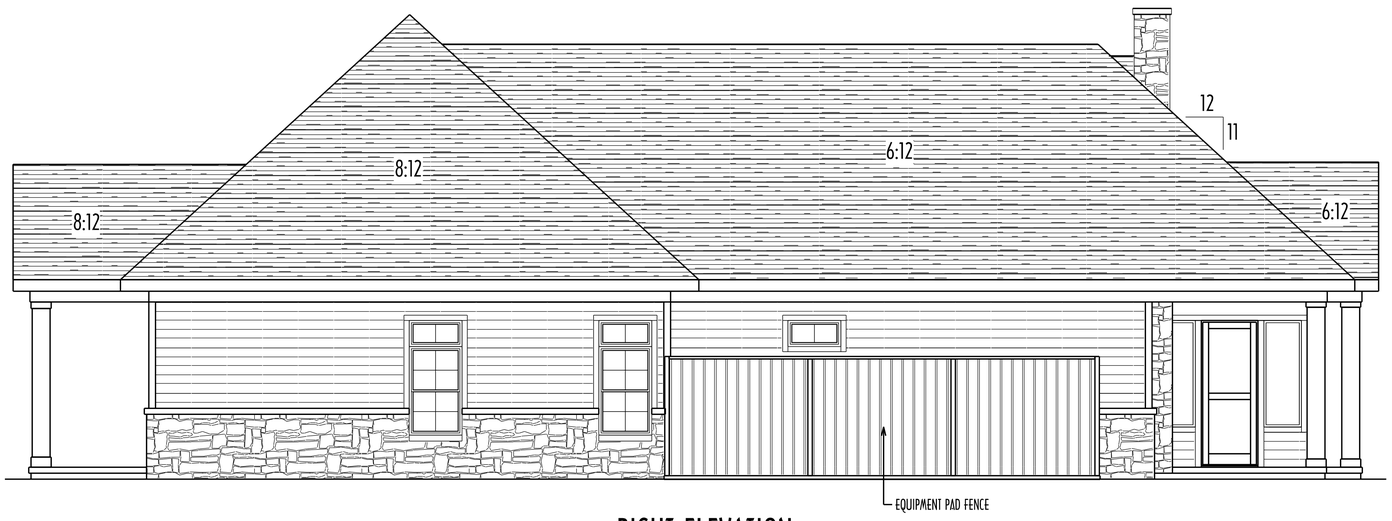
WOODLAND LAKES COTTAGES
CLUBHOUSE

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(920) 217-0210

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REAR ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

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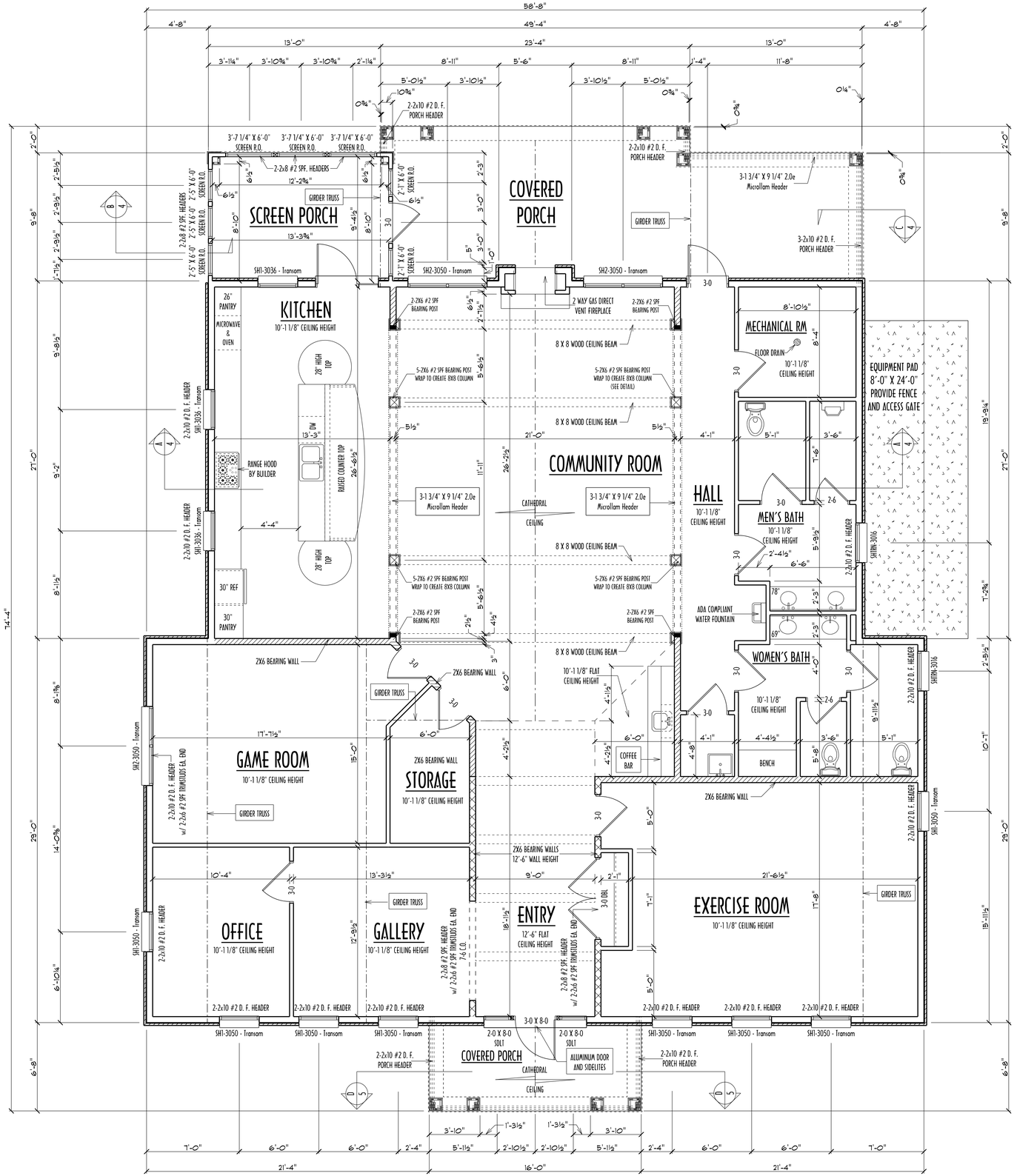
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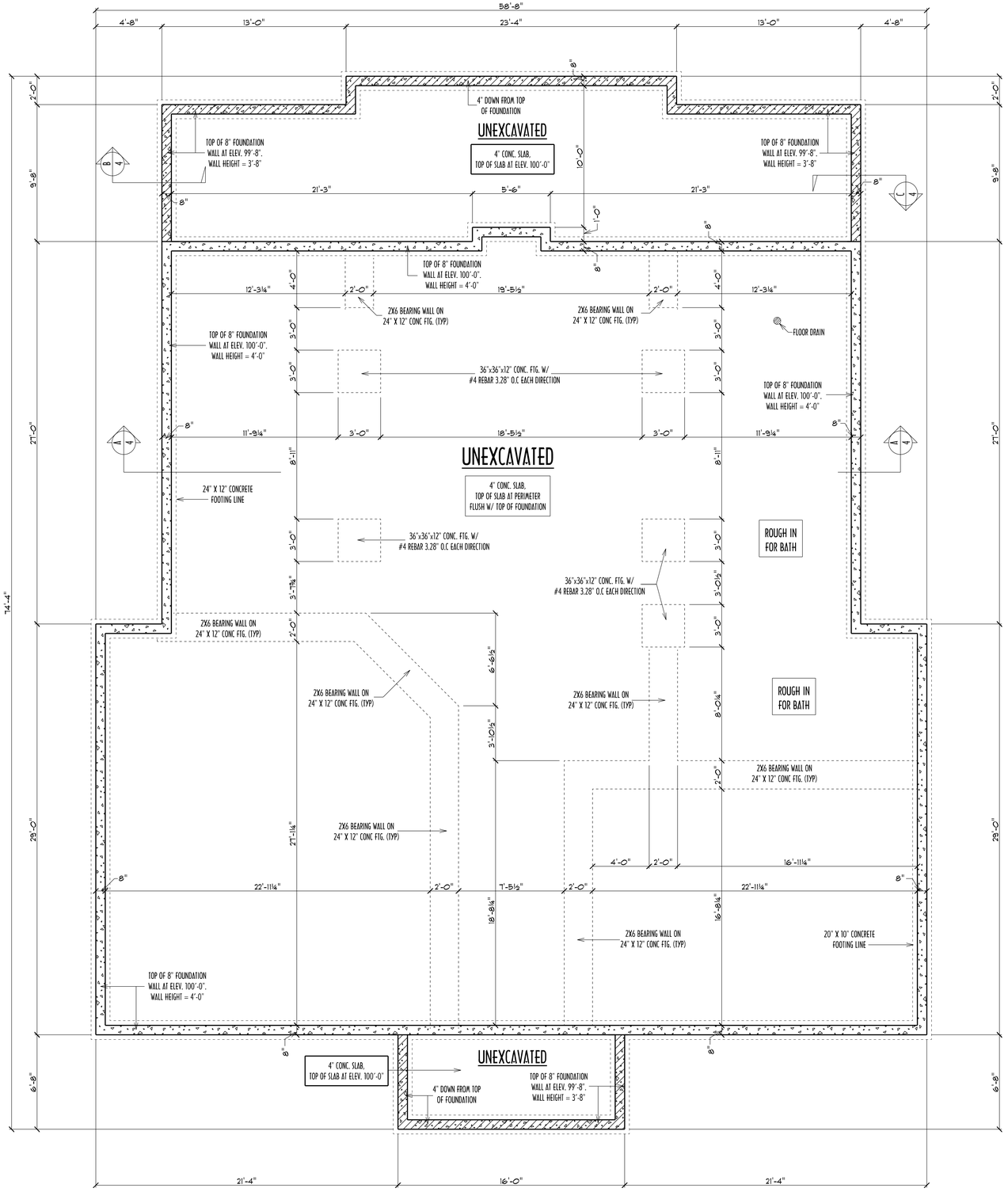
2 OF 5

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58'-8"
49'-4"
23'-4"
SCREEN PORCH
COVERED PORCH
KITCHEN
10'-1 1/8" CEILING HEIGHT
COMMUNITY ROOM
MECHANICAL RM
HALL
10'-1 1/8" CEILING HEIGHT
MEN'S BATH
WOMEN'S BATH
GAME ROOM
10'-1 1/8" CEILING HEIGHT
STORAGE
10'-1 1/8" CEILING HEIGHT
OFFICE
10'-1 1/8" CEILING HEIGHT
GALLERY
10'-1 1/8" CEILING HEIGHT
ENTRY
12'-6" FLAT CEILING HEIGHT
EXERCISE ROOM
10'-1 1/8" CEILING HEIGHT
EQUIPMENT PAD
8'-0" X 24'-0"
PROVIDE FENCE
AND ACCESS GATE
GIRDER TRUSS
2-2x10 #2 D. F. PORCH HEADER
3-1 3/4" X 9 1/4" 2.0e Microllam Header
2 WAY GAS DIRECT VENT FIREPLACE
8 X 8 WOOD CEILING BEAM
5-2X6 #2 SPF BEARING POST WRAP TO CREATE 8X8 COLUMN
2-2X6 #2 SPF BEARING POST
CATHEDRAL CEILING
ADA COMPLIANT WATER FOUNTAIN
2X6 BEARING WALL
10'-1 1/8" FLAT CEILING HEIGHT
COFFEE BAR
BENCH
2X6 BEARING WALLS 12'-6" WALL HEIGHT
2-2X8 #2 SPF. HEADERS
2'-5" X 6'-0" SCREEN R.O.
3'-7 1/4" X 6'-0" SCREEN R.O.
2'-1" X 6'-0" SCREEN R.O.
SHT-3036 - Transom
SHT-3050 - Transom
SHT-3016
2-2X10 #2 D. F. HEADER
2-2X8 #2 SPF HEADER w/ 2-2x6 #2 SPF TRIMSTUDS EA. END
7d C.O.
RANGE HOOD BY BUILDER
RAISED COUNTER TOP
28" HIGH TOP
30" REF
30" PANTRY
26" PANTRY
MICROWAVE & OVEN
DW
ALUMINUM DOOR AND SIDELITES
COVERED PORCH
CATHEDRAL CEILING
2-0 X 8-0 SOLT
3-0 X 8-0
2X6 BEARING WALL
GAME ROOM
STORAGE
OFFICE
GALLERY
ENTRY
EXERCISE ROOM
MECHANICAL RM
HALL
MEN'S BATH
WOMEN'S BATH
FLOOR DRAIN
10'-1 1/8" CEILING HEIGHT
SHT-3050 - Transom
SHT-3036 - Transom
SHT-3016
2-2X10 #2 D. F. HEADER
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7d C.O.
2-2X10 #2 D. F. HEADER
SHT-3050 - Transom
SHT-3050 - Transom
SHT-3050 - Transom



NOTES:

1: FOUNDATION WALLS:
HOUSE: 8" POURED CONCRETE WALLS 4'-0" HIGH
8" WALLS AT COVERED PORCH AREAS
2: THE FOLLOWING ITEMS ARE TO BE LOCATED IN THE FOUNDATION BY THE CONTRACTOR:
BASEMENT WINDOWS — FLOOR DRAINS
ELECTRIC SERVICES — WATER HEATER
SUMP PIT & PUMP — FURNACE
3: BUILDER TO PROVIDE HEADERS AT BASEMENT WINDOWS
4: POURED CONCRETE FOOTINGS TO BEAR ON UNDISTURBED SOIL BELOW THE FROST LINE.
5: STEEL COLUMNS TO SUPPORT 12,000 LBS UNLESS NOTED OTHERWISE.
6: ASSUMED SOIL BEARING CAPACITY IS 3000 PSF. FOOTING SIZES MUST BE ADJUSTED FOR VARYING SOIL CONDITIONS.
7: FOUNDATION WALLS ARE ASSUMED TO BE UNREINFORCED 3000 PSI CONCRETE. WALLS ARE DESIGNED PER IJDC TABLE 21.18-B BASED ON THE HEIGHT OF UNBALANCED FILL. PROPER REINFORCEMENT (DESIGN BY OTHERS) MAY ALLOW FOR WALLS THAT ARE LESS THICK, BUT ANY DEVIATION FROM THE THICKNESSES SHOWN ON THE PLAN IS THE RESPONSIBILITY OF FOUNDATION AND / OR GENERAL CONTRACTOR.

NOTE:
BUILDER RESPONSIBLE TO TRANSFER ALL LOADS FROM ABOVE THROUGH FLOOR SYSTEM AND WALLS. USE SOLID BLOCKING AND BEARING POSTS TO TRANSFER LOADS TO BEAMS AND FOUNDATION.

FOUNDATION PLAN

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WOODLAND LAKES COTTAGES
CLUBHOUSE

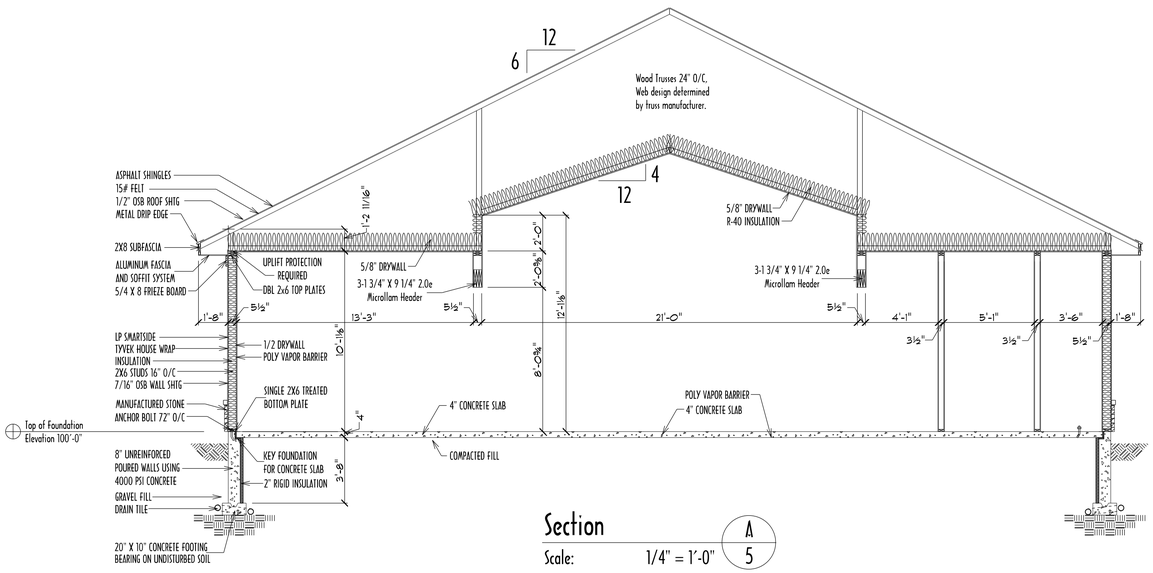
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2050 SWEETMAN DR.
GREEN BAY, WI 54313
(920) 217-0210

DRAWN BY: Karl Kaufman
SCALE: 1/4" = 1'-0"
DRAWING NO: KRD-21-028
DATE: 11 NOV 2021
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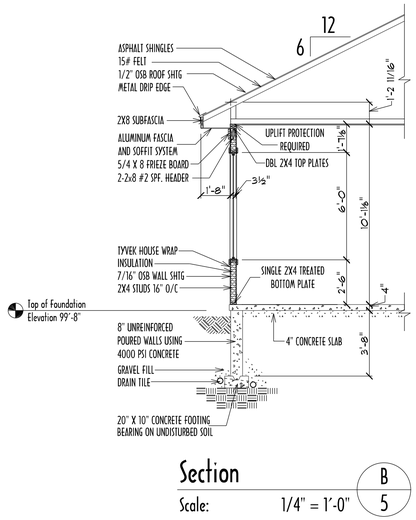
4 OF 5



Section

Scale: 1/4" = 1'-0"

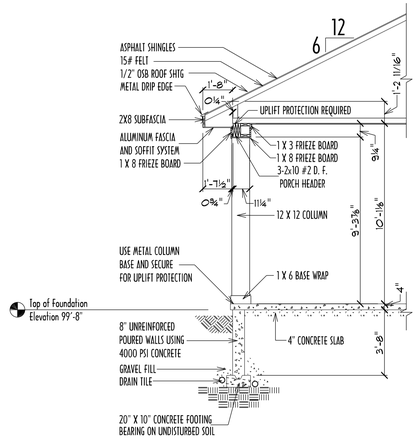
A / 5



Section

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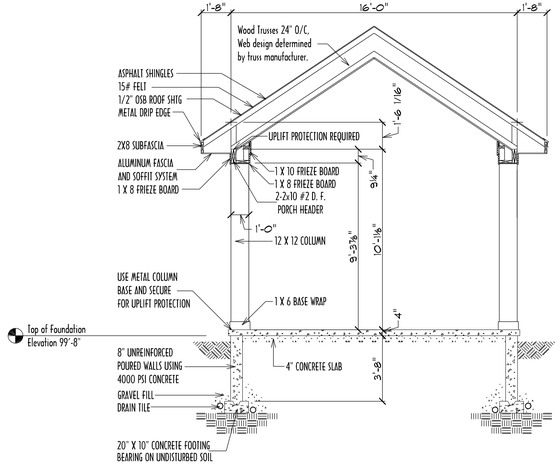
B / 5



Section

Scale: 1/4" = 1'-0"

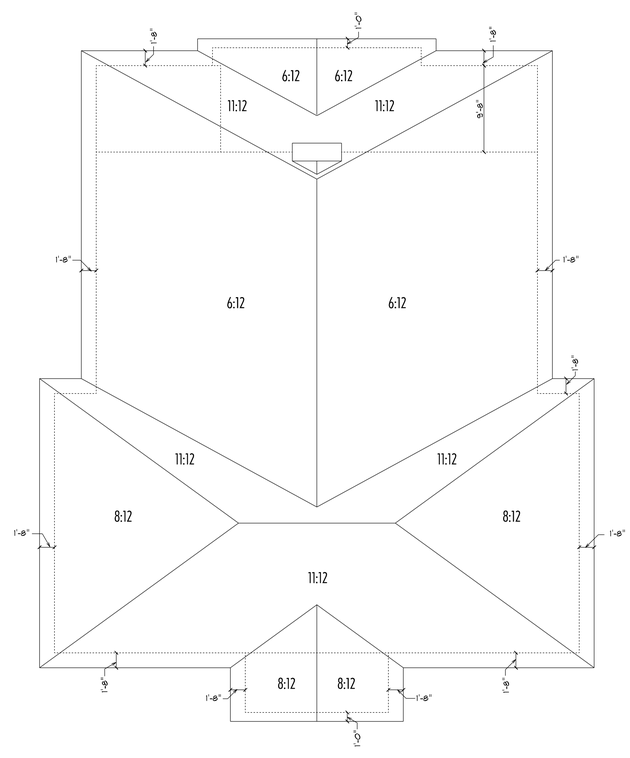
C / 5



Section

Scale: 1/4" = 1'-0"

D / 5



ROOF PLAN

SCALE: 1/8" = 1'-0"

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DRAWN BY:	Karl Kaufman
SCALE:	1/4" = 1'-0"
DRAWING NO:	KRD-21-028
DATE:	13 NOV 2021
REVISED:	15 DEC 2021

5 OF 5

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WOODLAND LAKES COTTAGES
CLUBHOUSE

ATKINS FAMILY BUILDERS
2050 SWEETFERN DR.
GREEN BAY, WI 54313
(920) 217-0210

City of De Pere, Wisconsin

Request For Plan Commission Action

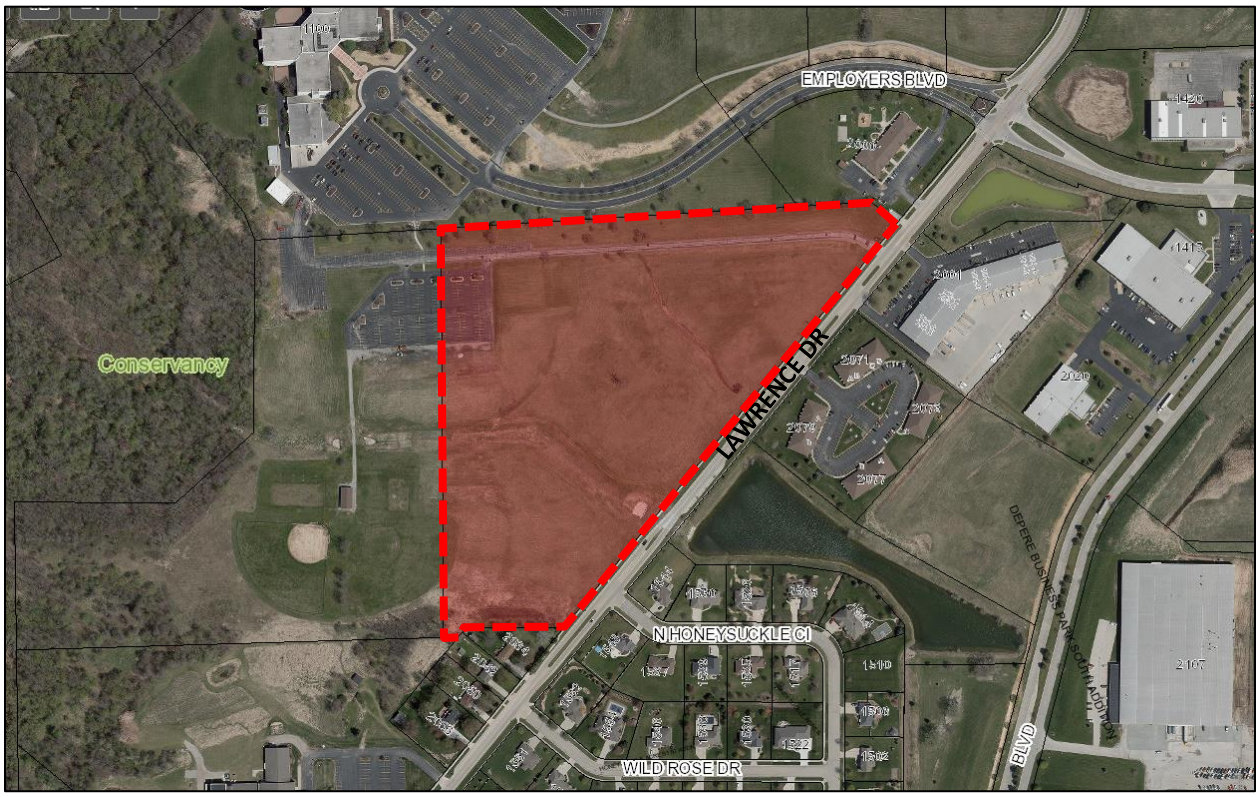
MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a 4 lot certified survey map at 2000 BLK Lawrence DR (Parcel WD-D0034). ***

ATTACHMENTS:

- PC Report - CSM on Lawrence DR (DOCX)
- Application Form (PDF)
- Preliminary CSM (PDF)

Item 5: **Consideration and possible action on a 4 lot certified survey map at 2000 BLK Lawrence DR (Parcel WD-D0034). ***

SITE MAP



REQUESTED ACTION: Certified Survey Map Approval. *

COMMON DESCRIPTION: 2000 BLK Lawrence DR, between Employers BL and N Honeysuckle CI.

ZONING: C-EO (Corporate Executive Office).

Note: Site is proposed to be reviewed for rezoning to R-1 PDD by Plan Commission on October 24, 2022.

SURROUNDING LAND USES: Business Park to the north (C-EO), and east (I-B-1).
Residential and church to the south (R-1).
Conservancy to the east (C-EO, C-EO PDD).

COMPREHENSIVE PLAN: Neighborhood Residential (Including Multi-Family), Multi-Family Residential, and Business Park.

APPLICANT/OWNER:

Authorized Representative
Troy Hewitt, PLS,
Robert E Lee & Associates INC
1250 Centennial Centre BL
Hobart, WI 54155

Property Owner
Preserve Development LLC
3346 S Pine Tree RD
Hobart, WI 54155

LAND USE HISTORY: After a review of air photographs, the northwest end of the vacant site was developed for a park in the 1980's.

STAFF REVIEW: When reviewing a Certified Survey Map, staff considers State Statutes 236, Section 46-8 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The proposed land division will create four lots. The larger Lot 1 is proposed for future residential land divisions, Lot 2 is a proposed neighborhood clubhouse, and Lots 3-4 are for single-family residential development.
- The City's minimum acreage and frontage for the proposed rezoning to R-1 PDD are 5,000 SF and 39'.
- The staff recommended conditions of approval are listed at the end of the report.

The Certified Survey Map meets the criteria of State Statutes 236 and Section 46-8 of the De Pere Platting and Division of Land Code. The proposed land division provides development opportunities and does not impact the Comprehensive Plan negatively. The proposed lot sizes, street frontages, and setbacks meet City requirements.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the certified survey map, subject to:

1. Meeting all other state and local regulations.
2. Subject to final rezoning approval from C-EO to R-1 PDD by Common Council.
3. Add a "no access" symbol on the map and in the legend for the Lawrence DR side of Lots 2 and 3.
4. In the City Certificate, suggest changing the word "…this…" to "…the…" because the CSM is typically not signed on the same day that the CSM is approved.
5. Provide a 6' drainage easement along the back of lot 4.
6. Provide an additional 20-foot storm water and maintenance easement on either side of the existing drainage swale through the center of Lot 1.
7. Add the numbered items below to the restrictions with the City:
    1. Drainage easements shall contain the following restrictions:
        a. *An obstruction to the flow of water, by any means, shall be prohibited.*
        b. *No structure, earthen berm, dam, erection of other improvement, tree, or landscaping shall be permitted (with the exception of the items listed below in "c").*
        c. *The erection of a fence or annual plantings may be allowed provided that same does not obstruct the flow of water. Landscaping stone may also be permitted if placed according to the grading plan and approved by the City.*
        d. *Grantor (property owner) is prohibited from changing the*

grade elevation of the drainage easement from that established by grantee.

e. Grantee shall have full rights of ingress and egress to carry on and all work in connection with maintenance and operation in, over, under and across the lands of grantor.

f. The property covered by said easement shall not be used in any way or manner that will impair the rights of the grantee.

g. The easement shall run with the land, and shall be binding upon the grantees, lessees, successors, heirs and assigns of grantor and grantee.

h. The easement shall be assignable.

2. Property owners are responsible for the removal and replacement of any amenities/improvements on easements beyond standard terrace restoration.
3. Sidewalks are required on N. Honeysuckle Circle.
4. Exposed basement windows shall be approved the by Inspection Department prior to construction.
5. The City may restrict parking on one side of N. Honeysuckle Circle.
6. Access for Lots 2 and 3 shall be off of N. Honeysuckle Circle.
7. The United States Postal Service (USPS) requires the installation of Cluster Mailbox Units (CBU) in this development. The mailboxes will be installed in the next phase of the development. The lot owners associated with the designated CBU are joint owners of the specified CBU structure, foundation, and associated sidewalk and responsible for the long-term maintenance and replacement. If the property owners do not keep the CBU in good-looking functional state, the municipality may assess/charge the lot owners for the shared cost of repairs of the replacement.
8. Storm water management for this development will be constructed with the next phase of development. Storm water from this CSM shall be directed toward the storm sewer on N. Honeysuckle Cl.

Note: It should be identified how the costs for utilities and the street are being handled on this dedication. It needs to be clear that the adjacent property owners to the dedicated N Honeysuckle Circle are responsible for the cost of the utilities and street construction. This would likely be done with the residential infrastructure agreement.

Note: This area (all four lots) should be replatted to comply with future preliminary plats.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR CSM REVIEW

CITY OF DE PERE RECEIVED OCT 1 2 2022 PLANNING DEPT.

Fee: $ 368.00
Receipt #: 176462
Date: 10-12-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
REL	TROY HEWITT	LAND SURVEYOR	
Mailing Address: 1250 CENTENNIAL CENTRE BLVD	City: HOBART	State: WI	ZIP Code: 54155
Email Address: thewitt@releeinc.com	Phone Number (incl. area code): 920-662-9641	Fax Number (incl. area code): 920-662-9141	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
PRESERVE DEVELOPMENT	BILL KINGSTON		
Mailing Address: 3346 PINE TREE ROAD	City: HOBART	State: WI	ZIP Code: 54155
Email Address: bkingston@draco-pm.com	Phone Number (incl. area code): 414-651-5077	Fax Number (incl. area code):	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2000 Block of Lawrence Drive - Extension of N. Honeysuckle Circle	WD-D0034

SECTION 4: CSM Information

Existing Zoning:	C-EO, CORPORATE EXECUTIVE OFFICE
Present Use of Parcel:	COMMERCIAL DEVELOPMENT AND PARK
Proposed Use of Lots:	SINGLE FAMILY RESIDENTIAL

Please submit 1 hard copy and 1 PDF copy of the CSM if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
TROY HEWITT	LAND SURVEYOR	920-662-9641
Signature of Applicant		Date Signed: 9/21/2022

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

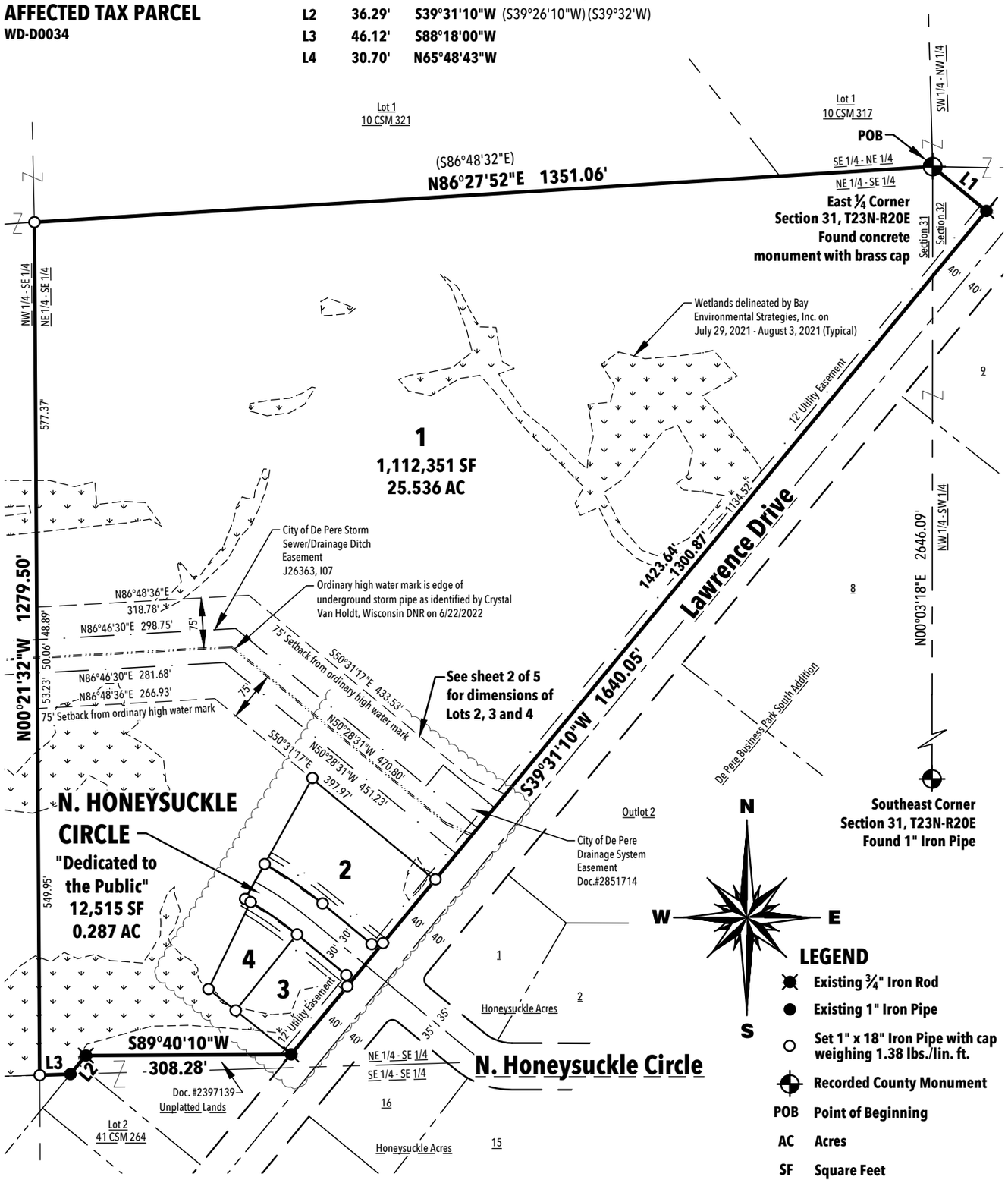
CERTIFIED SURVEY MAP

PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

Line Table

Line #	Length	Direction
L1	104.51'	S50°28'50"E (N50°07'30"W, 104.47')
L2	36.29'	S39°31'10"W (S39°26'10"W) (S39°32'W)
L3	46.12'	S88°18'00"W
L4	30.70'	N65°48'43"W

AFFECTED TAX PARCEL
WD-D0034



LEGEND

- Existing ¾" Iron Rod
- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Recorded County Monument
- POB Point of Beginning
- AC Acres
- SF Square Feet
- (25.31') Previously Recorded Bearing or Distance

PARCEL #	AREA
2	30,818 SQ. FT.
3	15,528 SQ. FT.
4	10,000 SQ. FT.

SCALE: 1"= 200'

0' 100' 200' 400'

Bearings are referenced to the Brown County Coordinate System. The east line of the Southeast ¼ of Section 31 bears N00°03'18"E.

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155
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FAX:(920) 662-9141

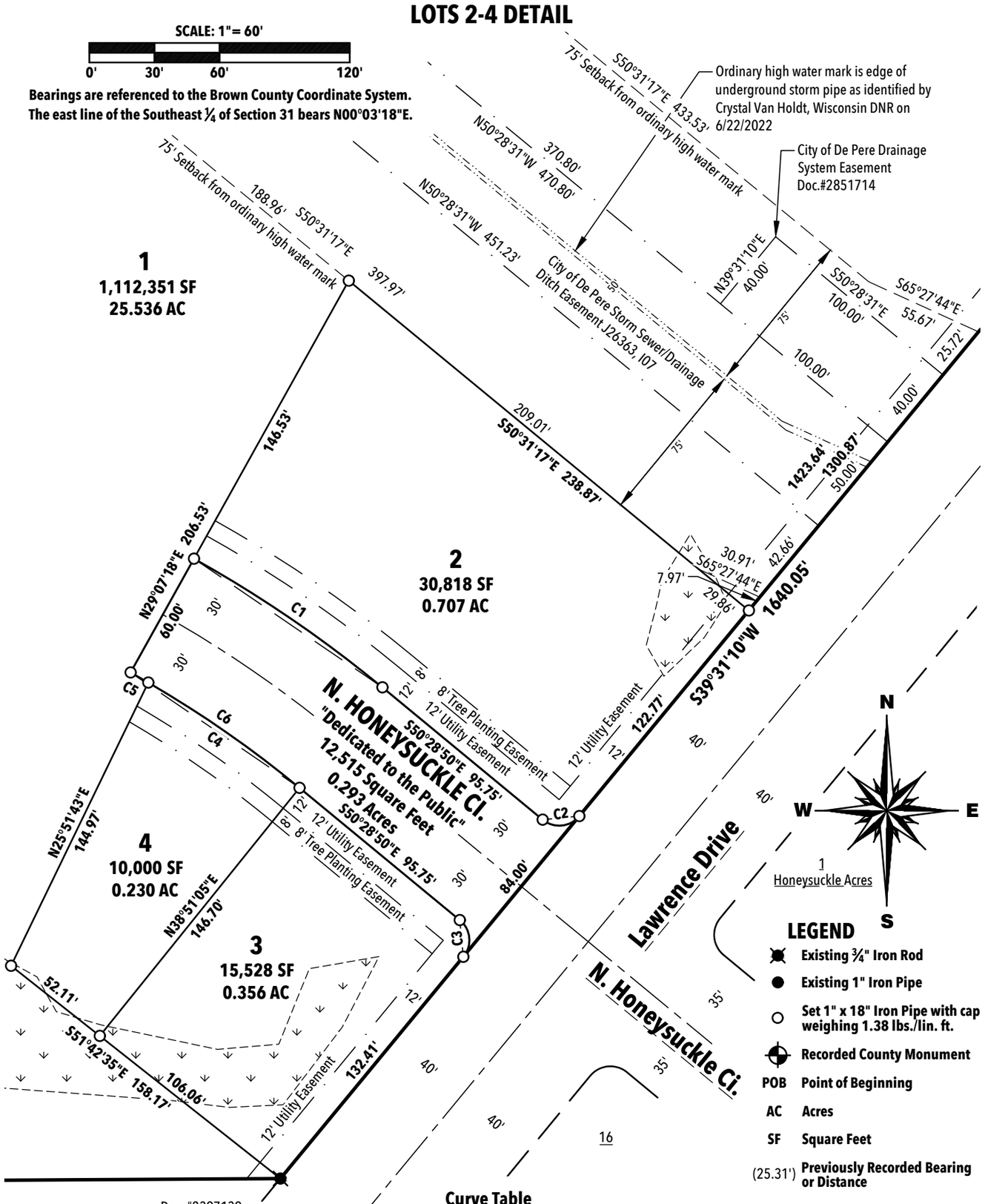
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SHEET 1 OF 5

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

LOTS 2-4 DETAIL



LEGEND

- Existing ¾" Iron Rod
- Existing 1" Iron Pipe
- Set 1" x 18" Iron Pipe with cap weighing 1.38 lbs./lin. ft.
- Recorded County Monument
- POB Point of Beginning
- AC Acres
- SF Square Feet
- (25.31') Previously Recorded Bearing or Distance

Doc. #2397139

Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	10°23'52"	580.00'	105.26'	N55°40'46"W	105.11'	N50°28'50"W	N60° 52' 42"W
C2	90°00'00"	12.00'	18.85'	N84°31'10"E	16.97'	S50°28'50"E	N39° 31' 10"E
C3	90°00'00"	12.00'	18.85'	N05°28'50"W	16.97'	N39°31'10"E	N50° 28' 50"W
C4	9°21'56"	520.00'	85.00'	N55°09'48"W	84.91'	N50°28'50"W	N59° 50' 46"W
C5	1°01'56"	520.00'	9.37'	N60°21'44"W	9.37'	N59°50'46"W	N60° 52' 42"W
C6	10°23'52"	520.00'	94.37'	N55°40'46"W	94.24'	N50°28'50"W	N60° 52' 42"W

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CERTIFIED SURVEY MAP

PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Troy E. Hewitt, Professional Land Surveyor, do hereby certify that by the order and under the direction of the owners listed hereon, I have surveyed, mapped and divided part of the Northeast 1/4 of the Southeast 1/4 of Section 31 and part of the Northwest 1/4 of the Southwest 1/4 of Section 32, all located in Township 23 North, Range 20 East, City of De Pere, Brown County, Wisconsin more fully described as follows:

Commencing at the Southeast corner of said Section 31; thence N00°03'18"E, 2646.09 feet on the east line of said Southeast ¼ to the East ¼ corner of said Section 31, the POINT OF BEGINNING; thence S50°28'50"E, 104.51 feet on the south line of Lot 1, Volume 10 of Certified Survey Maps, Page 317, Map Number 2313, Document Number 968550 to the northwest right of way of Lawrence Drive; thence S39°31'10"W, 1640.05 feet on said northwest right of way to the north line of lands described in Document Number 2397139; thence S89°40'10"W, 308.28 feet on said north line to a northwest corner of said lands; thence S39°31'10"W, 36.29 feet on the northwest line of said lands and continuing on the northwest line of Lot 2, Volume 41 of Certified Survey Maps, Page 264, Map Number 6257, Document Number 1775116 to the south line of said Northeast ¼ of the Southeast ¼; thence S88°18'00"W, 46.12 feet on said south line to the southwest corner of said Northeast ¼ of the Southeast ¼; thence N00°21'32"W, 1279.50 feet on the west line of said Northeast ¼ of the Southeast ¼ to the northwest corner thereof; thence N86°27'52"E, 1351.06 feet on the north line of said Northeast ¼ of the Southeast ¼ to said East ¼ corner, the Point of Beginning.

Said parcel contains 1,181,212 square feet or 27.116 acres of land more or less subject to easements and restrictions of record.

That the within map is a true and correct representation of the exterior boundaries of the land surveyed and the division of that land and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes in the surveying, mapping and dividing of the same.

Dated this _____ day of _____, 2022.

_____

Troy E. Hewitt PLS #2831
ROBERT E. LEE & ASSOCIATES, INC.

RESTRICTIVE COVENANTS WITH THE CITY OF DE PERE:

1. The land on all side and rear lot lines of all lots not included in the drainage easement shall be graded by the lot owner and maintained by the abutting property owners to provide for adequate drainage of surface water.

2. Each lot owner shall grade the property abutting a street to conform to the adopted sidewalk grade elevation and maintain said elevation for future sidewalks.

3. No poles, pedestals or buried cable are to be placed so as to disturb any survey stake or obstruct vision along any lot lines or street lines, a disturbance of survey stake by anyone is a violation of Section 236.32 of the Wisconsin statutes.

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, communications, sanitary sewer, water main and storm sewer service is hereby granted by

Preserve Development, LLC, Grantor, to

Wisconsin Public Service Corporation, a Wisconsin Corporation, Time Warner Cable, AT&T, City of De Pere and public utilities, grantees,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, sanitary sewer, storm sewer, water, telephone and cable tv facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "utility easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, sanitary sewer and storm sewer facilities, water facilities, or telephone and cable tv facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures (excluding asphalt and pavement material) shall not be placed over grantees' facilities or in, upon or over the property within the lines marked "utility easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of grantees. This utility easement provision does not prevent or prohibit others from utilizing or crossing the utility easement as the utility easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 PHONE:(920) 662-9641
INTERNET: www.releeinc.com FAX:(920) 662-9141

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CERTIFIED SURVEY MAP

PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31 AND PART OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, ALL LOCATED IN TOWNSHIP 23 NORTH, RANGE 20 EAST, CITY OF DE PERE, BROWN COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owners, we do hereby certify that we caused the land described on this Certified Survey Map to be surveyed, mapped, divided and dedicated as represented on this map. We also do further certify that this Certified Survey Map is required by s-236.34 to be submitted to the following for approval or objection: CITY OF DE PERE

_____
Preserve Development, LLC Date

_____
Print name and title

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2022, the above named to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of _____
(print name)_____

My commission expires:_____

MORTGAGE CERTIFICATE:

_____, 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, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Preserve Development LLC, owner.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by, _____, its President, and countersigned by _____, its Secretary (Cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 2022.

In the presence of:

_____
Corporate Name

_____
_____, President Date
Print Name

_____
_____, Secretary or Cashier Date
Print Name

(Corporate Mortgagee Notary Certificate)

STATE OF WISCONSIN)
_____ COUNTY) SS
Personally came before me this _____ day of_____, 2022, _____, President,
and _____, Secretary (cashier) of the above named municipal corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____Notary Public,

_____, Wisconsin
My commission expires _____.

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 **PHONE:(920) 662-9641**
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CERTIFIED SURVEY MAP

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CITY OF DE PERE APPROVAL CERTIFICATE:

Approved by the City of De Pere Common Council on this_____ day of _____, 2022.

_____

Carey E. Danen, City Clerk **Date**

TREASURER'S CERTIFICATE:

As duly appointed/elected City of De Pere and Brown County Treasurer, we hereby certify that the records in our office show no unredeemed taxes and no unpaid or special assessments affecting any of the lands included in this Certified Survey Map as of the date listed below.

_____

Joe Zegers **Date**
City of De Pere Treasurer

_____

Paul Zeller **Date**
Brown County Treasurer

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD
HOBART, WI 54155 **PHONE:(920) 662-9641**
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City of De Pere, Wisconsin

Request For Plan Commission Action

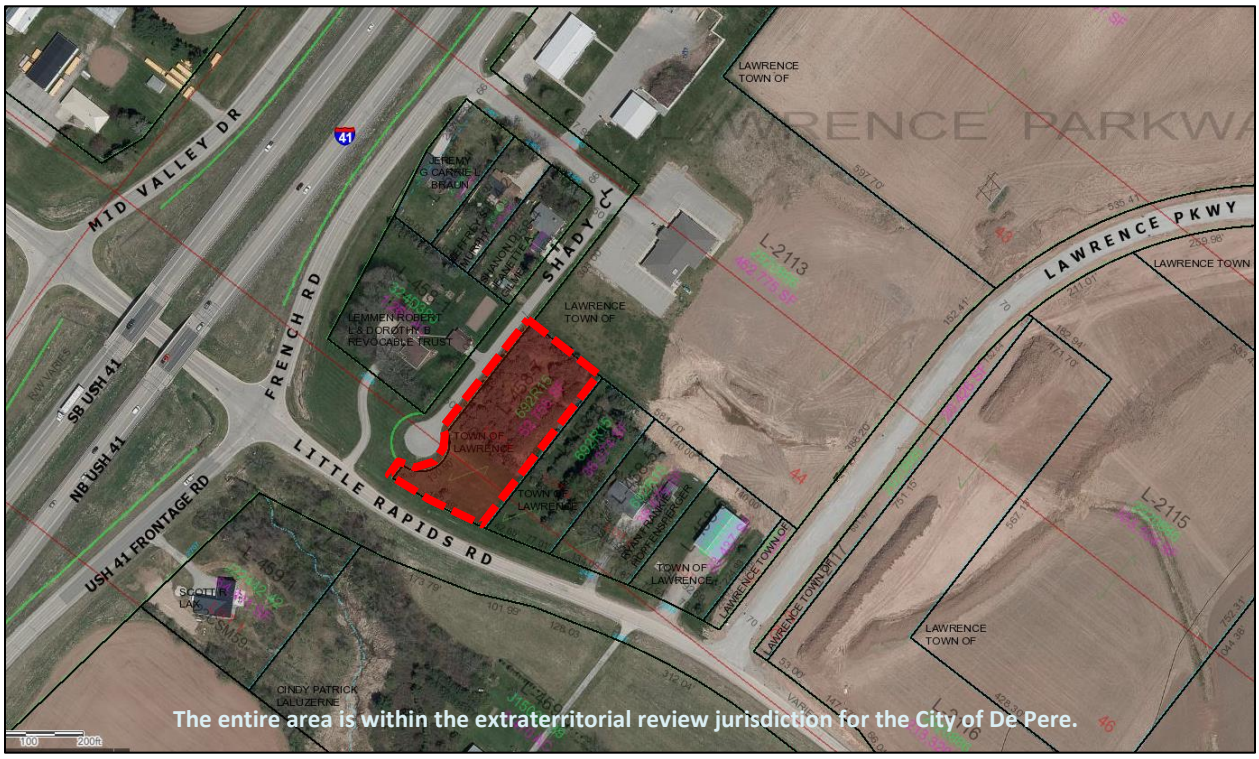
MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action on a 3 lot preliminary extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). ***

ATTACHMENTS:

- PC Report - Pre Plat (DOCX)
- Application Form (PDF)
- Preliminary Plat (PDF)

ITEM 6: **Consideration and possible action on a 3 lot preliminary extraterritorial plat of Shady Court Subdivision at 2400 BLK Little Rapids RD in the Town of Lawrence (Parcel L-458-7). ***

SITE MAP



REQUESTED ACTION: Preliminary Extraterritorial Plat Approval. *

COMMON DESCRIPTION: 2400 BLK Little Rapids RD, between French RD and Lawrence PKWY.

ZONING: Lot 1: R-2 (Residential District) by the Town of Lawrence.
Lots 2 and 3: R-1 (Residential District) by the Town of Lawrence.

Note: The Town of Lawrence rezoned the properties from ER (Estate Residential District) to R-1 and R-2 in 2020.

SURROUNDING LAND USES: Town Hall offices to the north.
Undeveloped and residential to the south, east, and west.

COMPREHENSIVE PLAN: Residential and Governmental/Institutional by the Town of Lawrence.

APPLICANT/OWNER:

Authorized Representative	Property Owner
Douglas Woelz, PLS, McMahon Associates	Town of Lawrence
1445 McMahon DR	2400 Shady CT
Neenah, WI 54956	De Pere, WI 54115

LAND USE HISTORY: The property remained undeveloped since air photos of 1938.

STAFF REVIEW:

When reviewing a preliminary plat, staff considers State Statutes 236 Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code, the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns.

- The plat has three residential lots.
- The City's minimum acreage and frontage are 0.2 acres and 75'; the Town's minimum is 0.3 acres and 100'. All lots meet the minimum acreage and frontage criteria for De Pere and Lawrence.

All conditions of approval are listed at the end of the report. The conditions are technical and can be overseen by staff.

The preliminary plat meets the criteria of State Statutes 236 and Sections 46-3 through 46-7 of the De Pere Platting and Division of Land Code. The proposed land division does not impact the Comprehensive Plan negatively. The proposed lot size, frontage, and setbacks meet acceptable City requirements.

STAFF RECOMMENDATION:

Staff recommends APPROVAL of the preliminary extraterritorial plat and forwarding the plat to the Common Council for approval, subject to:

1. Meeting all other state and local regulations, including the City of De Pere, Town of Lawrence, and Brown County Planning Commission.
2. Add a City of De Pere Certificate that references the date of Common Council approval of the final plat, in addition to the signature line and date-of-signature for Carey E. Danen, City Clerk.

DE PERE
RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR PLAT REVIEW

CITY OF DE PERE RECEIVED OCT 4 2022 PLANNING DEPT.

Fee: $482.00
Receipt #: 176234
Date: 10-04-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
McMahon Associates	Douglas Woelz	Senior Land Surveyor	
Mailing Address	**City**	**State**	**ZIP Code**
1445 McMahon Dr.	Neenah	WI	54956
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
dwoelz@mcmgrp.com	(920) 751-4200	(920) 751-4284	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Town of Lawrence	Patrick Wetzel	Town Administrator	
Mailing Address	**City**	**State**	**ZIP Code**
2400 Shady Ct.	De Pere	WI	54115
Email Address	**Phone Number (incl. area code)**	**Fax Number (incl. area code)**	
patrickw@townoflawrence.org	(920) 751-4200		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
Lot 4 CSM No. 9269	L-458-7

SECTION 4: Plat Review

Review Type:	☑ Preliminary Plat ☐ Final Plat ☐ Condominium Plat	
$482.00 Fee:	Preliminary Plat Fee: $278 + (3 # of lots and outlots x $68) Final Plat Fee: $195 Condominium Plat Fee: $278 + (____# of units x $68) + (____# of common elements x $68)	$ 482.00
Present Use of Parcel:	Farm Land	
Proposed Use of Lots:	Single Family	

Please submit 1 hard copy, 1 PDF copy, and 1 CAD copy of the Plat if the property is located within the City or if the property is located within the extraterritorial jurisdiction.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print)	Title	Phone Number
Douglas Woelz	Senior Land Surveyor	(920) 751-4200
Signature of Applicant		**Date Signed**
		10-03-2022

TO BE COMPLETED BY CITY STAFF

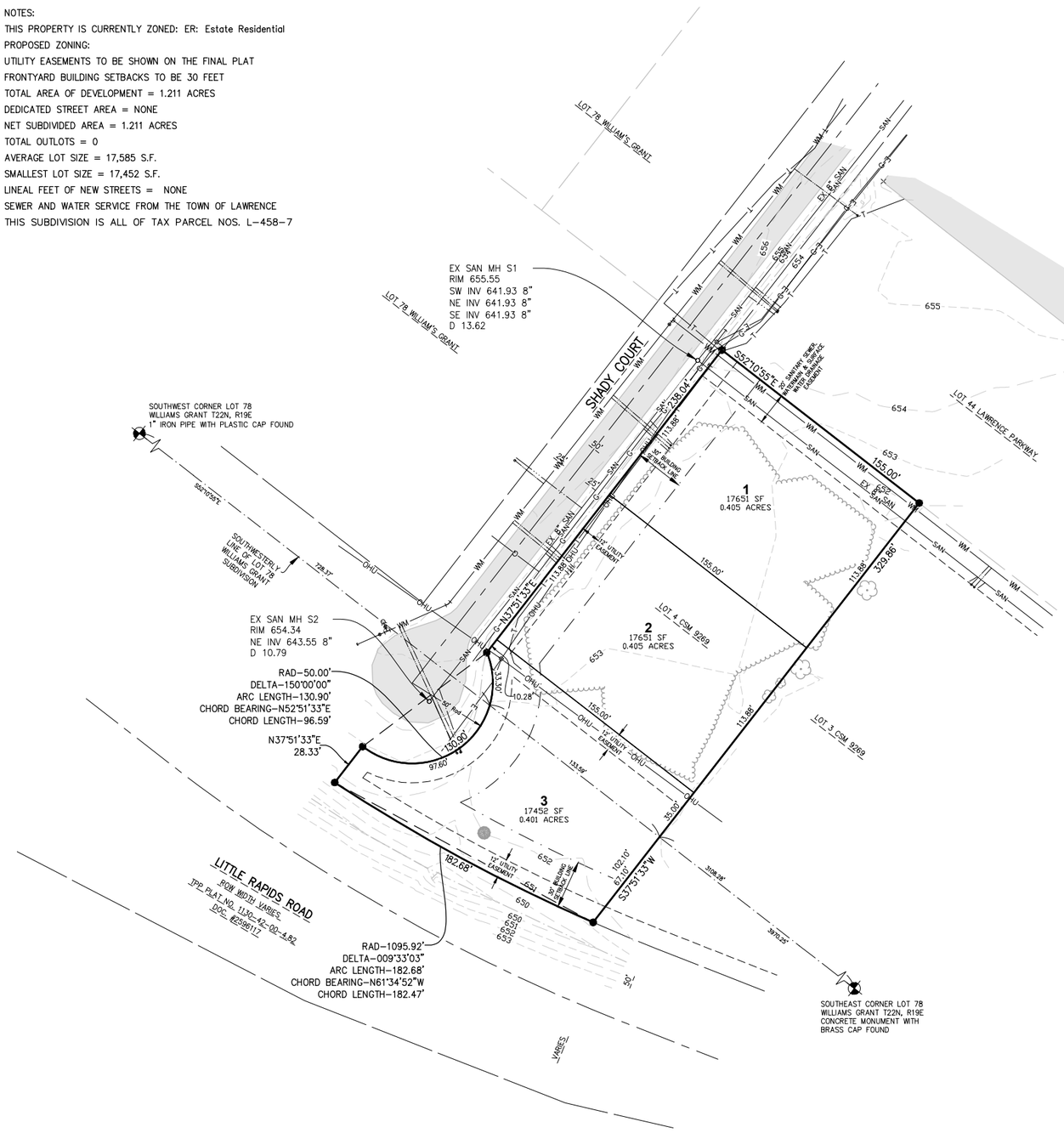
Plat Review authorized by the De Pere Municipal Code, Chapter 46.	

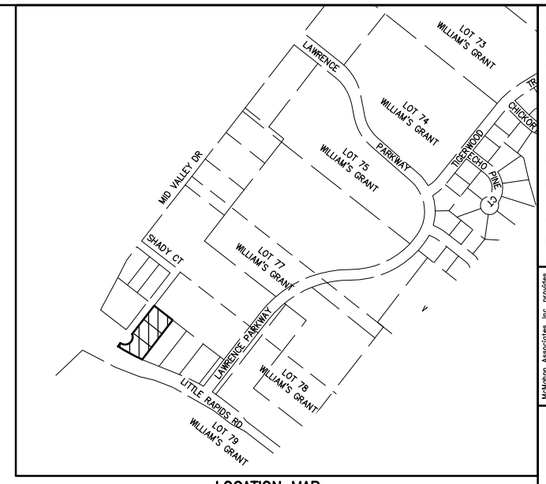
PRELIMINARY PLAT

SHADY COURT SUBDIVISION

ALL OF LOT 4 OF CERTIFIED SURVEY MAP No. 9269, RECORDED AS DOCUMENT No 2942268, LOCATED IN LOTS 78 AND 79 OF THE RECORDED PLAT OF THE SUBDIVISION OF THE WILLIAM'S GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

NOTES:
THIS PROPERTY IS CURRENTLY ZONED: ER: Estate Residential
PROPOSED ZONING:
UTILITY EASEMENTS TO BE SHOWN ON THE FINAL PLAT
FRONTYARD BUILDING SETBACKS TO BE 30 FEET
TOTAL AREA OF DEVELOPMENT = 1.211 ACRES
DEDICATED STREET AREA = NONE
NET SUBDIVIDED AREA = 1.211 ACRES
TOTAL OUTLOTS = 0
AVERAGE LOT SIZE = 17,585 S.F.
SMALLEST LOT SIZE = 17,452 S.F.
LINEAL FEET OF NEW STREETS = NONE
SEWER AND WATER SERVICE FROM THE TOWN OF LAWRENCE
THIS SUBDIVISION IS ALL OF TAX PARCEL NOS. L-458-7





LOCATION MAP

PLAT OF THE SUBDIVISION OF WILLIAMS GRANT, TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN

THE PROPERTY OWNERS, AT THE TIME OF CONSTRUCTION, SHALL IMPLEMENT THE APPROPRIATE SOIL EROSION CONTROL METHODS OUTLINED IN THE WISCONSIN CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL TECHNICAL STANDARDS (AVAILABLE FROM THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES) TO PREVENT SOIL EROSION. HOWEVER, IF AT THE TIME OF CONSTRUCTION THE TOWN HAS AN ADOPTED SOIL EROSION CONTROL ORDINANCE, IT SHALL GOVERN OVER THIS REQUIREMENT. THIS PROVISION APPLIES TO ANY GRADING, CONSTRUCTION, OR INSTALLATION-RELATED ACTIVITIES.

ALL LOTS TO BE SERVICED WITH MUNICIPAL UTILITIES TO INCLUDE: STORM SEWER, SANITARY SEWER AND WATER MAIN.

ELEVATIONS AS SHOWN ON THIS PLAN ARE REFERENCED TO PREVIOUS PROJECTS WITHIN THIS AREA. NAVD 88 DATUM (07 ADJUSTMENT).

LOT DRAINAGE RESTRICTIVE COVENANT:
THE LAND ON ALL SIDE AND REAR LOT LINES OF ALL LOTS SHALL BE GRADED BY THE LOT OWNER AND MAINTAINED BY THE ABUTTING PROPERTY OWNERS TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE WATER.

PROPERTY DESCRIPTION: All of Lot 4 of Certified Survey Map No. 9269, Recorded as Document No. 2942268, located in Lots 78 and 79 of the recorded plat of the Subdivision of the William's Grant, Town of Lawrence, Brown County, Wisconsin containing 52,755 square feet (1.211 acres) of land.

BEARINGS ARE REFERENCED TO THE SOUTHWESTERLY LINE OF LOT 78 WILLIAMS GRANT SUBDIVISION WHICH BEARS N52°10'55"W PER THE PUBLISHED WISCONSIN COUNTY COORDINATE SYSTEM FOR BROWN COUNTY.

40 20 0 40
SCALE - FEET

N

LEGEND

- ● – 1.315" O.D. IRON PIPE FOUND
- ⊕ – CERTIFIED LAND CORNER BROWN COUNTY
- S.F. – SQUARE FEET
- ( ) – RECORDED BEARING AND/OR DISTANCE
- – EXISTING TREE LINE
- – EXISTING TREE
- – EXISTING FENCE LINE
- 746 – EXISTING CONTOURS
- – EXISTING SANITARY/STORM SEWER MANHOLE
- SAN – EXISTING SANITARY SEWER PIPE
- – EXISTING HYDRANT
- – EXISTING WATER VALVE
- WM – EXISTING WATER MAIN PIPE
- – EXISTING UTILITY PEDESTAL
- – EXISTING POWER POLE W/GUY WIRE
- E – EXISTING ELECTRIC LINE – BURIED
- T – EXISTING TELEPHONE LINE – BURIED
- OHU – EXISTING OVERHEAD UTILITIES
- G – EXISTING GAS MAIN
- – DITCH LINE
- – RIGHT-OF-WAY (R.O.W.) LINE
- – PROPERTY LINE
- – SECTION LINE
- – ASPHALT PAVEMENT

SURVEYOR'S CERTIFICATE

The property as shown and described on this map was surveyed under my direction and control according to the Wisconsin Administrative Code, Chapter A-E7 of Minimum Standards for Property Surveys, and is a correct representation of said survey, to the best of my knowledge and belief.

9-09-2022
date *Professional Land Surveyor*

WISCONSIN
DOUGLAS E. WOELZ
S-2327
KAUKAUNA
WI
LAND SURVEYOR

OWNER & SUBDIVIDER:
TOWN OF LAWRENCE
2400 SHADY CT
DE PERE WI 54115

LAND SURVEYOR:
DOUGLAS E. WOELZ
MCMAHON ASSOCIATES
1445 MCMAHON DRIVE
NEENAH, WISCONSIN 54956
PHONE #920-751-4200

OBJECTING AUTHORITIES:
- DEPARTMENT OF ADMINISTRATION

APPROVING AUTHORITIES:
- TOWN OF LAWRENCE
- CITY OF DE PERE
- BROWN COUNTY PLANNING COMMISSION

McMAHON ENGINEER ARCHITECT
McMAHON ASSOCIATES, INC.
1445 McMAHON DRIVE NEENAH, WI 54956
Mailing: P.O.BOX 1025 NEENAH, WI 54957-1025
PH 920.751.4200 FX 920.751.4284 MCMGRP.COM

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NO.	DATE	REVISION

SHADY COURT SUBDIVISION
TOWN OF LAWRENCE, BROWN COUNTY, WISCONSIN
PRELIMINARY PLAT

DESIGNED	DRAWN
DEW	MJA

PROJECT NO.
L0017 09-22-00533

DATE
SEPT., 2022

SHEET NO.
01

Date: 9/9/2022 3:57 PM, xrefs: (shady court plat comps dew, x-dll points lawrence condo plat, x-exist shade lawrence condo plat, shady court 3 lot plat, x-exist topo lawrence condo plat)
mabing, W:\PROJECTS\L0017\09220053\CADD\Civil3D\Survey Documents\SUBDIVISION PLATS\Prelim Plat Lawrence Shady Ct.dwg, 22x34, Plot

City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action for a site plan for a 27,680 SF two-story office and one-story warehouse addition with 35 additional parking stalls at 2257 American BL (Parcel WD-1371).**

ATTACHMENTS:

- PC Report - Bayside Machine (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 29 Sep 2022 (PDF)

ITEM 7: **Consideration and possible action for a site plan for a 27,680 SF two-story office and one-story warehouse addition with 35 additional parking stalls at 2257 American BL (Parcel WD-1371).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

COMMON DESCRIPTION 2257 American BL, northeast from American BL and Biotech WY.

ZONING Highway 41 Business Corridor: District B (HWY 41-B)

SURROUNDING LAND USES Business Park to the north, south, and west (I-B-2).
Rail line and city owned dog park to the east (I-B-1).

COMPREHENSIVE PLAN Business Park.

APPLICANT / OWNER:

Authorized Representative	Property Owner
Aaron Breitenfeldt	FBS Investment Group LLC
Robert E Lee & Associates INC	2257 American BL
1250 Centennial Centre BL	De Pere, WI 54115-8490
Hobart, WI 54155	

LAND USE HISTORY American BL was extended to the site in the early 2000's and the agricultural lot was developed for commercial use in 2007.

STAFF REVIEW: When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The following summarizes the proposed project:

- The addition of a two-story office area facing American BL and one-story warehouse area behind the offices (27,680 SF). The addition is at the south end of the existing building.
- The infill of windows on the upper area of existing building with masonry.
- The addition of 35 parking stalls (total 91 stalls with existing).
- The addition of a dry detention pond to the south of the addition.
- The addition of street fronted trees along Biotech WY to accommodate landscaping requirements.
- An additional two-way drive on American BL and a new two-way drive on Biotech WY.

Façade materials

The façade materials include windows, split face block and architectural metal panel with concealed fasteners. Windows and split face block are approvable materials. Metal is not an approvable material without Plan Commission approval. Architectural metal panel is being used on the following facades.:

- Front (American BL) – Parapets over the first floor and second floor windows.
- Street Corner Side (Biotech WY) – Above an 8' high knee wall. The American BL end of the building is 100% masonry for 35' (see also the landscaping portion of this report).
- Rear and interior side – The entire addition façade is architectural metal panel.

Note: The requests for use of metal are similar to an expired site plan that was approved by Plan Commission on March 23, 2020.

NOTE: In the I-B-2 District, the use of up to 75% metal on side and rear facades may be allowed if approved by Plan Commission.

NOTE: Plan Commission also has a history of potentially approving architectural metal paneling when used in one of the following contexts:

1. *Used as a modern smooth metal material for office areas only.*
2. *When the metal material has a texture that resembles masonry when viewed from property lines.*

Signage

An existing monument sign is located at the northern driveway on American BL. A new wall sign is identified above the second floor on the American BL side of the addition. No details regarding sign size, height, or illumination were provided. Sign information related to maximum allowed wall signage has been added as a condition of the approval.

Driveways and parking

An existing two-way drive remains at the northern end of American BL. Two new two-way drives are proposed at the southern end of American BL and on Biotech WY.

The new drive on American BL must be relocated further to the north as the driveway is too close to the intersection. The petitioner was made aware of the need for relocation shortly after the site plan was submitted for review.

The site is required to have at least 59 stalls (40 stalls for employees, 7 stalls for company vehicles, and 12 stalls for visitors). The site plan accommodates the requirement with 90 stalls.

Fences, refuse, and other outdoor facilities

There are no fences. The refuse area appears to be indoors. There are no outdoor storage areas. If the site has outdoor refuse or outdoor storage areas, then properly designed and screened facilities will be required.

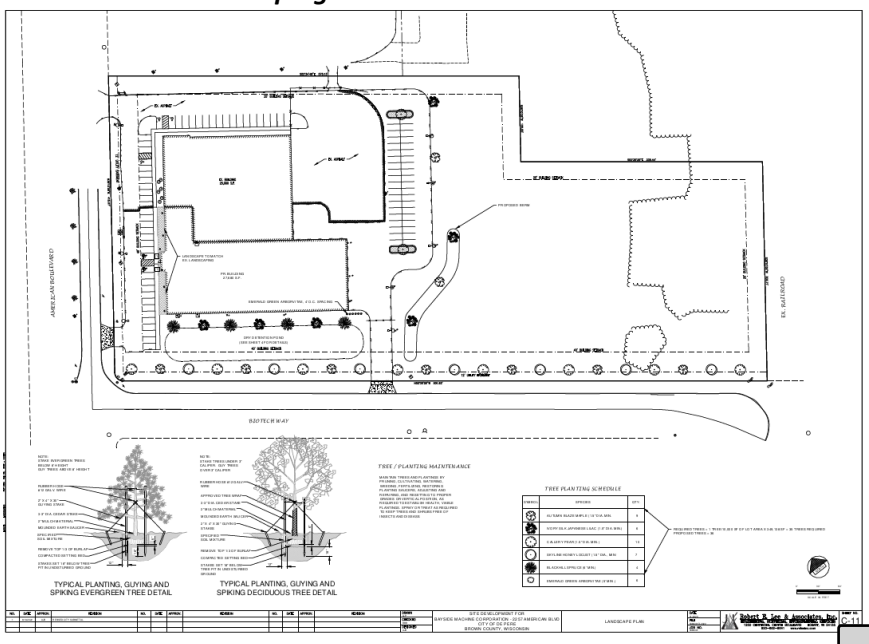
Landscaping

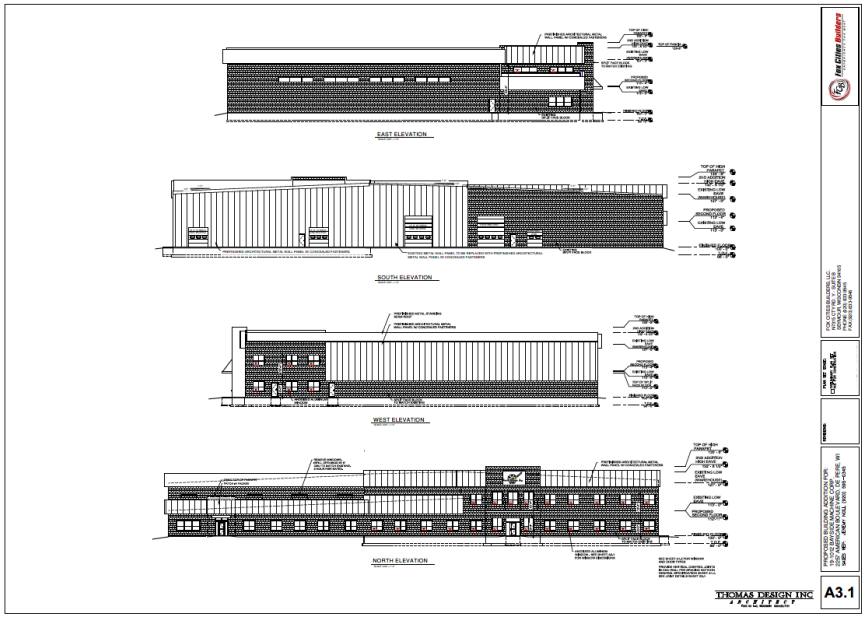
The Landscape Plan includes 36 trees on the south and east sides of the building. Per the zoning code 35 trees are required.

The majority of the trees are planted near the property along Biotech Way. A second row of trees were planted near the south façade of the building. This was done in an effort to assist in the breakup of the mass of the metal used on the south façade of the addition. Also, arborvitaes were added to the southeast corner of the building to assist with screening loading docks at the rear of the building.

NOTE: In 2012, Plan Commission allowed the property owner to have an all-metal façade on the south side of a building expansion with the understanding that an addition would occur by 2015 or that the metal south façade would be brought into conformance with masonry. The existing building has not yet been brought into compliance with either an expansion or an upgrade to the façade materials.

Site Plan with Landscaping and Elevations:





STAFF COMMENTS:

Engineering:

1. Southern, proposed driveway off of American Boulevard is too close to Biotech Way. The edge of the driveway shall be 100 feet from the right-of-way line for Biotech Way.
2. All proposed parking stalls shall be 18.5 feet long. ADA stalls shall be 20 feet long.
3. Provide soil loss sediment discharge and corresponding map as part of the storm water management plan.
4. Tie end walls back onto adjacent pipe.

Forestry:

1. Planting detail is out of date for both evergreen and deciduous trees. Please use or incorporate WDNR recommendations.
2. It appears the trees planted on Biotech Way might be within the city terrace/row area. If this is the case, the trees will need to be spaced per City standards and specifications and subject to City Forester inspection and direction during planting. These trees will also become property of the City in this area.

Planning:

1. On Sheet A3.1, correct the façade elevation labels: East Elevation should be north, south elevation should be east, West Elevation should be south, and North Elevation should be west.
2. On Sheet A3.1, the use of architectural panel on the American BL front façade (color and texture to match existing building) requires Plan Commission approval. Label the color of the architectural panel and the color of the split face block on the elevation.
3. On Sheet A3.1, the use of architectural panel on the Biotech WY corner side façade (color and texture to match existing building) requires Plan Commission approval. Label the color of the architectural panel and the color of the split face block on the elevation.
4. On Sheet A3.1, the use of architectural panel on the rear façade (color and texture to match existing building) requires Plan Commission approval. Label the color of the architectural panel and the color of the split face block on the elevation.

5. On Sheet A3.1, properly show the building addition on the elevation that faces north. It appears that part of the building is missing at the left end of the elevation. Label the materials and colors used. The use of architectural panel requires Plan Commission approval.
6. Identify the refuse/recycle area and required landscaping used around the refuse/recycle area. Provide a scaled detail that identifies the colors and materials used.
7. After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
8. Label outdoor storage areas, if any, with proper screening.
9. Identify the maximum size and height that is intended for the wall sign for Plan Commission/staff review. The site plan references one wall sign only with no dimensions.
10. With the Landscape Plan, provide a table that identifies the annual date for inspection of dead, dying, and diseased plants, shrubs, and trees. Also include the annual date for the replacement of the dead, dying, and diseased plants, shrubs, and trees.

Inspection:

1. DPMC Chapter 42 Soil Erosion Control – The site disturbance is more than one acre. WDNR/NOI permit is required prior to issuance of a soil erosion control permit. Soil erosion control shall be implemented 24 hours after site disturbance. All soil erosion control shall be maintained, inspected, accurate records maintained on a weekly basis and properly repaired and inspected after a precipitation event.
2. DPMC 98-3 - A Sign review and permit shall be obtained for any signs that require a permit prior to installation.
3. DPMC 14-26 - All site plan conditions shall be completed prior to the issuance of an Occupancy Certificate.

Fire, Health, Parks, Water, Police: None.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a 27,680 SF two-story office and one-story warehouse addition with 35 additional parking stalls at 2257 American BL, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

CITY OF DE PERE
RECEIVED
OCT 12 2022
PLANNING DEPT.

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00
Receipt #: 176465
Date: 10-12-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
Robert E Lee and Associates, Inc.	Aaron Breitenfeldt	Project Manager	
Mailing Address: 1250 Centennial Centre Blvd	City: Hobart	State: WI	ZIP Code: 54155
Email Address: abreitenfeldt@releeinc.com	Phone Number (incl. area code): 920-662-9641	Fax Number (incl. area code)	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Bayside Machine Corporation	Rob Salesky	Treasurer	
Mailing Address: 2257 American Blvd	City: De Pere	State: WI	ZIP Code: 54115
Email Address: rob@baysidemachine.net	Phone Number (incl. area code): 920-330-9972	Fax Number (incl. area code)	

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
2257 American Blvd	WD-1371

SECTION 4: Project Information

Existing Zoning:	I-B-2		
Present Use of Parcel:	Industrial Development		
Proposed Use of Parcel:	Industrial Development		
Estimated Start Date:	3-30-20	Estimated Completion Date:	11-27-20

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

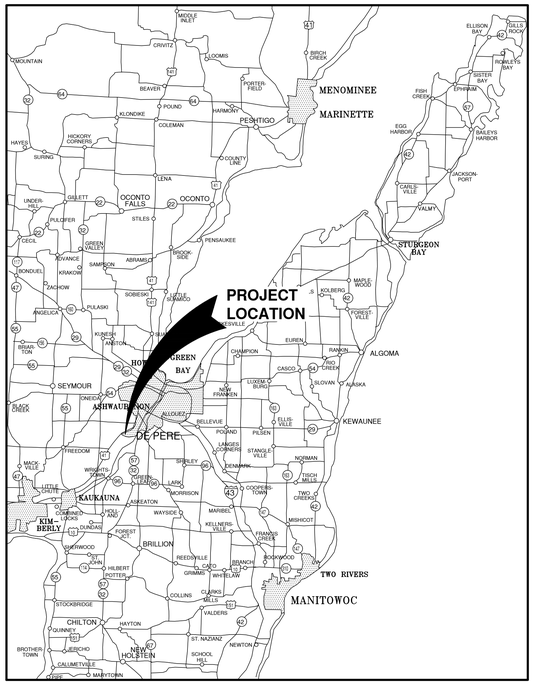
Name of Owner/Authorized Representative (please print)	Title	Phone Number
Aaron Breitenfeldt	Project Manager	920-662-9641
Signature of Applicant: Aaron Breitenfeldt		Date Signed: 9/29/22

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
2257 AMERICAN BOULEVARD
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



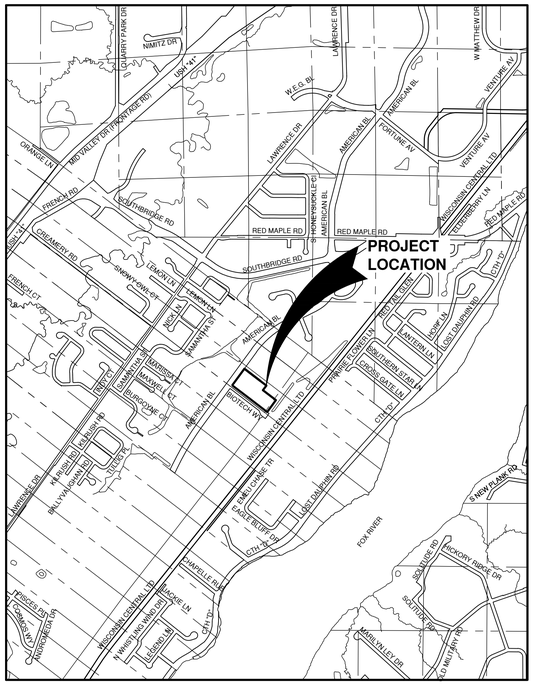
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C-0	LOCATION MAPS AND INDEX TO DRAWINGS
C-1	EXISTING SITE CONDITIONS
C-2	SITE PLAN
C-3	UTILITY PLAN
C-4	GRADING PLAN AND EROSION CONTROL PLAN
C-5	MISCELLANEOUS DETAILS
C-6	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
C-7	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
C-8	EROSION CONTROL - DITCH CHECK DETAILS
C-9	EROSION CONTROL - SHEET FLOW DETAILS
C-10	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
C-11	LANDSCAPE PLAN
C-12	LIGHTING PLAN



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	8-18-2022	AJB	REVISED CITY SUBMITTAL								

DRAWN EMK
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY,WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 01/2020
FILE 5986001C
JOB NO. 5986001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C-0

File: R:\5960\5986\5986001\dwg\5986001C.dwg
Plot Date: Aug 18, 2022 - 7:42am
Layout: E-Full-Arch24

UTILITY INFORMATION:

UTILITIES PRESENT:
CITY OF DE PERE DEPARTMENT OF PUBLIC WORKS, CENTRAL BROWN COUNTY WATER AUTHORITY, GREEN BAY METROPOLITAN SEWER DISTRICT, WISCONSIN PUBLIC SERVICE CORPORATION, AT & T, TIME WARNER CABLE AND NET LEC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20191520238 AND 20191520240, BOTH DATED 04-22-2019, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
CITY OF DE PERE
925 SIXTH ST.
DE PERE, WI 54155

(920) 339-8076

WATER:
CENTRAL BROWN CO.
WATER AUTHORITY
3100 EATON RD
BELLEVUE, WI 54311

(920) 884-1077

SANITARY SEWER:
GBMSD
2231 N. QUINCY ST.
GREEN BAY, WI 54302

(920)432-4893

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

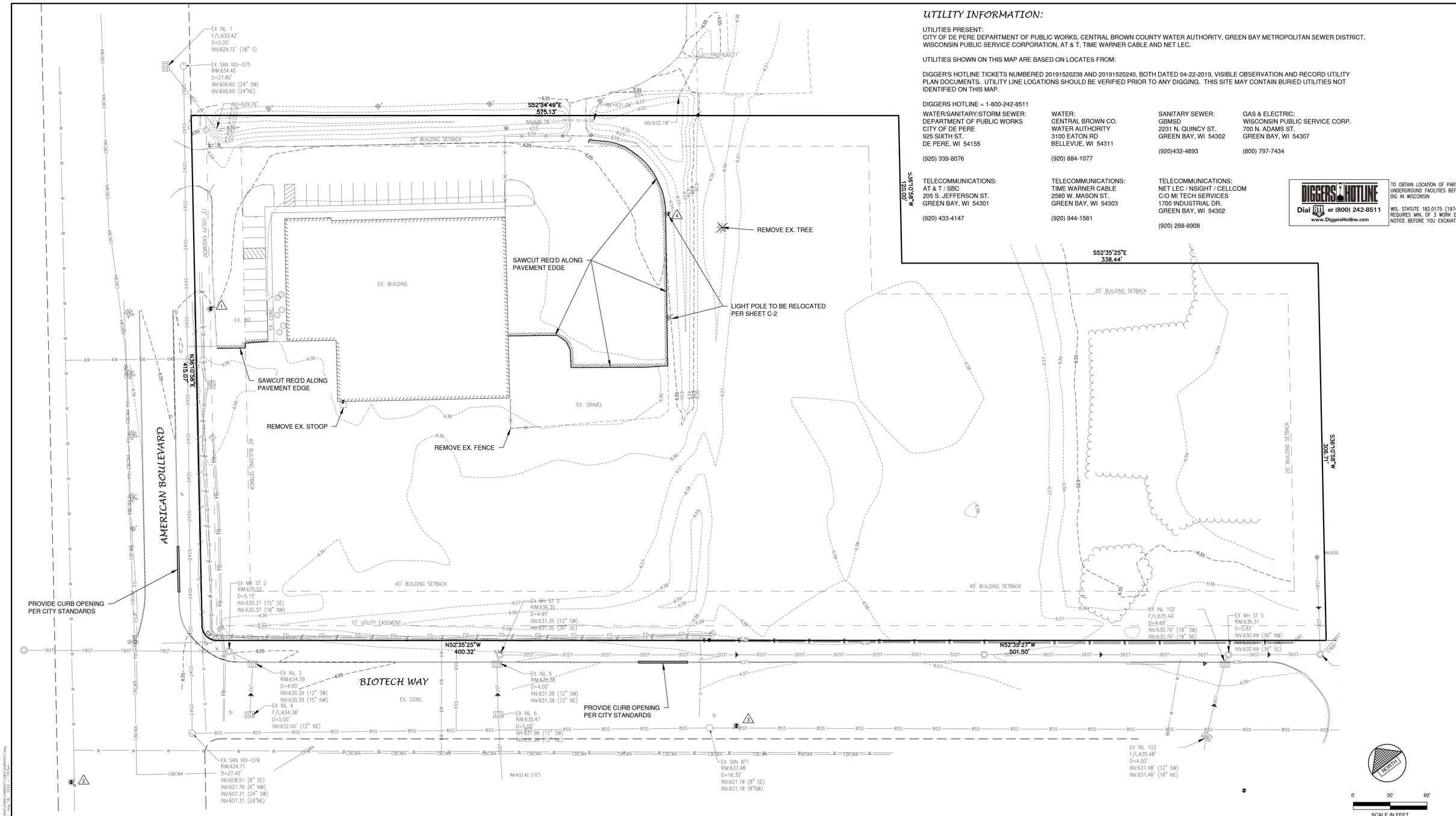
TELECOMMUNICATIONS:
NET LEC / NSIGHT / CELLCOM
C/O MI TECH SERVICES
1700 INDUSTRIAL DR.
GREEN BAY, WI 54302

(920) 288-8908

DIGGERS HOTLINE Dial 811 or (800) 242-8511 www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.



OWNER INFORMATION:

BAYSIDE MACHINE CORPORATION
2257 AMERICAN BLVD
DE PERE, WI 54115

(920) 330-9972

CONTACT: ROB SALESKY

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.
1	WEST LIGHT POLE BOLT	638.23
2	HYDRANT FLAGBOLT	636.64
3	HYDRANT FLAGBOLT	638.39
4	EAST LIGHTPOLE BOLT	637.52

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- CONCRETE
- WETLANDS
- HANDICAP PARKING
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

NO.	DATE	APPROV.	REVISION
1	8-18-2022	AJB	REVISED CITY SUBMITTAL

DRAWN EMK - LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

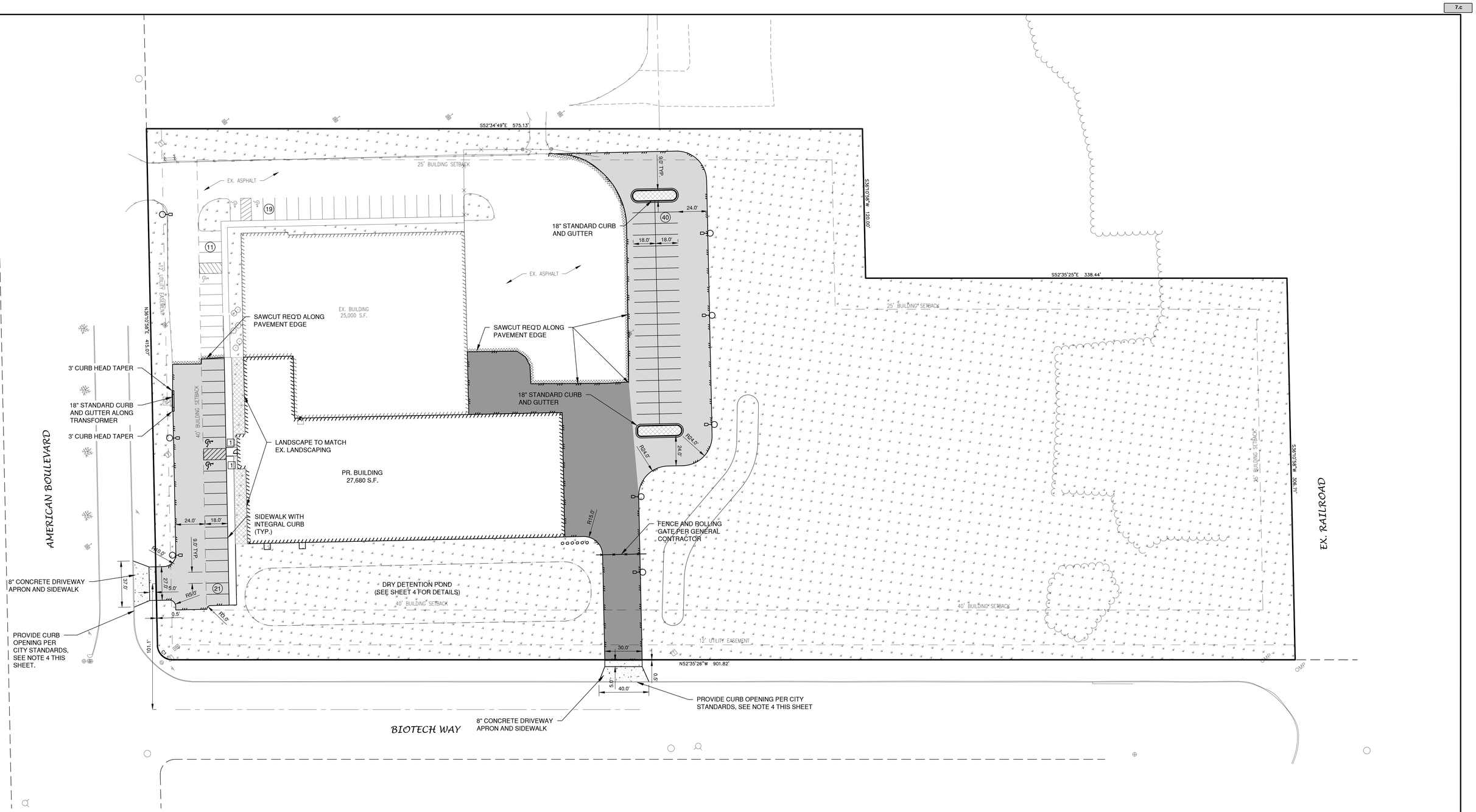
EXISTING SITE CONDITIONS

DATE 02/2020
FILE 5986001T
JOB NO. 5986001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C-1

File: B:\5900\5986\5986001\DWG\5986001.dwg
Rev. Date: Aug 18, 2022 - 2:51pm
Layout: ES-1 (C-1)



NOTES

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.
2. ALL PAVEMENT MARKINGS TO BE 4" PAVEMENT MARKINGS.
3. CONCRETE WORK IN THE RIGHT-OF-WAY NEEDS TO BE COMPLETED BY A LICENSED CONCRETE WORKER. CONCRETE WORKERS LICENSES CAN BE OBTAINED THROUGH DE PERE PUBLIC WORKS AT (920) 339-4061.
4. CURB CUTS ARE TO BE MADE WITH A HYDRAULIC MOUNTED CURB CUT MACHINE. BREAKING OFF THE CURB HEAD AT THE FLOW LINE WILL NOT BE PERMITTED AND WILL RESULT IN FULL CURB AND GUTTER REPLACEMENT

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (25,581 S.F.)
- ASPHALT PAVEMENT (HEAVY) (21,060 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- LIGHT POLE (SEE LIGHTING PLAN)

1 RESERVED PARKING

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 91 (56 EXISTING)

HANDICAP ACCESSIBLE PARKING STALLS = 5

TOTAL PARKING STALLS REQUIRED:

1 STALL / 2 EMPLOYEES	+	1 STALL / COMPANY VEHICLE	+	1 STALL / VISITOR
40	+	7	+	12	=	59

ZONING

I-B-1 / I-B-2

PARCEL NO.

WD-1371

ADDRESS

2257 AMERICAN BLVD
DE PERE, WI 54115

SITE DATA

TOTAL AREA = 8.02 ACRES, 349,138 S.F.

BUILDING AREA = 1.21 ACRES, 52,680 S.F. (15.1%)

SIDEWALK/PARKING LOT AREA = 0.87 ACRES, 78,289 S.F. (22.4%)

GREEN SPACE = 5.01 ACRES, 218,169 S.F. (62.5%)

FLOOR AREA RATIO

FA.R.= 0.13

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	8-18-2022	AJB	REVISED CITY SUBMITTAL								

DRAWN: LLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE: 01.2020
FILE: 5986001D-2022
JOB NO.: 5986001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C-2

File: R:\5900\5986\5986001\DWG\5986001D-2022.dwg
Plot Date: May 25, 2022 - 3:33pm
Layout: C-2_SITE

EX SAN NSI-075
RIM:634.40
D=27.80'
INV:606.60 (24" SW)
INV:606.60 (24"NE)

EX INLET 1
F/L:633.42'
D=5.00'
INV:629.72' (18" S)

INV=629.76'

INV=632.21'

INV=632.18'

14" x 23" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:631.10 (14" x 23" S)

S52°34'49"E 575.13'

INV=630.78'

INV=631.06'

50'-14" x 23" ELLIPTICAL ST. SEWER @ 0.10%

ST INL 3 (TYPE B)
F/L:634.10
D=2.95'
INV:631.15 (14" x 23" N)
INV:631.15 (14" x 23" SW)

S52°35'25"E 120.00'

EX. ASPHALT

S52°35'25"E 338.44'

185'-14" x 23" ELLIPTICAL ST. SEWER @ 0.10%

INSULATE STORM SEWER

EX. BUILDING
25,000 S.F.

ST INLET 1 (TYPE A)
RIM:635.00
D=3.53'
INV:631.47' (12" SW)

EX. BIT.

EX. CONC.

N36°10'58"E 415.07'

S36°10'58"W 306.71'

PROPOSED ADDITION TO BE SERVED
WITH SANITARY SEWER AND WATER
THROUGH EXISTING BUILDING

PR. BUILDING
27,680 S.F.

ST MH INL 4
F/L:634.80
D=3.47'
INV:631.33 (14" x 23" NE)
INV:631.33 (14" x 23" SW)

106'-12" ST. SEWER @ 0.26%

55'-14" x 23" ELLIPTICAL ST. SEWER @ 0.11%

ST INL 2 (TYPE A)
RIM:634.90
D=3.71'
INV:631.19 (12" NE)
INV:631.19' (12" S)

74'-12" ST. SEWER @ 0.26%

30'-6" ST. SEWER @
1.04% MIN. (TYP.)

12" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:631.00 (12" N)

INV:633.00 (TYP.)

ST MH INL 5
RIM:634.85
D=3.46'
INV:631.39 (14" NE)
INV:631.88' (14" x 23" SW)

78'-14" x 23" ELLIPTICAL ST. SEWER @ 0.10%

AMERICAN BOULEVARD

15" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:632.10 (15" SW)

14" x 23" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:631.80 (14" x 23" NE)

6" DAYLIGHT WITH RIP RAP (TYP.)

70'-15" ST. SEWER @ 0.25%

45° BEND

19'-15" ST. SEWER @ 0.25%

15" APRON ENDWALL
WITH RIP RAP
E.O.P. INV:630.59 (15" W)

50'-15" RCP ST. SEWER @ 1.00%

EX MH ST 3
RIM:636.30
D=4.95'
INV:631.35 (12" SW)
INV:631.35 (30" SE)

EX INL 102
F/L:635.44'
D=4.68'
INV:630.76' (18" SW)
INV:630.76' (18" NE)

CORE DRILL AND PROVIDE WATER
TIGHT CONNECTION TO EX. MANHOLE

CORE DRILL AND PROVIDE
WATER TIGHT CONNECTION
TO EX MH ST 3

N52°35'25"W 901.82'

EX INL 3
F/L:634.39'
D=4.00'
INV:630.39' (12" SW)
INV:630.39' (15" NW)

EX INL 5
F/L:635.38'
D=4.00'
INV:631.38' (12" SW)
INV:631.38' (12" NE)

EX MH ST 6
RIM:636.85
D=6.69'
INV:630.16 (36" NW)
INV:630.67 (18" NE)
INV:630.16 (36" E)

EX MH ST 2
RIM:635.52
D=5.15'
INV:630.37 (15" SE)
INV:630.37 (18" NW)
INV: 630.37 (12" NE)

EX INL 4
F/L:634.38'
D=5.00'
INV:632.00' (12" NE)

EX INL 6
F/L:635.47'
D=5.00'
INV:631.98' (15" SW)
INV:631.96' (12" NE)

EX SAN BT2
RIM:635.25
D=11.83'
INV:623.42 (8"NW)

BIOTECH WAY

EX INL 103
F/L:635.48'
D=4.00'
INV:631.48' (12" SW)
INV:631.48' (18" NE)

EX SAN BT1
RIM:637.48
D=16.39'
INV:621.18 (8" SE)
INV:621.18 (8"NW)

EX SAN NSI-076
RIM:634.71
D=27.40'
INV:608.51 (8" SE)
INV:621.76 (8" NW)
INV:607.31 (24" SW)
INV:607.31 (24"NE)

LEGEND

- PROPOSED SANITARY SEWER
- 8SS 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST 10ST EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W 6W 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. AN EXCAVATION PERMIT IS REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL CONTACT DE PERE PUBLIC WORKS AT (920) 339-4061 TWO WEEKS IN ADVANCE OF WORK TO OBTAIN PERMITS

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	8-18-2022	AJB	REVISED CITY SUBMITTAL

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION-2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

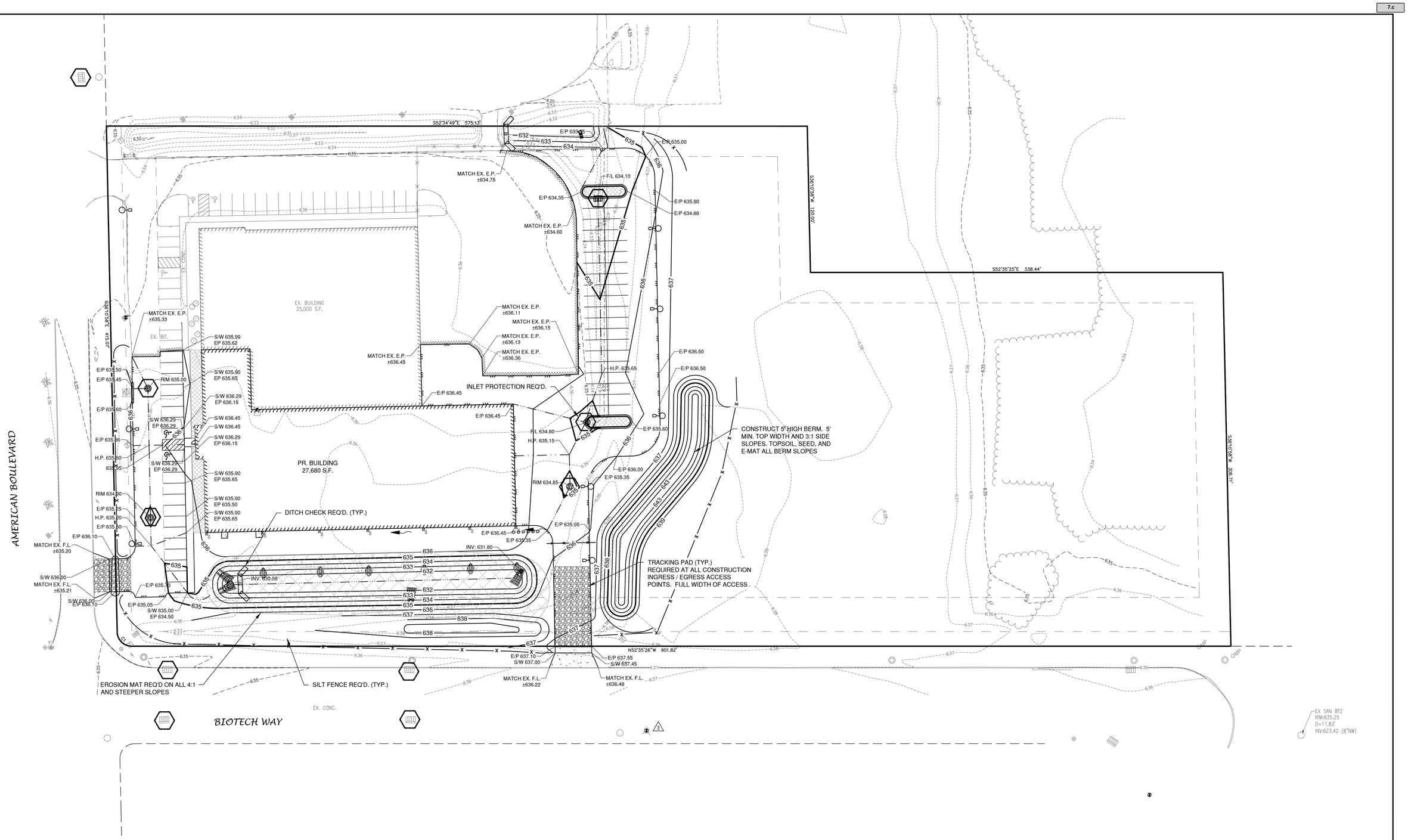
UTILITY PLAN

DATE 01.2020
FILE 5986001D-2022
JOB NO. 5986001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. C-3

File: R:\5900\5986\5986001\DWG\5986001b-2022.dwg
Plot Date: Aug 18, 2022 - 8:23am
Layout: C-3 UTILITY



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL BMP'S SUCH AS SILT FENCE, INLET PROTECTION, AND TRACKING CONTROL PADS PRIOR TO ANY SITE DISTURBANCE.
2. PLACE FILL MATERIAL, COMPACT, AND GRADE AS NECESSARY FOR BUILDING AND PARKING LOT. EXCAVATE FOR BUILDING FOUNDATION AND BEGIN BUILDING CONSTRUCTION.
3. EXCAVATE DRY DETENTION POND AREAS AND INSTALL ALL NECESSARY SITE UTILITIES.
4. PLACE GRAVEL BASE COURSE AND CONSTRUCT PARKING LOT.
5. COMPLETE REMAINING BUILDING AND PAVE PARKING LOT.
6. TOPSOIL, SEED, AND MULCH OR E-MAT TO STABILIZE ALL REMAINING DISTURBED AREAS AS SOON AS FINAL GRADING IS COMPLETED.
7. ONCE SITE VEGETATION HAS REACHED 70%, ALL EROSION CONTROL BMP'S MAY BE REMOVED.

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

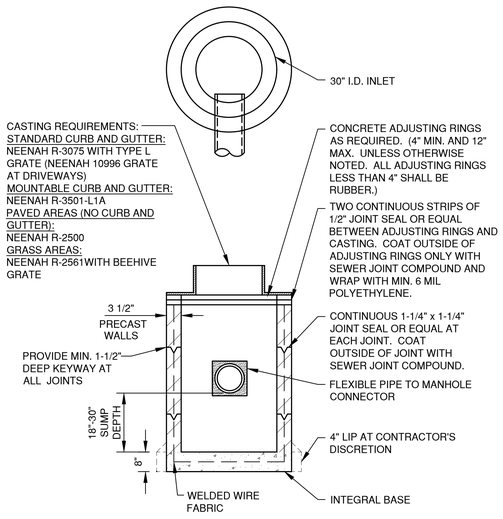
GRADING AND EROSION CONTROL PLAN

DATE: 01.2020
FILE: 5986001D-2022
JOB NO.: 5986001

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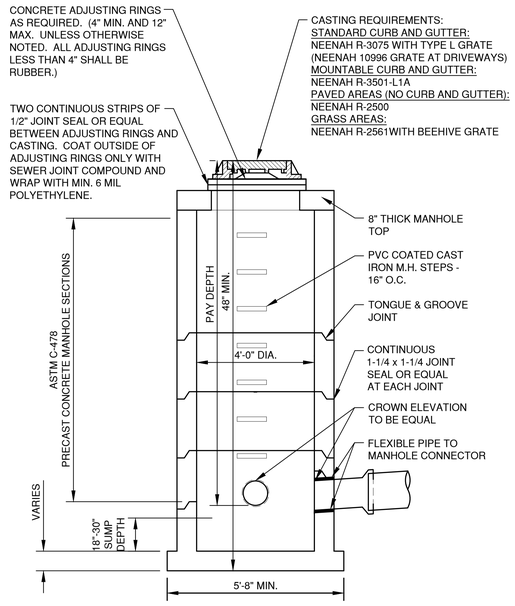
SHEET NO. C-4

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Plot Date: Aug 16, 2022 9:53am
LAYOUT: C-4 GRADING

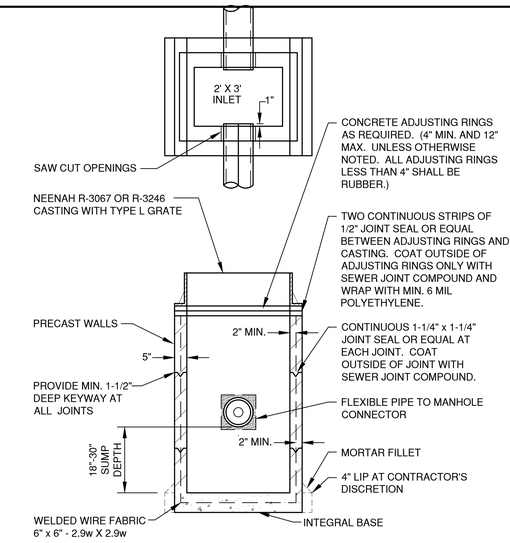


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

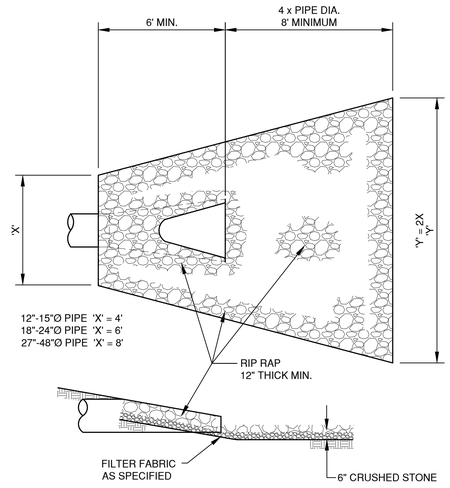


STORM INLET MANHOLE TYPE "A"

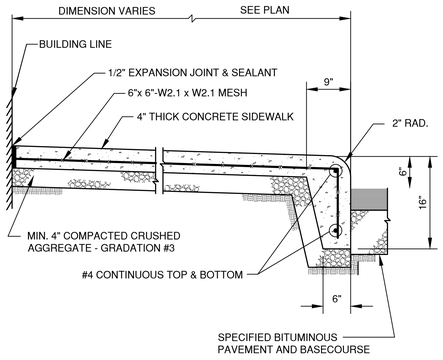


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

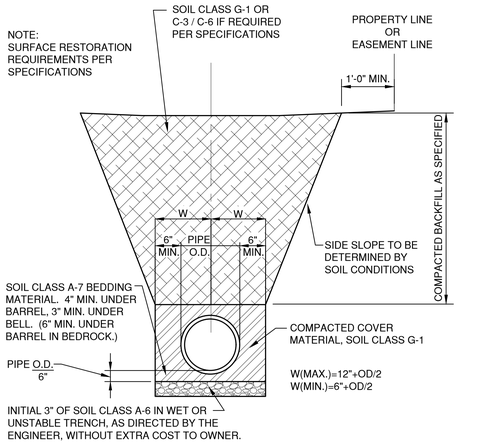
TYPE 'B' STORM INLET



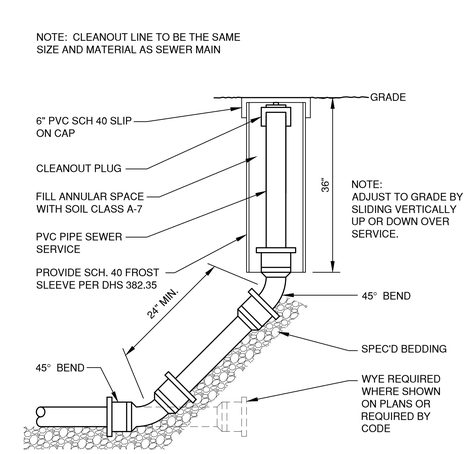
ENDWALL RIP RAP DETAIL



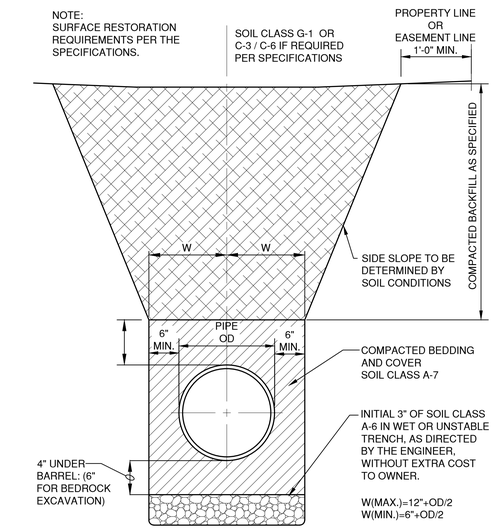
SIDEWALK WITH INTEGRAL CURB



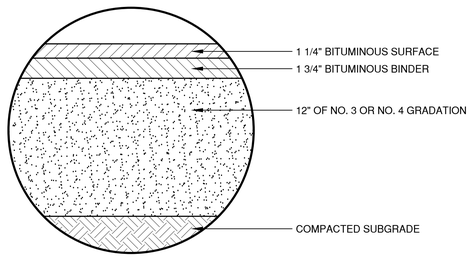
CONCRETE PIPE BEDDING AND TRENCH DETAIL



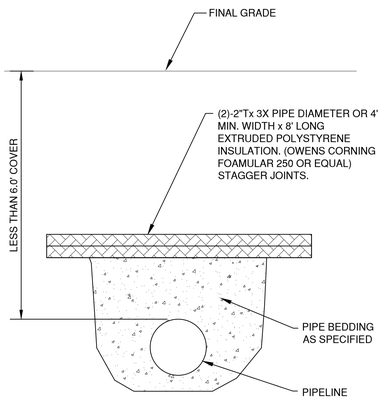
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



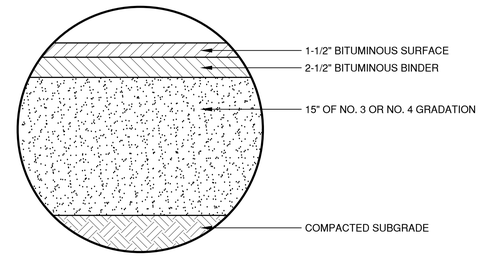
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



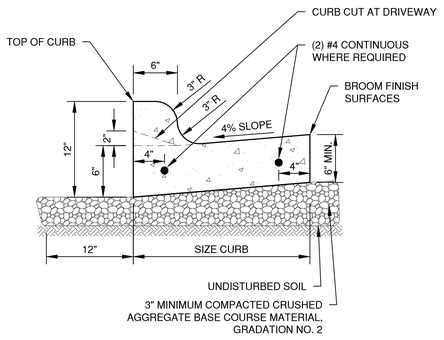
LIGHT DUTY ASPHALT PAVEMENT



PIPE INSULATION DETAIL

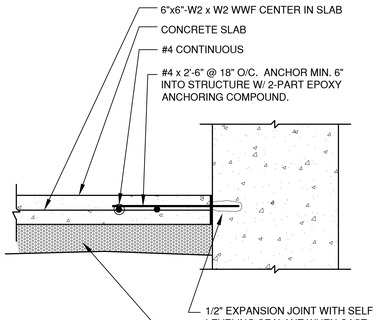


HEAVY DUTY ASPHALT PAVEMENT



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BLT
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 01/2020
FILE DETAILS
JOB NO. 5911009

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C-5

File: B:\5900\5911009\5911009_DETAILS.dwg
Plot Date: Aug 25, 2022 - 3:34pm
LAYOUT: DETAILS

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

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

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

TYPE "D"

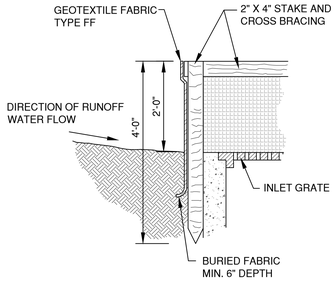
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

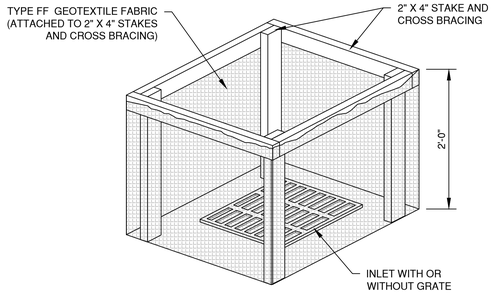
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

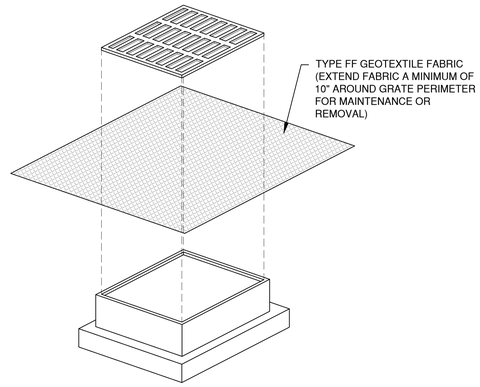
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



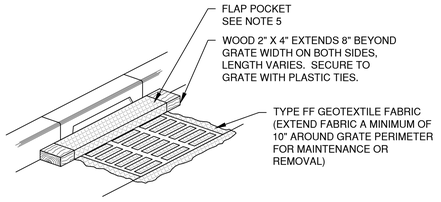


INLET PROTECTION, TYPE A

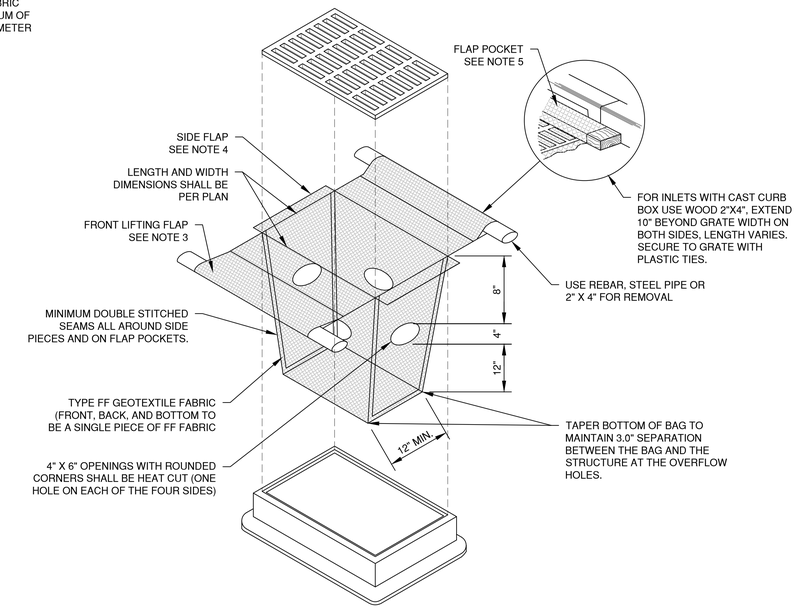


INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: B:\5900\5986\5986001\Dwg\EROSION CONTROL.dwg
Layout: C-6 A INLET PROTECTION Date: Aug 27, 2020 - 9:43am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: TLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C, AND D
AND MISCELLANEOUS DETAILS

DATE: 01/2020
FILE: EROSION CONTROL
JOB NO.: 5986001

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

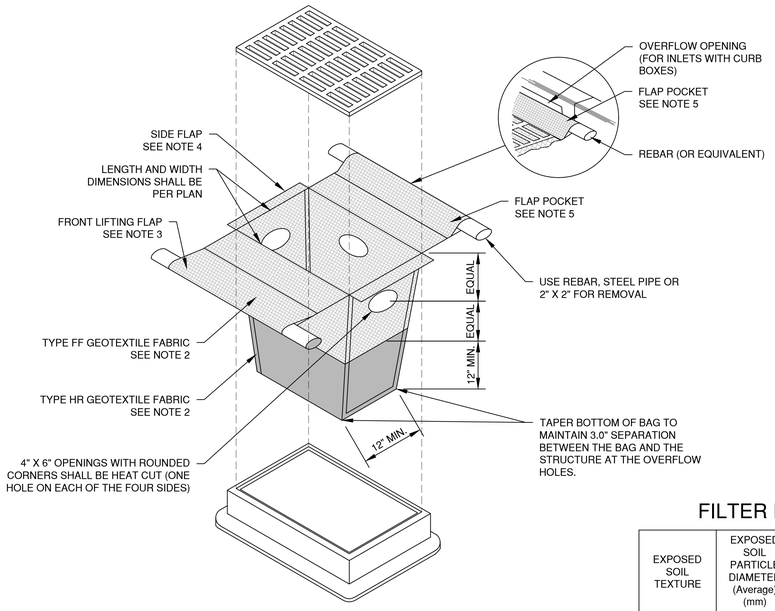
SHEET NO. C-6

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

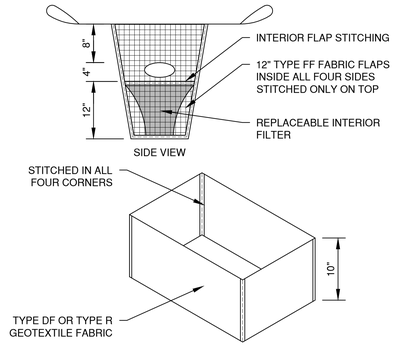


INLET PROTECTION, TYPE D-HR

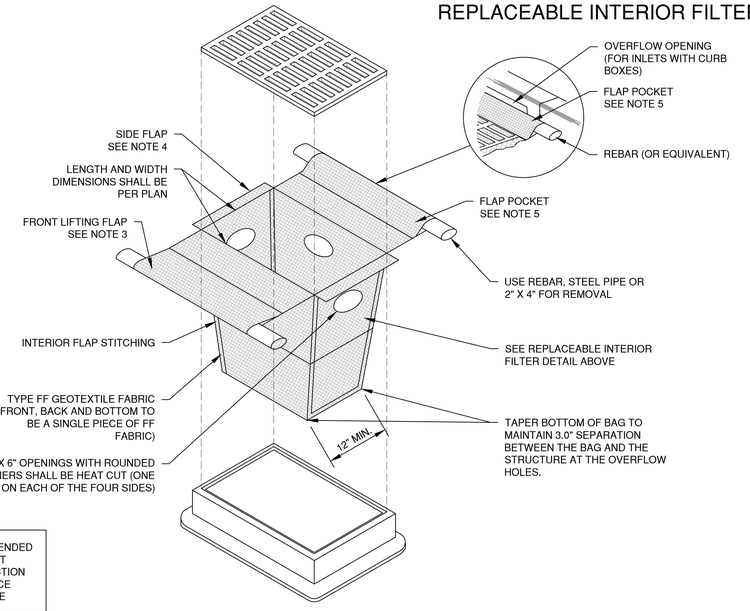
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

LAYOUT: C-8_2 INLET PROTECTION.dwg Date: Feb 27, 2020 9:43am File: R:\5900\5986\5986001\13WC\EROSION CONTROL.dwg

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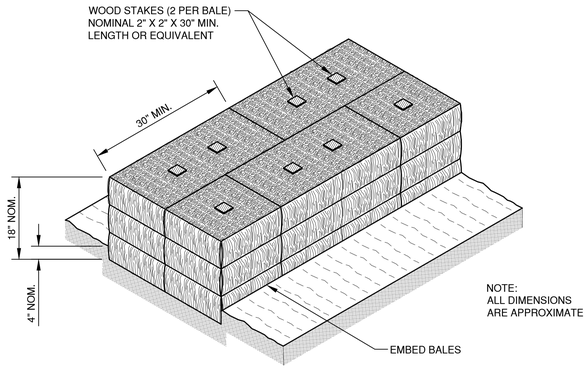
SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

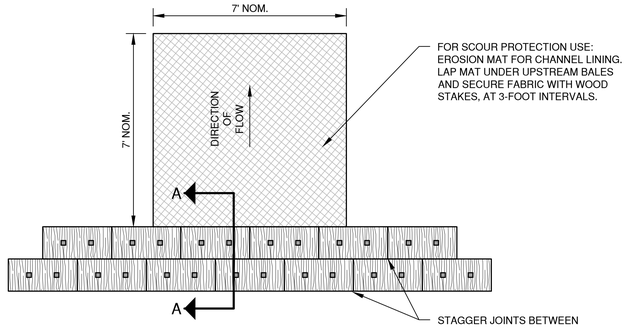
DATE 01/2020
FILE EROSION CONTROL
JOB NO. 5986001

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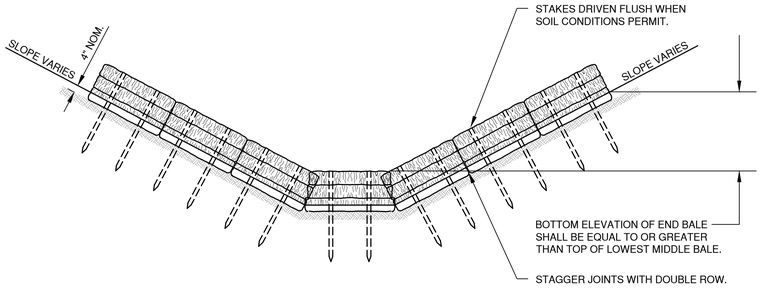
SHEET NO. C-7



SECTION A-A

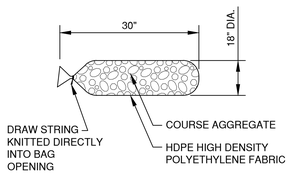


PLAN VIEW



FRONT ELEVATION

TEMPORARY DITCH CHECK USING EROSION BALES TYPE A



FILTER BAG DETAIL

NOTES:

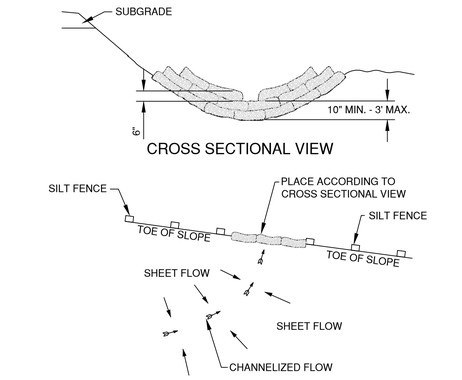
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

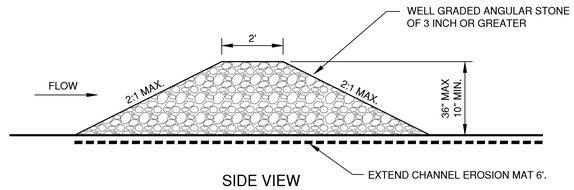


DITCH CHECK DETAIL

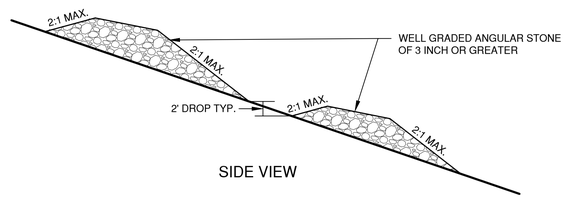
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

File: R:\5900\5986\5986001\DWG\EROSION CONTROL.dwg
Plot Date: Feb 27, 2020 - 9:43am
LAYOUT: C-8 & BRIDGE MARKERS

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

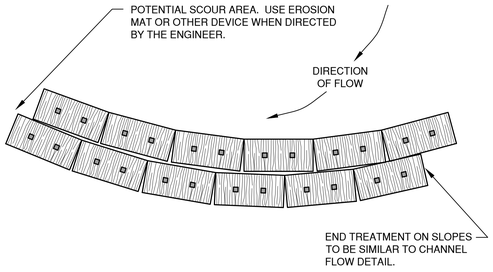
SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

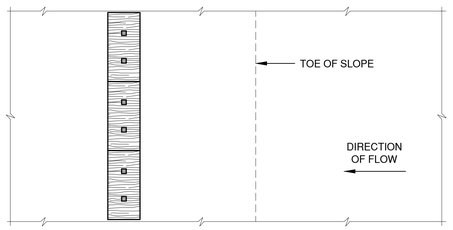
DATE 01/2020
FILE EROSION CONTROL
JOB NO. 5986001

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ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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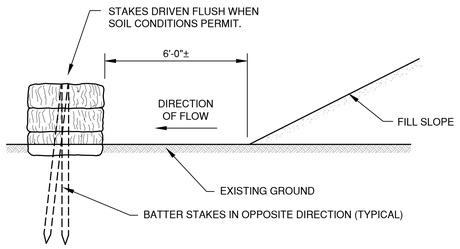
SHEET NO. C-8



PLAN VIEW
(WHEN ALTERING THE DIRECTION OF FLOW)

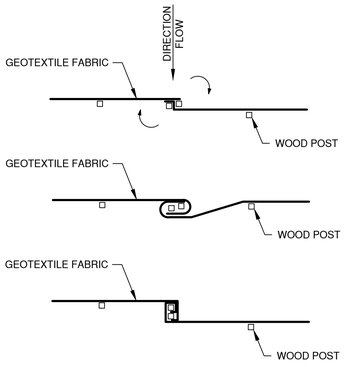


PLAN VIEW

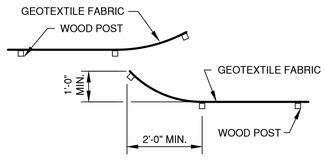


FRONT ELEVATION
WHEN EXISTING GROUND SLOPES AWAY FROM FILL SLOPE

EROSION BALES FOR SHEET FLOW

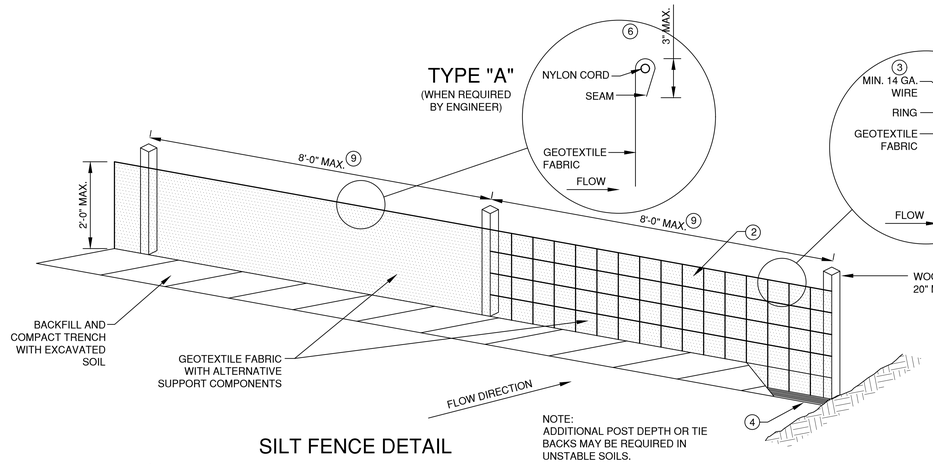


TWIST METHOD (8)

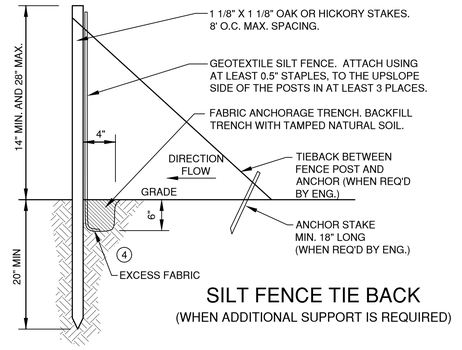


HOOK METHOD (8)

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE DETAIL



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

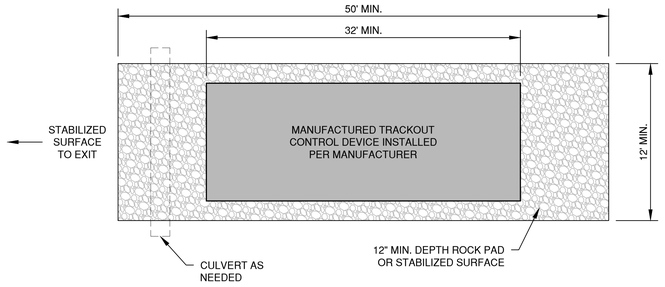
EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

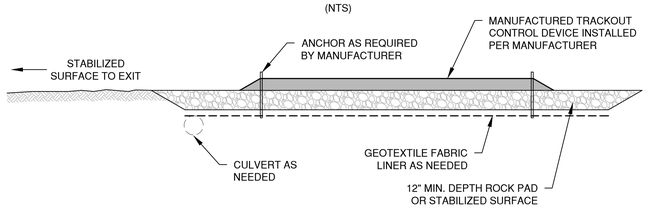
LAYOUT: Erik & SHEET STYLE File: G:\5900\5986\5986001\DWG\EROSION CONTROL.dwg Plot Date: Feb 27, 2020 - 9:43am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	SITE DEVELOPMENT FOR BAYSIDE MACHINE CORPORATION CITY OF DE PERE BROWN COUNTY, WISCONSIN	EROSION CONTROL SHEET FLOW DETAILS	DATE 01/2020	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. C-9
												ELP			FILE EROSION CONTROL		
												CHECKED BBB			JOB NO. 5986001		
												DESIGNED AJB					

★ TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

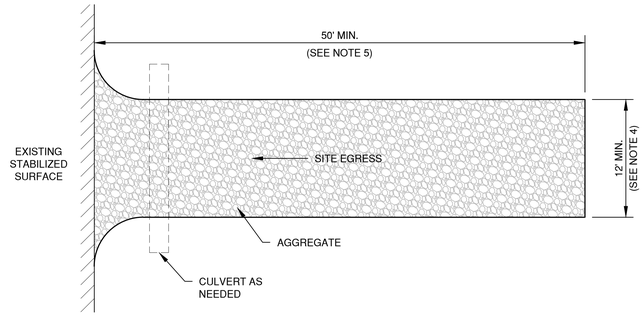


SECTION VIEW

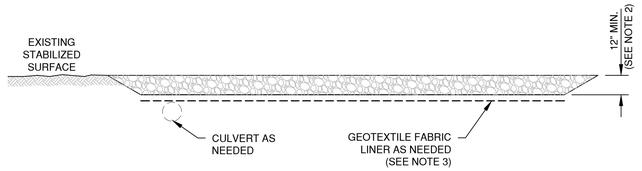
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

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

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: LLP
CHECKED: BBB
DESIGNED: AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

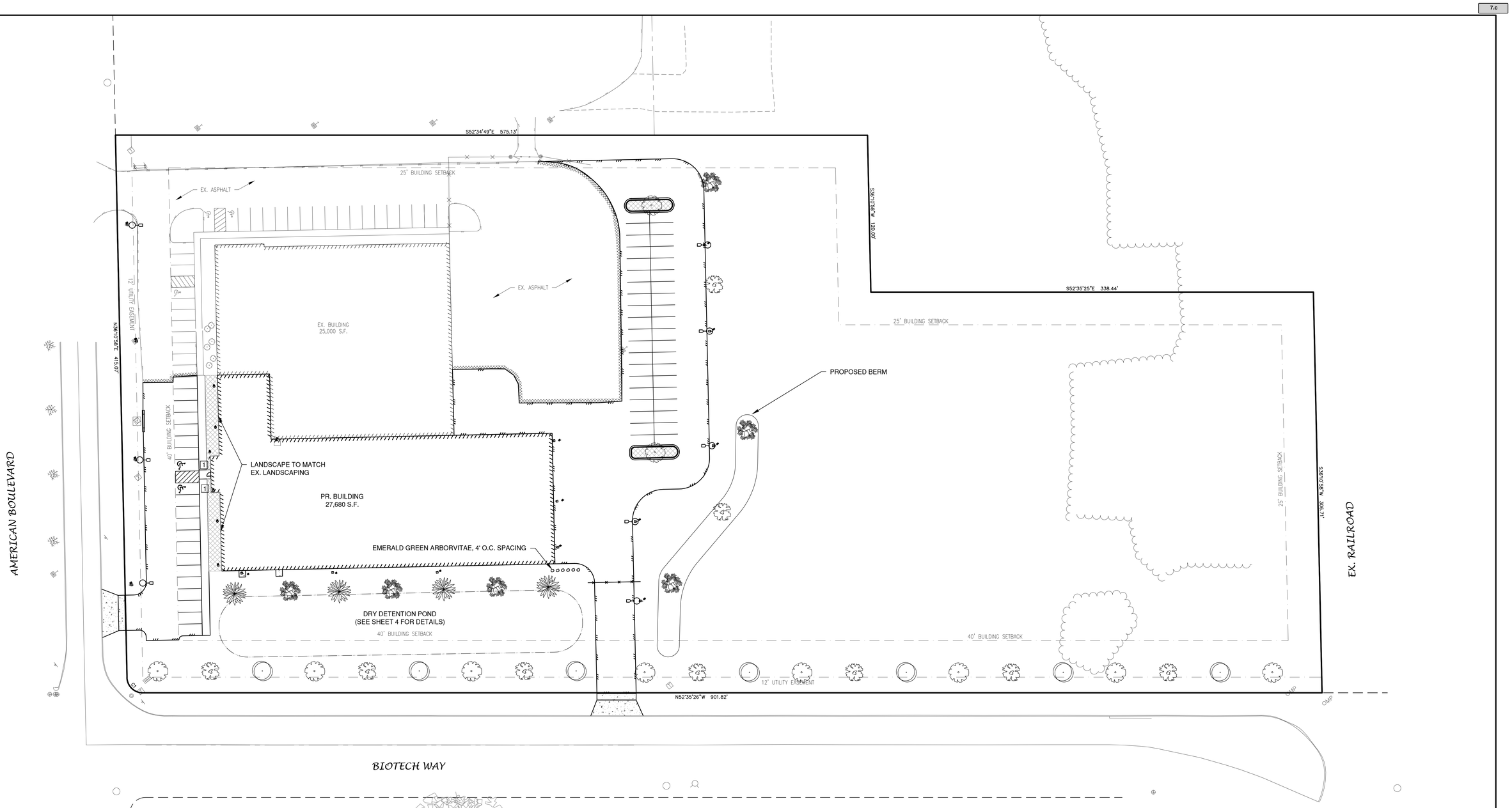
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE: 01/2020
FILE: EROSION CONTROL
JOB NO.: 5986001

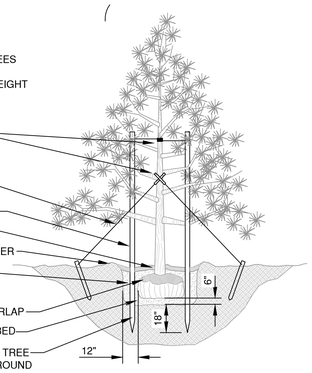
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C-10

LAYOUT: C-11 & TRACKOUT File: D:\2005\5986\5986001\DWG\EROSION CONTROL.dwg Plot Date: Aug 27, 2020 - 9:54am

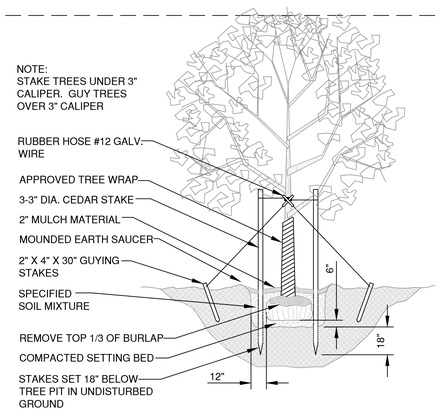


NOTE:
STAKE EVERGREEN TREES
BELOW 8' HEIGHT
GUY TREES ABOVE 8' HEIGHT



TYPICAL PLANTING, GUYING AND SPIKING EVERGREEN TREE DETAIL

NOTE:
STAKE TREES UNDER 3"
CALIPER. GUY TREES
OVER 3" CALIPER



TYPICAL PLANTING, GUYING AND SPIKING DECIDUOUS TREE DETAIL

TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTH, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

TREE PLANTING SCHEDULE

SYMBOL	SPECIES	QTY.
	AUTUMN BLAZE MAPLE (1.5" DIA. MIN.	9
	IVORY SILK JAPANESE LILAC (1.5" DIA. MIN.)	6
	CALLERY PEAR (1.5" DIA. MIN.)	10
	SKYLINE HONEY LOCUST (1.5" DIA., MIN/	7
	BLACKHILL SPRUCE (6' MIN.)	4
	EMERALD GREEN ARBORVITAE (5' MIN.)	6

REQUIRED TREES = 1 TREE/10,000 SF OF LOT AREA X 349,138 SF = 35 TREES REQUIRED
PROPOSED TREES = 36

NORTH

0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION
1	8-16-2022	AJB	REVISED CITY SUBMITTAL

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

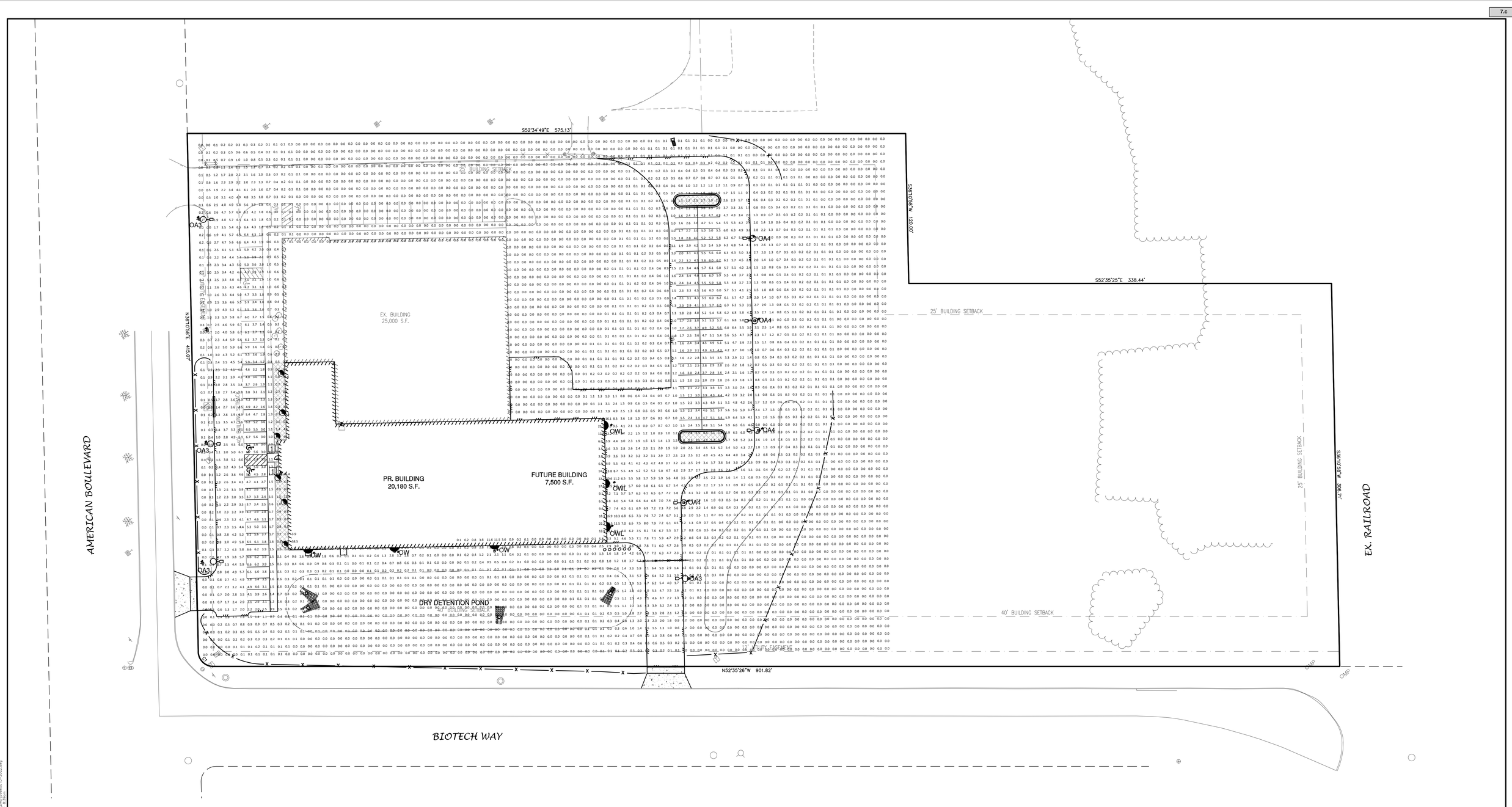
LANDSCAPE PLAN

DATE 01/2020
FILE 5986001D-2022
JOB NO. 5986001

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SHEET NO. C-11

File: R:\5900\5986\5986001\DWG\5986001D-2022.dwg
Plot Date: Sep 29, 2022 - 4:53pm
LAYOUT: LANDSCAPING



TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
OA3	OA3	LSI INDUSTRIES, MRM-LED-24L-3 (1) "A3IL" MRM-LED-24L-SIL-3-40-70CRI-IL	(1)	19336		1.00	5
OA4	OA4	LSI INDUSTRIES, MRM-LED-24L-FT (1) "A4" MRM-LED-24L-SIL-FT-40-70CRI	(1)	25981	22' SSS 3' Conc Pour	1.00	4
OD		LSI INDUSTRIES, LCD6-2500L (1) "D6" LCD6_LAD6_LAD46-LED-25L-40-FL-TR6R-SF-HAZ	(1)	2501		1.00	6
OW	OW	LSI INDUSTRIES, WLS-LED-03L (1) "W" WLS-LED-03L-40	(1)	3276		1.00	3
OWL	OWL	LSI INDUSTRIES, WLL-LED-11L (1) "WL" WLL-LED-11L-40	(1)	10929		1.00	3

LEGEND

- WALL PACK (FOR TYPE DESIGNATION SEE TABLE TO LEFT)
- DOWNLIGHT (FOR TYPE DESIGNATION SEE TABLE TO LEFT)
- LIGHT POLE (FOR TYPE DESIGNATION SEE TABLE TO LEFT)

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED BBB
DESIGNED AJB

SITE DEVELOPMENT FOR
BAYSIDE MACHINE CORPORATION - 2257 AMERICAN BLVD
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

LIGHTING PLAN

DATE 01/2020
FILE 5986001D-2022
JOB NO. 5986001

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SHEET NO. C-12

File: R:\5900\5985\5986001\DWG\5986001D-2022.dwg
Plot Date: Aug 31, 2022 - 8:34am
Layout: Lighting

GENERAL SPECIFICATION

These plans and specifications have been prepared for Fox Cities Builders, Seymour, Wisconsin (hereafter referred to as the contractor). The Architect will be responsible only to the contractor for work incorporated into the drawings and specifications. Civil, Plumbing, Heating-Ventilating and Electrical plans and specifications will be furnished by others. All contractors shall be responsible for complying to provisions of the Federal Occupational Safety & Health Act.

GENERAL CONDITIONS: All contractual agreements and responsibilities, including all insurance requirements and State of Wisconsin Regulations, are to be negotiated between Owner and the Contractors, both of whom will be responsible for furnishing all required insurances, including Unemployment & Workmen's Compensation requirements. Contractors shall be responsible for safety and accident prevention. There shall be no deviation from these plans and specifications without the written consent of the Architect. The Architect is not a party to any negotiations between Owner and his Contractors.

MECHANICAL TRADES: Plumbing, Heating-Ventilating and Electrical Work contracts are not a part of these plans. All work of these trades shall be done in strict accordance to all Local and State of Wisconsin Codes and Ordinances. Plumbing and Heating-Ventilating plans shall be submitted to the State of Wisconsin for approval. Electrical Contractor shall provide all required "EXIT" lights.

SITE WORK: Strip existing topsoil and store on the site as directed by the Owner. The site shall be graded to provide drainage away from the building.

EXCAVATION AND BACKFILLING: Excavate to required depths to receive footings as indicated on the drawings. Excavations shall be cut cleanly. Backfill around exterior of building with earth free from waste and debris. All backfill below slabs on grade to be granular material and compacted to 95% modified proctor. Maximum lift is 8 inches. Foundations are designed for 2000 PSF soil bearing capacity. The Contractor shall verify the adequacy of bearing soils and employ the services of a soils engineer if necessary. Architect shall be notified of presence of any questionable soils.

CONCRETE WORK: Concrete footings and slab shall be constructed to meet all requirements of the "Guide Specifications for Ready Mix Concrete". Strength to be minimum 3,000 PSI for walls and footings, and 4,000 PSI for floor slabs. Exterior flatwork shall be air entrained. Slump shall not exceed 4". Provide all required form work, as indicated on plans, and remove all forms after concrete has properly set. This contractor shall set all anchor bolts, as shown or required of proper size and length. Set by template. Furnish and place all reinforcing steel and welded wire mesh as called for. Reinforcing steel shall be intermediate grade, deformed, new billet steel meeting ASTM A-15. Bend bars a minimum 24" around corners and lap splices at least 20 bar diameters. Where not otherwise shown, the thickness of concrete over the reinforcement shall be:

1. Where concrete is deposited against the ground without the use of forms, not less than 3 inches.
2. Where concrete is deposited against forms and exposed to weather or soil, not less than 1-1/2 inches.

MASONRY: A. All masonry work shall be performed by skilled workmen in a competent manner. Joints shall be clean, straight, plumb, level and uniform. Chipped, cracked and broken units shall not be used.
All masonry shall be laid in running bond.
B. Reinforcing shall be used every second course of all masonry block walls. Provide three courses of brick for bearing. Dur-O-Wal shall be standard weight as required by the State of Wisconsin Dept. of COMM. Lap all reinforcements 6 inches.
C. 4" masonry shall be tied to backup material with 22 U.S. gage stainless steel anchors, 7/8" wide spaced 16" O.C. vertically and 32" O.C. horizontally.
D. Control joints shall be provided and spaced as follows unless specified otherwise on the plans:
Load-bearing walls: joint to corner - 30': joint to joint - 60' (0 to 20% wall openings)
joint to corner - 20': joint to joint - 40' (more than 20% wall openings)
Non-bearing walls: joint to corner - 25': joint to joint - 50' (0 to 20% wall openings)
Joint to corner - 20': joint to joint - 30' (more than 20% wall openings)
Joints in fire rated walls shall be filled with materials with same fire rating.
E. All concrete masonry units shall conform to ASTM C-90-70. Units shall be from a source approved by the State of Wisconsin and shall bear the mark of the manufacturer.

PRECAST CONCRETE: Precast concrete floor planks shall be 8". A 3" concrete topping will be installed. Plank must be designed for 85 PSF live load.

PRE-ENGINEERED METAL BUILDING: The building shall be supplied by a supplier yet to be determined (hereafter referred to as the manufacturer). The metal building, as shown, shall be manufactured by the manufacturer, and shall meet all of the loading requirements as outlined by the State of Wisconsin, Department of Safety & Professional Development, Safety & Buildings Division, for buildings of this type. The metal building and all applicable accessories shall be completely furnished and installed to manufacturers specifications, and as outlined in the Agreement between the Owner and Contractor. The building shall be of bay sizes shown on the plans.

LUMBER: Lumber for framing shall be #2 SPF or better unless otherwise noted. All wood in contact with concrete shall be pressure treated. Fire treated wood shall be used where noted.

COLD FORMED METAL FRAMING: Provide metal framing, which includes channel shaped steel studs and accessories. Steel studs shall be of size and gauge shown on the plans.

STRUCTURAL STEEL: All structural steel required, in addition to that furnished with the metal building, shall be A-36. Design shall conform to the latest AISC specification.

INSULATION: PEMB roof shall be fiberglass liner system as indicated on the drawings. Wall and entryway roof insulation shall be polyisocyanurate foam insulation in thickness indicated on the plan. All foam insulation shall be separated from the habitable space by a minimum 30 minute thermal barrier (½" gypsum board). Foundation perimeter insulation shall be extruded polystyrene foam in the thickness shown on the plans. All exposed insulation shall have a flame spread rating of 25 or less.

DOORS: All exit doors shall be hollow metal or wood with hollow metal frames; size and swing as shown on plan. Exterior doors shall be insulated. All exit doors shall have hardware that can be opened from the inside by pushing against a single bar or by turning a single lever.

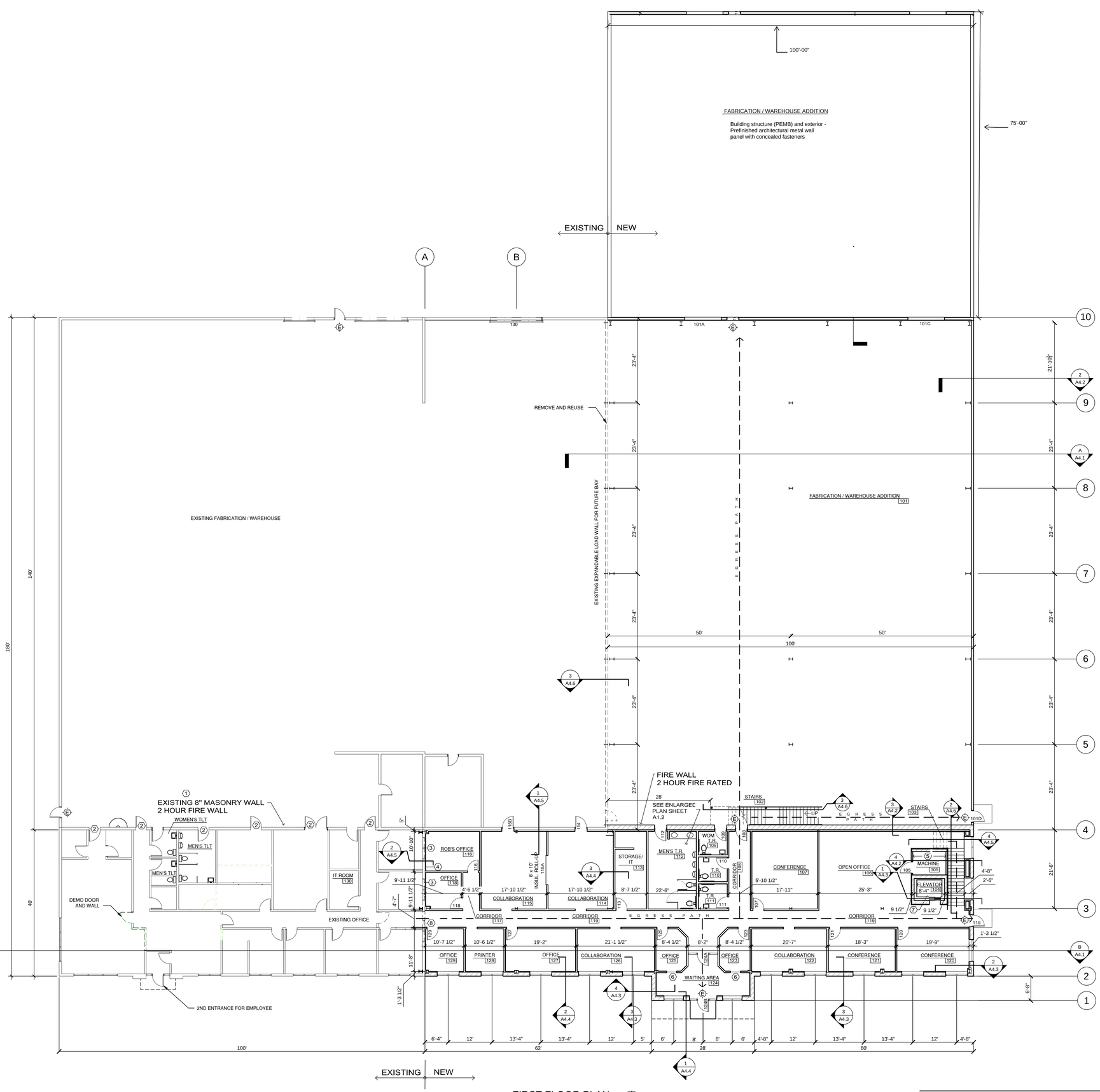
ALUMINUM DOORS & WINDOWS: Exterior units shall be 1", low-e, medium solar tint, double glaze, in thermally broken anodized aluminum frame - Kawneer 451T or equal. Glazing in door / sidelight assemblies shall be tempered. Interior units shall be have ¼" tempered glass.

OVERHEAD DOORS: Overhead doors shall be nominal 1 ¾" thick with polyurethane foam core.

BARRIER-FREE GENERAL REQUIREMENTS: Handicap accessible toilet rooms are shall conform to the following:
1. Floors shall be sealed concrete or ceramic tile. Provide a 6" ceramic tile base around the toilet rooms. The walls and ceilings shall be painted with light colored enamel. The doors shall be equipped with a closer.
2. Grab bars shall support 250 pounds minimum, shall have a smooth finish and an outside diameter of between 1" and 1-1/2", with 1-1/2" clearance between the bar and wall. Mount 36" above finish floor as shown on the floor plan.
3. Lavatory shall be mounted to allow 29" clear space below with a maximum rim height of 34".
4. Mirrors and towel dispensers shall be mounted not more than 40" above finish floor.
5. Sex Designation - letters not less than 1" high or symbols shall be used to designate men and women.
6. Water closets shall have a seat height of 17 to 19 inches.
7. Each toilet room shall be provided with mechanical exhaust ventilation of at least 3 cfm per square foot of floor area or 75 cfm per fixture (water closets and urinals).

FIRE EXTINGUISHERS: Furnish and install fire extinguishers per IFC 906 and NFPA 10.

EXIT LIGHTS: Provide an approved type illuminated sign bearing the work "EXIT" in 5" high letters above all doors shown thus "E". Light shall have emergency battery backup capable of 90 minutes of continued illumination.



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
NORTH

THOMAS DESIGN INC
ARCHITECT
FOND DU LAC, WISCONSIN 920.922.7731

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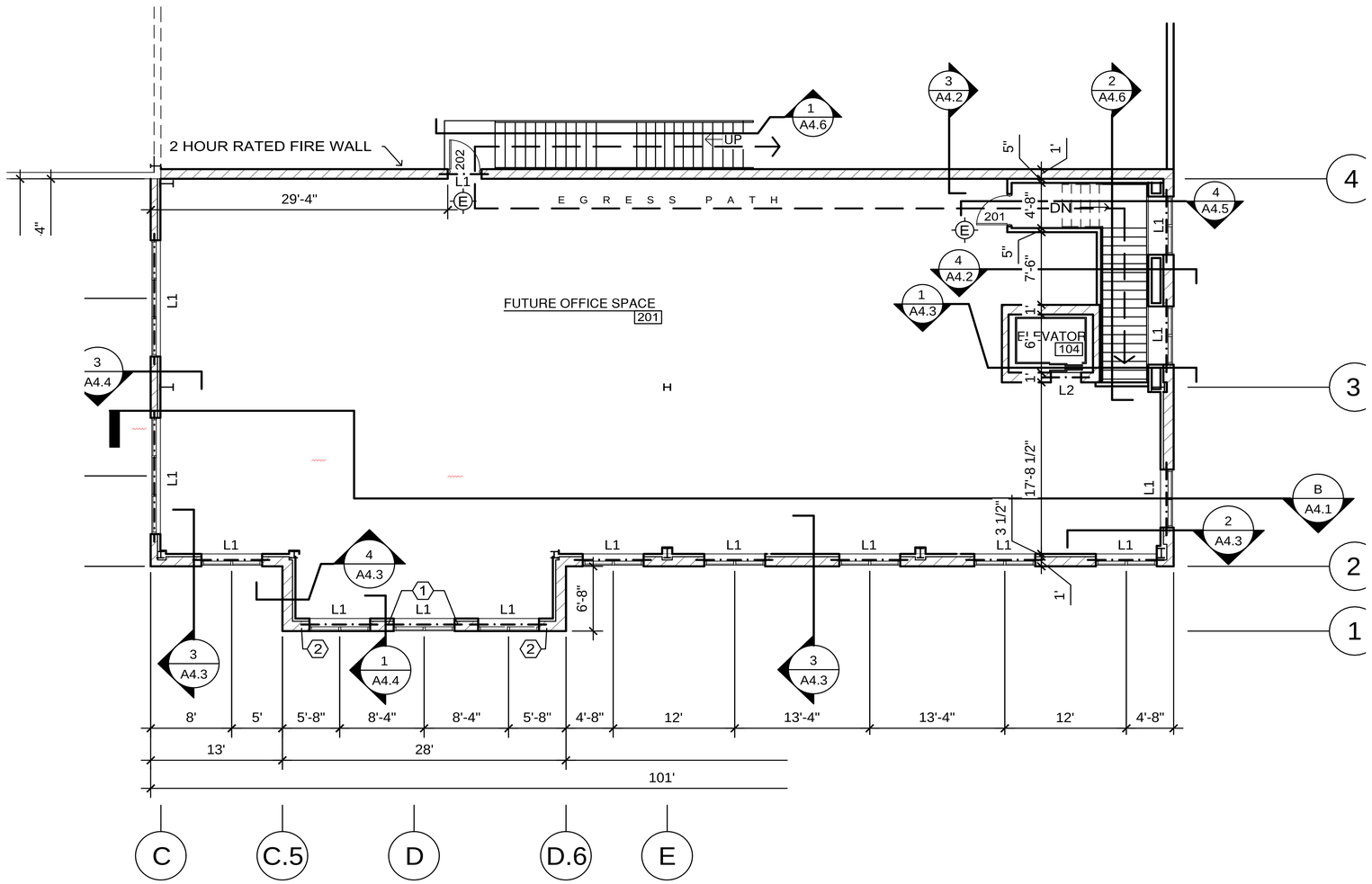
FOX CITIES BUILDERS, LLC.
N7315 CTY RD Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

PLAN SET STAGE:
☐ PRELIMINARY PLAN SET
☐ NOT FOR CONSTRUCTION

REVISIONS:

PROPOSED BUILDING ADDITION FOR:
19-1012 BAYSIDE MACHINE CORP.
2257 AMERICAN BOULEVARD, DE PERE, WI
SALES REP: JEREMY NOLL (920) 595-0345

A1.1



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

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FOX CITIES BUILDERS, LLC.
N7315 CTY RD. Y - SUITE B
SEYMOUR, WISCONSIN 54165
PHONE (920) 833-9545
FAX (920) 833-9546

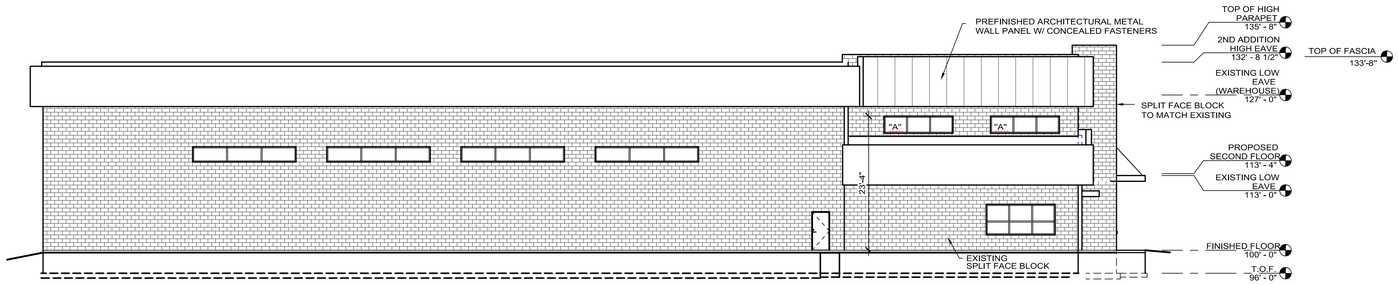
PLAN SET STAGE:
☐ PRELIMINARY PLAN SET
NOT FOR CONSTRUCTION

REVISIONS:

PROPOSED BUILDING ADDITION FOR:
19-1012 BAYSIDE MACHINE CORP.
2257 AMERICAN BOULEVARD, DE PERE, WI
SALES REP: JEREMY NOLL (920) 595-0345

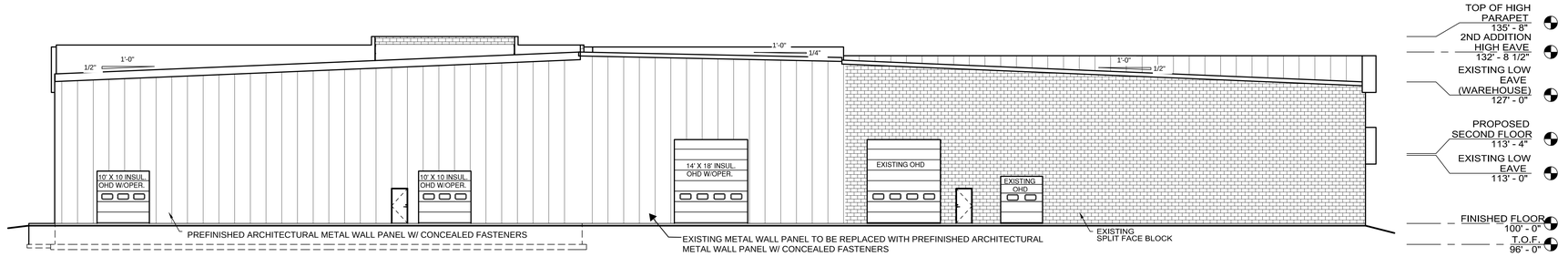
A1.2

THOMAS DESIGN INC
A R C H I T E C T
FOND DU LAC, WISCONSIN 920.922.7131



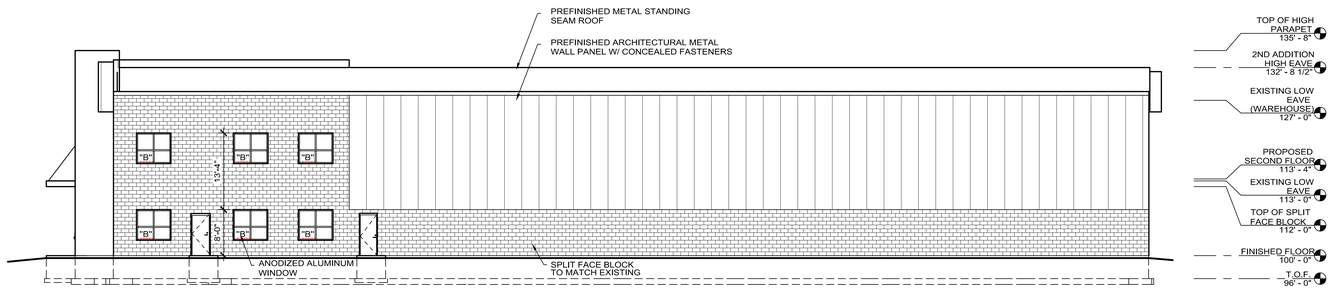
EAST ELEVATION

SCALE: 3/32" = 1'-0"



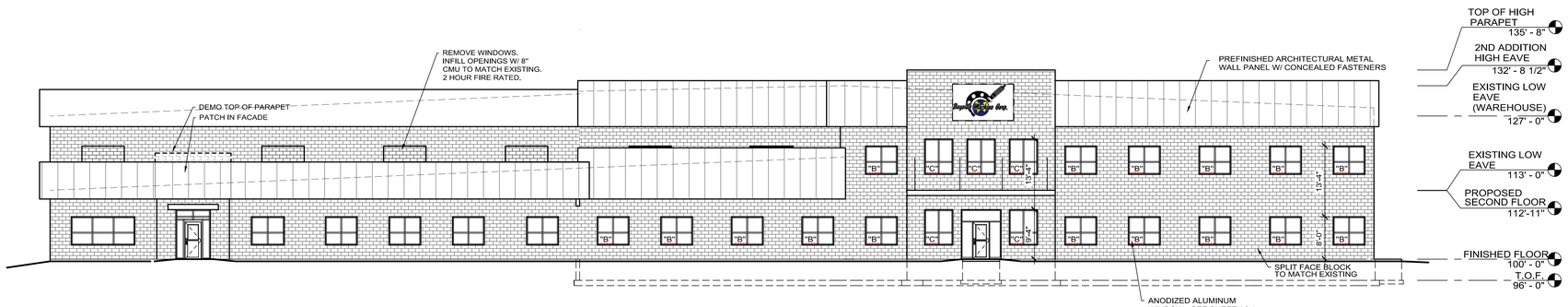
SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



WEST ELEVATION

SCALE: 3/32" = 1'-0"


REMOVE WINDOWS.
INFILL OPENINGS W/ 8"
CMU TO MATCH EXISTING.
2 HOUR FIRE RATED.
DEMO TOP OF PARAPET
PATCH IN FACADE
PREFINISHED ARCHITECTURAL METAL
WALL PANEL W/ CONCEALED FASTENERS
TOP OF HIGH
PARAPET
135' - 8"
2ND ADDITION
HIGH EAVE
132' - 8 1/2"
EXISTING LOW
EAVE
(WAREHOUSE)
127' - 0"
EXISTING LOW
EAVE
113' - 0"
PROPOSED
SECOND FLOOR
112'-11"
FINISHED FLOOR
100' - 0"
T.O.F.
96' - 0"
"B"
"C"
"C"
"C"
"C"
"C"
"C"
"C"
"C"
"B"
"B"
"B

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Fox Cities Builders – Site Plan Addendum FCB-01

Structural Exterior Color Selection for Proposed Bayside Machine Addition

Location	Material	Color
Front – Facing American BLVD	Architectural Metal Panel w/ concealed fasteners	To match existing EIFS with existing accent color
Front – Facing American BLVD	Split Face Block	To match existing Split Face Block material color
Side – Facing Biotech Way	Split Face Block	To match existing Split Face Block material color
Side – Facing Biotech Way	Architectural Metal Panel w/ concealed fasteners	To match existing metal panel material color
Rear – Facing De Pere Dog Park (Lost Dauphine Road)	Architectural Metal Panel w/ concealed fasteners	To match existing metal panel material color
Side – Facing Infinity Machine	Architectural Metal Panel w/ concealed fasteners	To match existing EIFS with existing accent color
Side – Facing Infinity Machine	Split Face Block	To match existing Split Face Block material color



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Catalog # :	Project :
Prepared By :	Date :

LCD6
6" LED Commercial Downlight



6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K at 80 CRI. Standard driver offers universal (120-277V) and 0 -10V dimming down to 1%. The LCD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.

Origin™

Features & Specifications

Optical System

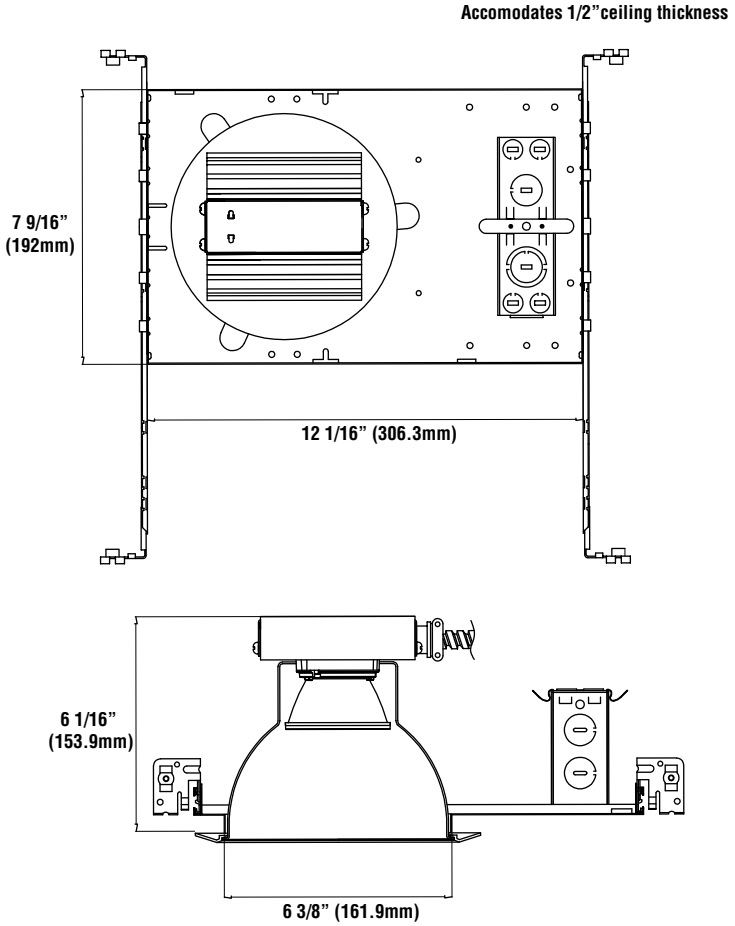
- LED source provides superior lumen output with maximum visual comfort.
- Tailored spot, narrow flood, flood and wide flood beam optics designed for glare free illumination.
- Choice of flanged or flangeless spun reflector utilizing heavy gauge highly reflective diffuse anodized aluminum to deliver low glare, even illumination of the space.
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface.
- Available in 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377.
- Minimum CRI of 80.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (1% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz.
- L70 Calculated Life: > 50k Hours projected @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%
- Power factor: >.90
- Input power stays constant over life.
- Compatible with Triac (forward-phase or leading-edge), ELV (reverse-phase or trailing edge) dimming only at 120 Vac.
- Driver can be accessed from below plenum for servicing.
- High-efficacy LEDs with integrated circuit board mount directly to an extruded aluminum heatsink to maximize heat dissipation and promote long life.
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7.8watts constant power to the LED system, ensuring code compliance.To calculate light output during emergency mode(EM battery 7.8 watts x LPW of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.

TITLE 24 COMPLIANT · ETL Intertek · Dimmable · RoHS COMPLIANT · damp location

Dimensions



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LCD6
6" LED Commercial Downlight

Features & Specifications (cont.)

New Construction Housing/Plaster Frame

- Designed for use in non-insulated ceiling where insulation must be kept a minimum of 3" from the fixture.
- Junction box listed for (8) #12 AWG (four in, four out) 90°C conductors and thru branch wiring.
- Junction box contains (5) 1/2" knockouts with trade pry-out slots and (4) Romex cable clamp knockouts.
- Frame accomodates up to 1/2" ceiling thickness. Standard 24" nailer bars ship with each unit and field installed.

Installation

- 24" nailer bars provide stability and support for installation on joists, T-Grid and suspended ceilings.
- Housings can be positioned at any point within the 24" joist span.
- Score lines allow adjustments for 12" joists without tools.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Emergency Battery. Test regularly in accordance with local codes.

Listing

- cETLus Listed to UL 1598 and UL 8750 standards for 25°C Ambient applications
- RoHS Compliant.
- EMI/RFI compliant with FCC 47CFR Part 15 Class B Consumer limits and Class A Commercial & Industrial.
- Damp location rated
- Title 24 Compliant.

Performance

Electrical Data (Amps)*

Lumen Package	120V	208V	240V	277V
14L	0.12	0.07	0.06	0.05
25L	0.18	0.11	0.09	0.08
32L	0.27	0.15	0.13	0.12
41L	0.35	0.20	0.18	0.15

*Electrical Data at 25C (77F)/ Actual Wattage may differ +/-10%

DELIVERED LUMENS*

Lumen Pkg.	Distribution	2700K CCT		3000K CCT		3500K CCT		4000K CCT		Wattage
		Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
14L	SP	1184	84.6	1184	84.6	1467	104.8	1467	104.8	14
	NF	1156	82.6	1156	82.6	1432	102.3	1432	102.3	14
	FL	1152	82.3	1152	82.3	1428	102.0	1428	102.0	14
	WF	1079	77.1	1079	77.1	1337	95.5	1337	95.5	14
25L	SP	2066	93.9	2066	93.9	2560	116.4	2560	116.4	22
	NF	2017	91.7	2017	91.7	2499	113.6	2499	113.6	22
	FL	2011	91.4	2011	91.4	2492	113.3	2492	113.3	22
	WF	1883	85.6	1883	85.6	2333	106.0	2333	106.0	22
32L	SP	2665	83.3	2665	83.3	3302	103.2	3302	103.2	32
	NF	2602	81.3	2602	81.3	3224	100.8	3224	100.8	32
	FL	2594	81.1	2594	81.1	3215	100.5	3215	100.5	32
	WF	2429	75.9	2429	75.9	3010	94.1	3010	94.1	32
41L	SP	3409	81.2	3409	81.2	4224	100.6	4224	100.6	42
	NF	3328	79.2	3328	79.2	4123	98.2	4123	98.2	42
	FL	3318	79.0	3318	79.0	4112	97.9	4112	97.9	42
	WF	3107	74.0	3107	74.0	3849	91.6	3849	91.6	42

*LED Chips are frequently updated therefore values may change.
Data is based on Haze Reflector.

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LCD6
6" LED Commercial Downlight

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **LCD6 LED 25L UNV DIM1 35 NF TR6R HAZ**

Family/ Size	LED Gen	Lumen Package	Voltage	Driver	Color Temperature	CRI	Beam Optics[6]
LCD6 - 6" New Construction[4]	**LED**	14L - 1400 25L - 2500 32L - 3200 41L - 4100	**UNV** - 120-277V	**DIM1** - Dims to 1% (0-10V dimming)	**27** - 2700K **30** - 3000K **35** - 3500K **40** - 4000K	**Blank** - 80 CRI	**SP** - Spot **NF** - Narrow Flood **FL**- Flood **WF** - Wide Flood

	Reflector	Finish	
Self-Fange	**TR6R** - Open Reflector	**SF HAZ** - Haze semi- diffused	
		SF SPC - Specular clear	
	TR6RWW - Wall Wash[2]	**SF HAZ** - Haze semi-diffused	
Flangeless (ship standard w/ white plastic trim ring)	**TR6R** - Open Reflector	**HAZ** - Haze semi-diffused, white trim ring	
		SPC - Specular clear, white trim ring	
	TR6RFL- Frosted Floating Lens[3]	**HAZ** - Haze semi-diffused Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional trim ring not compatible)	
		SPC - Specular Clear Reflector w/ Frosted Floating Lens, w/ integrated white metal trim ring (optional ring not compatible)	
	TR6RWW - Wall Wash[2]	**HAZ** - Haze semi-diffused wall wash reflector, white trim ring	
	TR6B - Baffle	**HAZ** - Haze semi-diffused reflector	**WH** - White baffle and white trim ring
			BL - Black Baffle and white trim ring
	TR6BL - Baffle w/ Regressed Lens[1]	**HAZ** - Hazed semi-diffused	**WH** - White baffle and white trim ring
		SPC - Specular clear	**BL** - Black baffle and white trim ring
	TR6RL - Regressed Lens[1]	**HAZ** - Haze semi-diffused reflector w/ specular clear regressed lens and white trim ring	
		SPC - Specular clear reflector w/ specular clear regressed lens and white trim ring	

Accessory Ordering Information (Accessories are field installed)

Description	Order Number
WH - White metal trim ring (only compatible w/flangeless trims)	616106
EM - Emergency Battery	658633

NOTES:
1. Regressed lens trims are wet location listed. All other trims are rated for damp location.
2. TR6RWW wall wash reflector comes with 40° integrated optic; additional beam optics not compatible
3. TR6RFL frosted floating lens comes with integrated white metal trim; accessory white metal trim ring not required)
4. Housing can ship ahead of the light engine and reflector
5. 90 CRI requires 55 day leadtime & 100 MOQ; Consult Factory
6. Refer to IES Files for Beam Spread.

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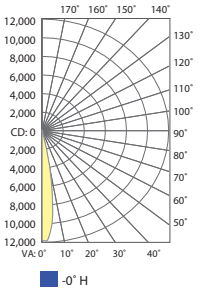
LCD6
6" LED Commercial Downlight

Photometry

LCD6-LED-25L-35-SP-TR6R-SF-HAZ

Lumens: 2,560
Watts: 22.2
Efficacy: 115

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width	
2.0'	2,975 fc	0.7'	0.7'
4.0'	744 fc	1.3'	1.3'
6.0'	331 fc	2.0'	2.0'
8.0'	186 fc	2.6'	2.6'
10.0'	119 fc	3.3'	3.3'
12.0'	82.6 fc	3.9'	3.9'

Vert. Spread: 18.5°
Horiz. Spread: 18.5°

Zonal Lumen Summary

ZONE	LUMENS	% Fixture
0-10	797	31.2%
10-20	766	29.9%
20-30	611	23.9%
30-40	315	12.3%
40-50	51	2.0%
50-60	14	0.5%
60-70	3	0.1%
70-80	1	0.0%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,560	100.0%

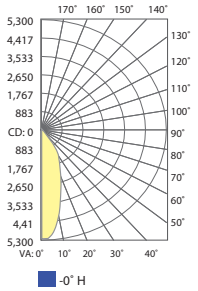
Candela Table

Degree Vertical	Candela
0	11,901
5	10,123
10	5,266
15	2,578
20	1,645
25	1,309
30	1,091
35	426
40	128
45	60
50	32
55	14
60	6
65	3
70	1
75	1
80	0
85	1
90	0

LCD6-LED-25L-35-NF-TR6R-SF-HAZ

Lumens: 2,499
Watts: 22.2
Efficacy: 113

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width	
2.0'	1,306 fc	1.2'	1.2'
4.0'	326 fc	2.4'	2.5'
6.0'	145 fc	3.6'	3.7'
8.0'	81.6 fc	4.9'	4.9'
10.0'	52.2 fc	6.1'	6.1'
12.0'	36.3 fc	7.3'	7.4 '

Vert. Spread: 33.8°
Horiz. Spread: 34.1°

Zonal Lumen Summary

ZONE	LUMENS	% Fixture
0-10	445	17.8%
10-20	831	33.2%
20-30	755	30.2%
30-40	375	15.0%
40-50	71	2.9%
50-60	17	0.7%
60-70	4	0.1%
70-80	1	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,499	100.0%

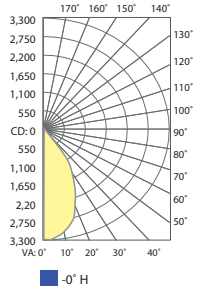
Candela Table

Degree Vertical	Candela
0	5,233
5	4,982
10	4,023
15	2,984
20	2,165
25	1,607
30	1,246
35	493
40	180
45	82
50	40
55	16
60	7
65	3
70	2
75	1
80	1
85	0
90	0

LCD6-LED-25L-35-FL-TR6R-SF-HAZ

Lumens: 2,492
Watts: 22.2
Efficacy: 112

Candela Power Distribution



Cone of Light

Illuminance at a Distance

	Center Beam fc	Beam Width	
2.0'	818 fc	2.0'	2.1'
4.0'	204 fc	4.1'	4.1'
6.0'	90.9 fc	6.1'	6.2'
8.0'	51.1 fc	8.1'	8.3'
10.0'	32.7 fc	10.2'	10.4'
12.0'	22.7 fc	12.2'	12.4 '

Vert. Spread: 54.0°
Horiz. Spread: 54.8°

Zonal Lumen Summary

ZONE	LUMENS	% Fixture
0-10	304	12.2%
10-20	773	31.0%
20-30	8475	34.0%
30-40	443	17.8%
40-50	99	4.0%
50-60	19	0.8%
60-70	4	0.2%
70-80	2	0.1%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,492	100.0%

Candela Table

Degree Vertical	Candela
0	3,271
5	3,236
10	3,071
15	2,780
20	2,315
25	1,812
30	1,415
35	624
40	257
45	120
50	52
55	18
60	7
65	4
70	2
75	1
80	1
85	0
90	0

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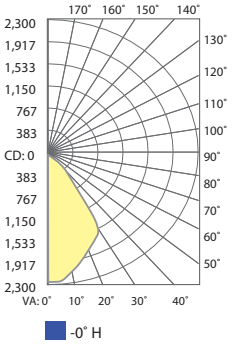
LCD6
6" LED Commercial Downlight

Photometry (cont.)

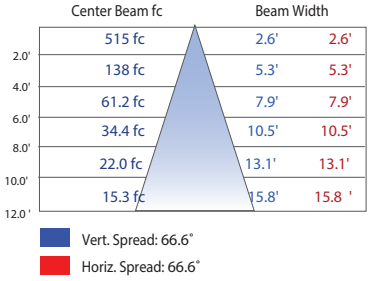
LCD6-LED-25L-35-WF-TR6R-SF-HAZ

Lumens: 2,333
Watts: 22.2
Efficacy: 105

Candela Power Distribution



Cone of Light
Illuminance at a Distance



Zonal Lumen Summary		
ZONE	LUMENS	% Fixture
0-10	203	8.7%
10-20	532	22.8%
20-30	754	32.3%
30-40	558	23.9%
40-50	218	9.4%
50-60	53	2.3%
60-70	10	0.4%
70-80	4	0.2%
80-90	1	0.0%
90-100	0	0.0%
0-180	2,333	100.0%

Candela Table	
Degree Vertical	Candela
0	2,204
5	2,176
10	2,044
15	1,885
20	1,752
25	1,642
30	1,502
35	820
40	473
45	277
50	135
55	48
60	18
65	9
70	5
75	3
80	2
85	1
90	0

6" Recessed Downlight Reflectors



TR6R - Open Reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear



TR6RFL - Frosted floating lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Integrated white metal trim ring



TR6BL - Baffle w/ regressed lens
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Choice of white or black baffle
Wet Location listed



TR6RWW - Wall wash w/ Kick reflector
Self-Flange or Flangeless
HAZ - Haze semi-diffused



TR6B - Baffle
Flangeless
HAZ - Haze semi-diffused reflector
Choice of white or black baffle



TR6RL - Regressed lens w/specular clear reflector
Flangeless
HAZ - Haze semi-diffused
SPC - Specular clear
Wet Location Listed

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Catalog # :	Project :
Prepared By :	Date :

Mirada Medium - MRM Outdoor LED Area Light



The Mirada's sleek design makes it perfectly-suited for architectural & commercial applications, while its cost-effective die-cast aluminum housing makes its acquisition cost very competitive. The Mirada offers high performance factory-rotatable silicone optics, 5 standard CCTs, 42,000+ delivered lumens, and is available with integral Airlink™ Wireless Controls.

Features & Specifications

Optical System

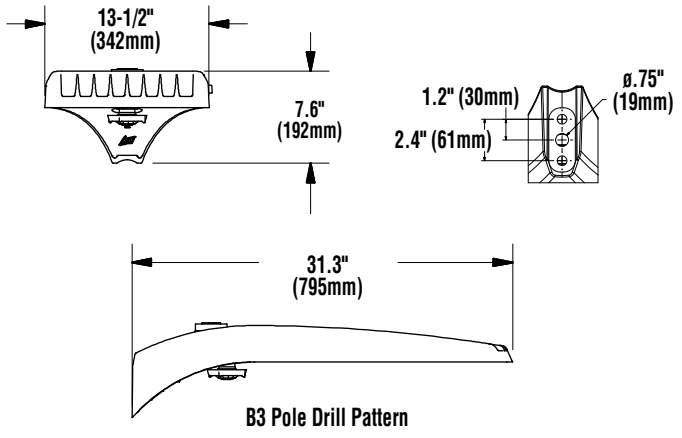
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W, FT and FTA.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance. See page 5 for more details.

Electrical

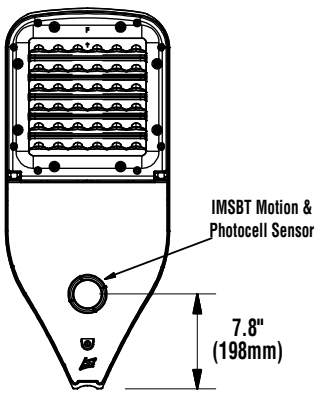
- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L lumen package rated to +40ºC.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Dimmable · Wireless Controls · Bluetooth · IP66 · ARRA Funding Compliant · cULus Listed · Manufactured in the USA · RoHS Compliant · Title 24 Compliant · IDA Dark Sky Approved · DLC QPL Listed · DLC QPL Listed Premium

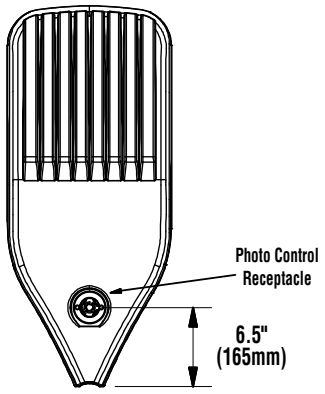
Product Dimensions



B3 Pole Drill Pattern



Bottom View



Top View

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Mirada Medium - MRM
Outdoor LED Area Light

Features & Specifications (Cont.)

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 30 lbs in carton.

Controls
Wireless Controls System

To make this fixture AirLink ready, simply order one of the following options:

a. The integrated Wireless Lighting Controller: ALSC or ALSCH (see ordering guide) as the controls option, or

b. Integrated Wireless Controller option (above) with integrated motion sensor: ALSCS (ordering guide for mounting heights) or

c. The 7-Pin Photoelectric Control Receptacle: CR7P as the controls option; and either the 5-Pin or 7-Pin Twist Lock Controller: ALSC UNV TL5 or ALSC UNV TL7 as an accessory

To see how the components of AirLink system work together, reference the diagram in the controls section of this specsheet. For more information on our AirLink products, visit our website: www.lsi-airlink.com/airlink-synapse/

Stand-Alone Controls

a. Integral Passive Infrared Bluetooth™ Motion/Photocell Sensor (IMSBT)
- Switches luminaire light levels based on motion and daylight (see the controls section for more details)
- Fixtures operate independently and can be commissioned via iOS or Android configuration app

b. 7-pin ANSI C136.41-2013 photocontrol receptacle (CR7P)
- Available for twist lock photocontrols or wireless control modules

Installation
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 1)

Warranty
- LSI LED Fixtures carry a 5-year warranty.

Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- IDA compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber.
- 3G rated for ANSI C136.31 high vibration applications

Performance

ELECTRICAL DATA (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
7L	53	0.4A	0.3A	0.2A	0.2A	0.2A	0.1A
9L	69	0.6A	0.3A	0.3A	0.2A	0.2A	0.1A
12L	94	0.8A	0.5A	0.4A	0.3A	0.3A	0.2A
18L	150	1.2A	0.7A	0.6A	0.5A	0.4A	0.3A
24L	187	1.6A	0.9A	0.8A	0.7A	0.5A	0.4A
30L	247	2.1A	1.2A	1.0A	0.9A	0.7A	0.5A
36L	317	2.6A	1.5A	1.3A	1.1A	0.9A	0.7A
42L	390	3.2A	1.9A	1.6A	1.4A	1.1A	0.8A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*

Lumens	Watts	120V	208V	240V	277V	347V	480V
9L	74.3	0.6A	0.4A	0.3A	0.3A	0.2A	0.2A
12L	102.9	0.9A	0.5A	0.4A	0.4A	0.3A	0.2A

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%

RECOMMENDED LUMEN MAINTENANCE[1](24-42L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-40 C	100%	100%	97%	94%	92%

RECOMMENDED LUMEN MAINTENANCE[1](7-18L)

Ambient	Initial[2]	25 hr[2]	50 hr[2]	75 hr[3]	100 hr[3]
0-50 C	100%	96%	92%	88%	84%

1- Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2- In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3- In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5848	80	B2-U0-G2	74
	2 - IL	3644	50	B0-U0-G1	
	3	6018	82	B1-U0-G2	
	3 - IL	4468	61	B0-U0-G2	
	5W	5471	74	B3-U0-G1	
	FT	5801	79	B1-U0-G2	
	FT - IL	3649	50	B0-U0-G1	
	FTA	5924	81	B1-U0-G1	
	FTA - IL	4243	58	B1-U0-G1	
12L	2	7530	74	B2-U0-G2	102
	2 - IL	4692	46	B0-U0-G1	
	3	7749	76	B1-U0-G2	
	3 - IL	5753	57	B0-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FT - IL	4699	46	B0-U0-G2	
	FTA	7628	75	B2-U0-G2	
	FTA - IL	5464	54	B1-U0-G1	

*LED Chips are frequently updated therefore values are nominal

LUMINAIRE EPA CHART - MRM

Tilt Degree		0°	30°	45°	Tilt Degree		0°	30°	45°
	Single	0.5	1.5	1.9		T90°	1.0	2.5	2.8
	D180°	1.0	1.5	1.9		TN120°	1.0	3.3	3.9
	D90°	0.8	1.9	2.3		Q90°	1.0	2.5	2.8

Specifications and dimensions subject to change without notice.

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Mirada Medium - MRM
Outdoor LED Area Light

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	2700K CCT			3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
7L	2	70	6550	124	B2-U0-G1	6711	127	B2-U0-G1	7208	137	B2-U0-G2	7596	144	B2-U0-G2	53
	2 - IL	70	4068	77	B0-U0-G1	4167	79	B0-U0-G1	4476	85	B0-U0-G1	4717	89	B0-U0-G1	
	3	70	6724	127	B1-U0-G2	6889	130	B1-U0-G2	7400	140	B1-U0-G2	7798	148	B1-U0-G2	
	3 - IL	70	4929	93	B0-U0-G2	5050	96	B0-U0-G2	5424	103	B0-U0-G2	5716	108	B0-U0-G2	
	5W	70	6400	121	B3-U0-G1	6557	124	B3-U0-G1	7043	133	B3-U0-G2	7422	141	B3-U0-G2	
	FT	70	6540	124	B1-U0-G2	6701	127	B1-U0-G2	7197	136	B1-U0-G2	7584	144	B2-U0-G2	
	FT - IL	70	4231	80	B0-U0-G2	4334	82	B0-U0-G2	4656	88	B0-U0-G2	4906	93	B0-U0-G2	
	FTA	70	6636	126	B1-U0-G1	6799	129	B2-U0-G1	7303	138	B2-U0-G1	7696	146	B2-U0-G1	
	FTA - IL	70	4864	92	B1-U0-G1	4984	94	B1-U0-G1	5353	101	B1-U0-G1	5641	107	B1-U0-G1	
9L	2	70	8349	122	B2-U0-G2	8576	125	B2-U0-G2	9396	137	B2-U0-G2	9784	143	B2-U0-G2	69
	2 IL	70	5185	76	B0-U0-G1	5326	78	B0-U0-G1	5835	85	B0-U0-G1	6076	89	B0-U0-G1	
	3	70	8571	125	B1-U0-G2	8804	129	B1-U0-G2	9646	141	B2-U0-G2	10044	147	B2-U0-G2	
	3 IL	70	6283	92	B0-U0-G2	6454	94	B0-U0-G2	7071	103	B0-U0-G2	7363	107	B0-U0-G2	
	5W	70	8158	119	B3-U0-G2	8380	122	B3-U0-G2	9181	134	B3-U0-G2	9560	140	B4-U0-G2	
	FT	70	8337	122	B2-U0-G2	8563	125	B2-U0-G2	9382	137	B2-U0-G2	9769	143	B2-U0-G2	
	FT IL	70	5393	79	B0-U0-G2	5540	81	B0-U0-G2	6069	89	B0-U0-G2	6320	92	B0-U0-G2	
	FTA	70	8459	123	B2-U0-G2	8689	127	B2-U0-G2	9520	139	B2-U0-G2	9913	145	B2-U0-G2	
	FTA IL	70	6200	91	B1-U0-G1	6369	93	B1-U0-G1	6978	102	B1-U0-G1	7266	106	B1-U0-G1	
12L	2	70	11157	119	B2-U0-G2	11461	122	B2-U0-G2	12556	134	B3-U0-G2	13075	139	B3-U0-G2	94
	2 IL	70	6929	74	B1-U0-G1	7117	76	B1-U0-G2	7798	83	B1-U0-G2	8119	86	B1-U0-G2	
	3	70	11454	122	B2-U0-G2	11766	125	B2-U0-G2	12890	137	B2-U0-G2	13423	143	B2-U0-G2	
	3 IL	70	8396	89	B0-U0-G2	8625	92	B0-U0-G2	9449	101	B0-U0-G2	9839	105	B0-U0-G2	
	5W	70	10902	116	B4-U0-G2	11199	119	B4-U0-G2	12269	131	B4-U0-G2	12775	136	B4-U0-G2	
	FT	70	11141	119	B2-U0-G2	11444	122	B2-U0-G2	12538	133	B2-U0-G3	13055	139	B2-U0-G3	
	FT IL	70	7207	77	B0-U0-G2	7403	79	B0-U0-G2	8110	86	B0-U0-G2	8445	90	B0-U0-G2	
	FTA	70	11304	120	B2-U0-G2	11612	124	B2-U0-G2	12722	135	B2-U0-G2	13247	141	B2-U0-G2	
	FTA IL	70	8286	88	B1-U0-G1	8511	91	B1-U0-G1	9325	99	B1-U0-G1	9710	103	B1-U0-G1	
18L	2	70	16714	112	B3-U0-G3	17168	115	B3-U0-G3	18809	126	B3-U0-G3	19586	131	B3-U0-G3	150
	2 IL	70	10379	69	B1-U0-G2	10662	71	B1-U0-G2	11681	78	B1-U0-G2	12163	81	B1-U0-G2	
	3	70	17158	115	B2-U0-G3	17625	118	B2-U0-G3	19310	129	B3-U0-G3	20107	134	B3-U0-G3	
	3 IL	70	12578	84	B1-U0-G3	12920	86	B1-U0-G3	14155	95	B1-U0-G3	14739	99	B1-U0-G3	
	5W	70	16331	109	B4-U0-G2	16776	112	B4-U0-G2	18379	123	B4-U0-G2	19138	128	B5-U0-G3	
	FT	70	16689	112	B3-U0-G3	17143	115	B3-U0-G3	18781	126	B3-U0-G4	19557	131	B3-U0-G4	
	FT IL	70	10795	72	B1-U0-G2	11089	74	B1-U0-G2	12149	81	B1-U0-G3	12651	85	B1-U0-G3	
	FTA	70	16934	113	B3-U0-G3	17395	116	B3-U0-G3	19058	127	B3-U0-G3	19844	133	B3-U0-G3	
	FTA IL	70	12412	83	B1-U0-G1	12750	85	B1-U0-G2	13969	93	B1-U0-G2	14546	97	B1-U0-G2	
24L	2	70	20880	112	B3-U0-G3	22701	121	B4-U0-G3	24276	130	B4-U0-G3	24784	133	B4-U0-G3	187
	2 IL	70	13100	70	B1-U0-G2	14243	76	B1-U0-G2	15231	81	B1-U0-G2	15550	83	B1-U0-G2	
	3	70	21739	116	B3-U0-G3	23636	126	B3-U0-G4	25275	135	B3-U0-G4	25804	138	B3-U0-G4	
	3 IL	70	15828	85	B1-U0-G3	17209	92	B1-U0-G3	18403	98	B1-U0-G4	18788	100	B1-U0-G4	
	5W	70	20632	110	B5-U0-G3	22432	120	B5-U0-G3	23988	128	B5-U0-G3	24490	131	B5-U0-G3	
	FT	70	21611	116	B3-U0-G4	23496	126	B3-U0-G4	25126	134	B3-U0-G4	25652	137	B3-U0-G4	
	FT IL	70	13692	73	B1-U0-G3	14886	80	B1-U0-G3	15919	85	B1-U0-G3	16252	87	B1-U0-G3	
	FTA	70	21496	115	B3-U0-G3	23371	125	B3-U0-G3	24992	134	B3-U0-G3	25515	136	B3-U0-G3	
	FTA IL	70	15226	81	B1-U0-G2	16555	89	B1-U0-G2	17703	95	B2-U0-G2	18073	97	B2-U0-G2	
30L	2	70	26581	108	B4-U0-G3	28900	117	B4-U0-G3	30905	125	B4-U0-G3	31551	128	B4-U0-G3	247
	2 IL	70	16677	68	B1-U0-G2	18132	73	B1-U0-G2	19390	79	B1-U0-G2	19796	80	B1-U0-G2	
	3	70	27675	112	B3-U0-G4	30089	122	B3-U0-G4	32176	130	B3-U0-G4	32850	133	B3-U0-G4	
	3 IL	70	20150	82	B1-U0-G4	21908	89	B1-U0-G4	23428	95	B1-U0-G4	23918	97	B1-U0-G4	
	5W	70	26266	106	B5-U0-G3	28557	116	B5-U0-G3	30538	124	B5-U0-G4	31177	126	B5-U0-G4	
	FT	70	27512	111	B3-U0-G4	29912	121	B3-U0-G4	31987	130	B3-U0-G4	32656	132	B3-U0-G5	
	FT IL	70	17430	71	B1-U0-G3	18951	77	B1-U0-G4	20266	82	B1-U0-G4	20690	84	B1-U0-G4	
	FTA	70	27365	111	B3-U0-G3	29752	120	B4-U0-G3	31816	129	B4-U0-G3	32482	132	B4-U0-G3	
	FTA IL	70	19384	78	B2-U0-G2	21075	85	B2-U0-G2	22537	91	B2-U0-G2	23008	93	B2-U0-G2	
36L	2	70	32214	102	B4-U0-G3	35025	111	B4-U0-G3	37454	118	B4-U0-G3	38238	121	B4-U0-G4	317
	2 IL	70	20212	64	B1-U0-G2	21975	69	B1-U0-G3	23499	74	B2-U0-G3	23991	76	B2-U0-G3	
	3	70	33540	106	B3-U0-G4	36466	115	B3-U0-G5	38996	123	B3-U0-G5	39812	126	B3-U0-G5	
	3 IL	70	24421	77	B1-U0-G4	26551	84	B1-U0-G4	28393	90	B1-U0-G4	28987	92	B1-U0-G5	
	5W	70	31832	101	B5-U0-G4	34609	109	B5-U0-G4	37010	117	B5-U0-G4	37785	119	B5-U0-G4	
	FT	70	33342	105	B3-U0-G5	36251	114	B3-U0-G5	38766	122	B4-U0-G5	39577	125	B4-U0-G5	
	FT IL	70	21125	67	B1-U0-G4	22968	73	B1-U0-G4	24561	78	B1-U0-G4	25075	79	B1-U0-G4	
	FTA	70	33164	105	B4-U0-G3	36058	114	B4-U0-G4	38559	122	B4-U0-G4	39366	124	B4-U0-G3	
	FTA IL	70	23492	74	B2-U0-G2	25541	81	B2-U0-G2	27313	86	B2-U0-G2	27885	88	B2-U0-G2	
42L	2	70	36785	94	B4-U0-G3	39994	103	B5-U0-G4	42768	110	B5-U0-G4	43663	112	B5-U0-G4	390
	2 IL	70	23079	59	B1-U0-G3	25093	64	B2-U0-G3	26833	69	B2-U0-G3	27395	70	B2-U0-G3	
	3	70	38299	98	B3-U0-G5	41640	107	B4-U0-G5	44528	114	B4-U0-G5	45460	117	B4-U0-G5	
	3 IL	70	27886	72	B1-U0-G4	30319	78	B1-U0-G5	32422	83	B1-U0-G5	33100	85	B1-U0-G5	
	5W	70	36349	93	B5-U0-G4	39520	101	B5-U0-G4	42261	108	B5-U0-G4	43145	111	B5-U0-G4	
	FT	70	38073	98	B4-U0-G5	41395	106	B4-U0-G5	44266	114	B4-U0-G5	45192	116	B4-U0-G5	
	FT IL	70	24122	62	B1-U0-G4	26226	67	B1-U0-G4	28045	72	B1-U0-G4	28632	73	B1-U0-G4	
	FTA	70	37870	97	B4-U0-G4	41174	106	B4-U0-G4	44030	113	B4-U0-G4	44951	115	B4-U0-G4	
	FTA IL	70	26825	69	B2-U0-G2	29165	75	B2-U0-G2	31188	80	B2-U0-G2	31841	82	B2-U0-G2	

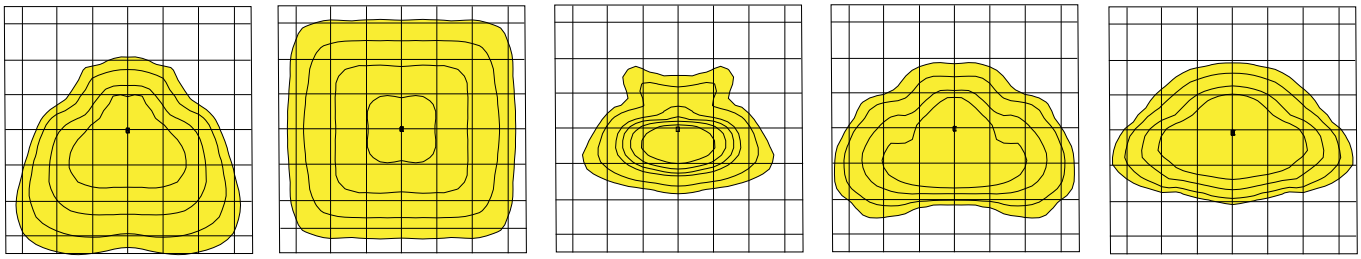
*LED Chips are frequently updated therefore values are nominal

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Mirada Medium - MRM
Outdoor LED Area Light

Performance (Cont.)

All published luminaire photometric testing performed to IESNA LM-79 standards. ISO footcandle plots below demonstrate the Mirada (MRM) light patterns only. Not for total fixture output. For complete specifications and IES files, see website.



FT | 5W | FTA | Type 3 | Type 2

Ordering Guide

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package*	Light Output	Distribution	Orientation[1]	Voltage	Driver
MRM Mirada	**LED**	**7L** - 7,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms *Consult factory for programmable wattages and lumen packages	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive	**(blank)** - standard **L**- Optics rotated left 90 **R** - Optics rotated right 90	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Controls (Choose One)	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT[2] **27** - 2,700 CCT[2] **AMB** - Phosphor Converted Amber[2,3]	**70CRI** - 70 CRI	**(Blank)** - None **Wireless Controls System** **ALSC** - AirLink Synapse Control System [4] **ALSCH** - AirLink Synapse Control System Host / Satelite [4,5] **ALSCS01** - AirLink Synapse Control System with 8-12' Motion Sensor [4] **ALSCHS01** - AirLink Synapse Control System Host / Satelite with 8-12' Motion Sensor [4,5] **ALSCS02** - AirLink Synapse Control System with 12-20' Motion Sensor[4] **ALSCHS02** - AirLink Synapse Control System Host / Satelite with 12-20' Motion Sensor [4,5] **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor [4] **ALSCHS04** - AirLink Synapse Control System Host / Satelite with 20-40' Motion Sensor [4,5] **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 [7] **IMSBT1-** Integral Bluetooth™ Motion and Photocell Sensor max 8-24' mounting height [4, 6] **IMSBT2-** Integral Bluetooth Motion and Photocell Sensor max 25-40' mounting height [4,6] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**(Blank)** - None **IL** - Integral Louver HSS[1]

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Mirada Medium - MRM
Outdoor LED Area Light

Accessory Ordering Information

Description	Order Number	Description	Order Number
PC120 Photocell for use with CR7P option (120V)[9]	122514	Pole Quick Mount Bracket - Square Pole[10]	687073CLR
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[9]	122515	Pole Quick Mount Bracket - 4-5" Round Pole[10]	689903CLR
PC347 Photocell for use with CR7P option (347V)[9]	159516	15° Tilt Pole Quick Mount Bracket - Square Pole[10]	688003CLR
PC480 Photocell for use with CR7P option (480V)[9]	1225180	15° Tilt Pole Quick Mount Bracket - 4-5" Round Pole[10]	689905CLR
ALSC UNV TL5 - Airlink 5Pin Twist Lock Controller[4,9]	661409	BKS XBO WM CLR Wall Mount Bracket[10]	382132CLR
ALSC UNV TL7 - Airlink 7Pin Twist Lock Controller[4,9]	661410	BKA-XMA-XALM-CLR	652761
PMOS24 - 24V Pole-Mount Occupancy Sensor (ALSC/H Compatible)[10]	663284CLR	FK120 Single Fusing (120V)	FK120 [12]
IL - Integral Louver HSS	690981	FK277 Single Fusing (277V)	FK277 [12]
Universal Mounting Bracket (UMB)[10]	684616CLR	DFK480 Double Fusing (480V)	DFK480 [12]
Adjustable Slip Fitter (ASF)[10]	688138CLR	FK347 Single Fusing (347V)	FK347 [12]

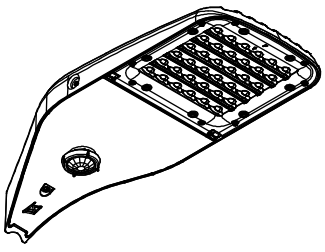
FOOTNOTES:
1 - Not available on "Type 5W" distribution.
2 - Consult Factory for availability.
3 - Only available in 9L and 12L Lumen Packages
4 - Not available in HV.
5 - Consult Factory for Site Layout
6 - IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store
7 - Control device must be ordered separately. 7 pin standard. See Accessory Ordering Information.
8 - Accessories are shipped separately and field installed.
9 - Factory installed CR7P option required. See Options.
10 - "CLR" denotes finish. See Finish options.
11 - Not available in UNV.
12 - Fusing must be located in hand hole of pole.

Accessories/Options

Integral Louver (IL)

Accessory Integral Louver available for improved back-light control without sacrificing street side performance. LSI's Integral Louver (IL) option delivers backlight control that significantly reduces light spill behind the pole for applications with pole locations close to adjacent properties. The integrated louvers' design maximizes forward-reflected light while reducing glare, maintaining the optical distribution selected, and most importantly, eliminating light trespass. IL rotates with optical distribution.

Luminaire Shown with Integral Louver (IL)



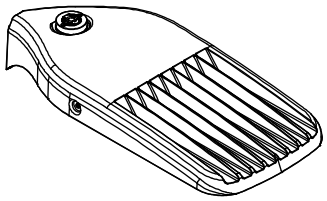
Luminaire Shown with IMSBT Option



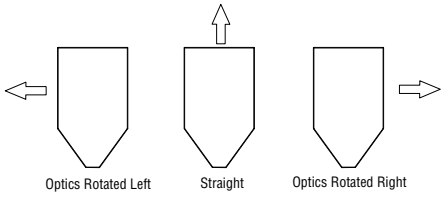
7 Pin Photoelectric Control

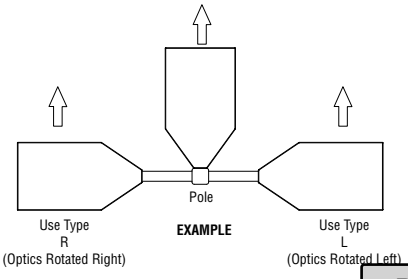
7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Fixture Shown with CR7P



Optics Rotation





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Mirada Medium - MRM
Outdoor LED Area Light

Stand-alone Controls: Integral Bluetooth™ Motion and Photocell Sensor (IMSBT)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is rated for cold and wet locations (-30 degrees C to 70 degrees C). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Operation Modes

Dusk to Dawn operation via integral photocell switches lights on and off based on the ambient light levels. In this mode the lights remain on all night even with no motion in the area.

Dimming operation turns the lights on to the selected high level when motion is detected and the ambient light level is below the hold off set point. Once the sensor stops detecting motion and the time delay elapses, the lights will go to the low level. If no motion is detected during the cut off time delay period the lights will completely turn off or stay on at the low level depending on settings.

Configurations

- Initial setup and later adjustments made via iOS and Android App.
- Sensor settings are stored and maintained in the event of a power failure.

Motion Level - fully adjustable from 0-100% with default at 100%. Motion Level is defined as when the sensor detects motion the dimming control output goes to the selected high light level.

Dim Level - fully adjustable from off, 0-100% with default at 50%. Dim level is defined as when the sensor stops detecting motion and the time delay expires the dimming control output goes down to the selected low light level.

Time Delay 1 - adjustable from 1 sec to 1 hour and 45 minutes with default 5 minutes. Time delay is defined as the time period that must elapse after the last time the sensor detects motion for the lights to go to low light level.

Time Delay 2 - the time period that must elapse after the lights go to low light level and the sensor detects no motion for the lights to turn off. This feature may be enabled or disabled. If disabled there is no cut off and the lights stay in the low light level. Adjustable from 1 sec to 8 hours and 59 minutes with default set at 10 minutes.

Sensor sensitivity – the response of the PIR detector to motion within the sensor's coverage area. Adjustable from low, medium, high. Default setting is low.

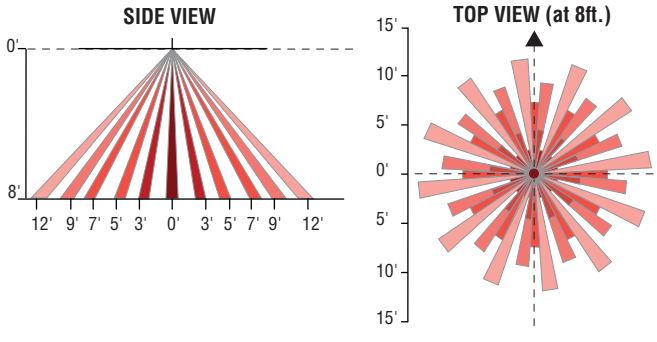
Ambient Light – when the light level exceeds this setting the lights will turn off even if motion is detected. When the light level goes below the setting the lights will turn on even if no motion is detected. A switch will allow you to enable or disable this feature. ON <30 LUX, OFF >100 LUX.

Sensor Configuration App

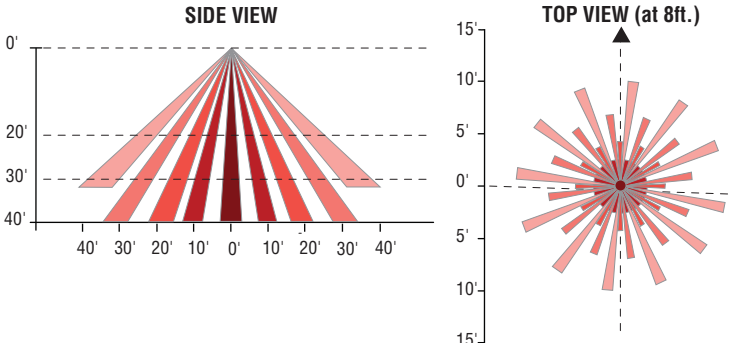
- Range up to 65 ft. outdoor line of sight
- iOS11 or later
- Android 6.0 or later
- Password protected.
- Sensor profiles used for setting up parameters one time and then applying the profile to different sensors requiring the same settings.

IMSBT Coverage Diagrams

IMSBT1



IMSBT2



Configuration App



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Mirada Medium - MRM
Outdoor LED Area Light

AirLink™ enabled by Synapse®

The AirLink enabled by Synapse Wireless Lighting Control System is the perfect solution for commercial, industrial and municipal applications, such as: auto dealerships, parking lots, garages, shopping complexes and warehouses.

AirLink utilizes robust wireless communication via 2.4 GHz Self-Healing Mesh Network which not only increases reliability and accuracy of system, but also eliminates single point of failure.

The flexibility of the system make it perfect for new construction and retrofit projects. The user-friendly AirLink web application is accessible through any device with an internet connection and allows for complete customization of the system's features.

Some capabilities of the system include: occupancy/vacancy sensing, daylight harvesting, scheduling, high-end trim, dimming, zone control, BMS integration and energy monitoring.

The AirLink System

Wireless controls & sensors



Wireless & Override Switches



Occupancy/Vacancy & Daylight Sensors



AirLink-integrated Fixtures



AirLink-compatible Fixtures



Circuit & Zone Controllers

Centralized control & integration



Site Manager Controller



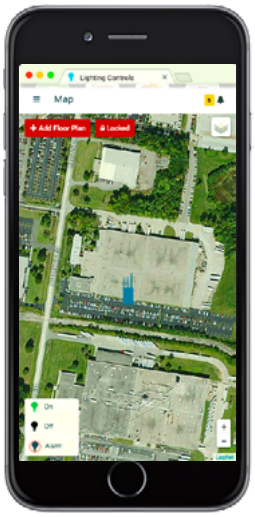
Gateway Module

BACnet



WiFi, Cellular or Ethernet Connection

Simple-to-use software



AirLink Site Manger: Lighting control web app

Contact LSI Controls

Sales
controls.sales@lsi-industries.com

Support
controls.support@lsi-industries.com
1 (800) 436-7800 (support, option 8)

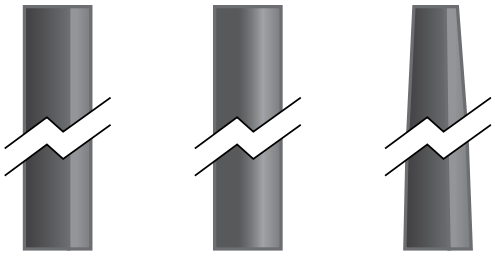
More information
For more information on AirLink, visit our website at **www.lsi-airlink.com**

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Mirada Medium - MRM
Outdoor LED Area Light

Poles and Brackets

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.



Square Pole
14'-39'

Round Pole
10'-30'

Tapered Pole
20'-39'



BKA-XMA-XALM-CLR

The Mirada Slip Fitter is a aesthetically pleasing 3G rated die cast aluminum adapter. Designed specifically to mount the MRM onto a 2" (51mm) IP, 2.375" (60mm) O.D. tenon. The Mirada Slip Fitter allows for leveling via integrated steps to adjust the luminaire +/- 3 Degrees.



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a onto a 2" iron pipe , 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQMH CLR

The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.

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Catalog # :	Project :
Prepared By :	Date :

WLL Series
Large LED Wall Light



Manufactured with high density, 100% pure aluminum ingot resulting in greater durability and better thermal conductivity. These patented designs, with labor saving features, retain a familiar form with attractive architectural styling and external airflow fins.

Features & Specifications

Optical System
- Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare.
- The fixture design directs more light down and forward without wasting lumens and offensive light.
- Available in 3000K, 4000K & 5000K color temperatures.
- Minimum CRI of 82

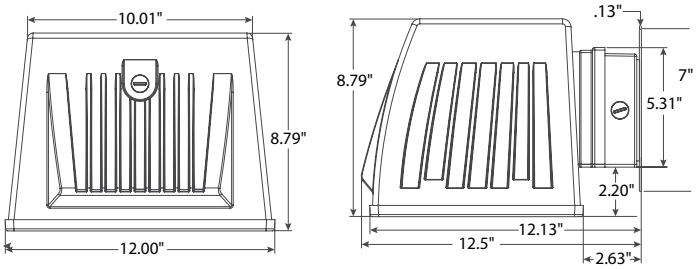
Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 6kV surge rating
- Optional 120v-277v integral emergency battery pack is available to meet critical life safety lighting requirements. The 90-minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Controls
- Optional 120V electronic button Photocontol.
- Apertures for field or factory installed photocontrol.

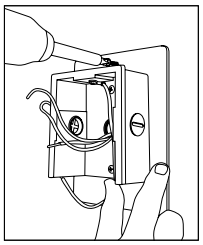
Construction
- Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life.
- Manufactured w/ 100% pure aluminum and 0% remelt.
- Apertures for field or factory installed photocontrol.

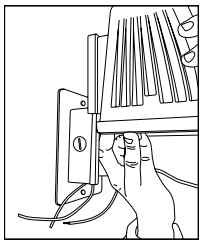
Dimmable · c UL us LISTED · QUICK SHIP · RoHS COMPLIANT · ARRA Funding Compliant · DLC QPL LISTED PREMIUM

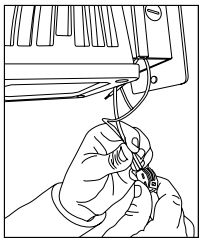
Dimensions
Design is Protected by US Patent D740,997

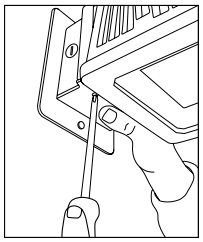


Mounting
Protected by US Patent D752,274


Secure Mounting Plate with back box to wall


Slide fixture housing onto mounting box


Connect wires & return them to mounting box


Replace bottom plate on quick mount box

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WLL Series
Large LED Wall Light

Features & Specifications (Cont.)

- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.
- LEDs manufactured for the WLL series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 21.5 lbs.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.
- 1 Year warranty on optional Battery Back Up. Test regularly in accordance with local codes.

Listings
- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

Installation
- Labor-saving quick mount box with apertures for continuous wiring.

Finishes
- Bronze is standard. Consult factory for pricing and lead time for other options.

Emergency Battery Back Up
- Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes.

Performance

Lumens	3000K		4000K		5000K		Wattage
	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
11L	10730	120.66	10730	120.66	11140	125.68	88.93
14L	12720	125.43	12720	125.43	13090	129.16	101.41

Energy Savings

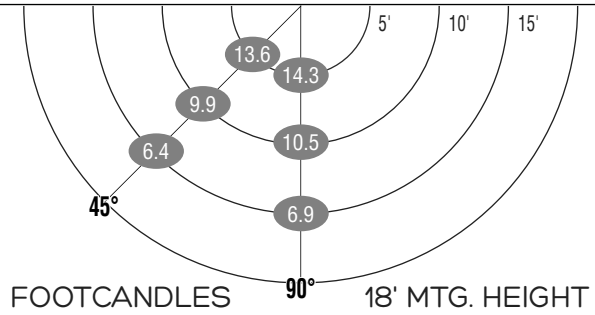
LED		HID			Annual Savings
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	
86	$38	320	366	$187	$149
102	$45	400	458	$226	$181

DLC Listings

Lumens	3000K	4000K	5000K
	DLC Prod. ID	DLC Prod. ID	DLC Prod. ID
11L	PLHNF7PZY62E	PLZZK60E52SJ	PLE1J5EQ8EQ3
14L	PL7HKBGXJQ9M	PLB6O3C8S87Q	PLYS3K8ZH1WH

DesignLights Consortium Premium qualified luminaires, eligible for rebates from DLC member utilities.

Photometrics - 14L



FOOTCANDLES 18' MTG. HEIGHT

FOOTCANDLES ON THE GROUND							
Mounting Height	90°			45°			Avg FCs 450 sq. feet
	5'	10'	15'	5'	10'	15'	
22'	12.3	10.0	7.5	11.9	9.7	7.1	**9.7**
25'	9.7	8.3	6.6	9.5	8.1	6.3	**8.1**

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WLL LED 14L UNV DIM 40 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Options	Finishes	Controls
WLL LED - Large LED Wall Light	11L - 11,000 Lumens 14L - 14,000 Lumens	UNV - Universal (120V-277V) HV - 347-480V Universal Voltage	DIM - Dim to 10% (0 to 10V)	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	CWBB - Cold Weather Emergency Battery Back Up	BZA - Bronze WHT - White BLK - Black	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol

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Catalog # :	Project :
Prepared By :	Date :

WLS
Small LED Wall Light



Manufactured with high density, 100% pure aluminum ingot resulting in greater durability and better thermal conductivity. These patented designs, with labor saving features, retain a familiar form with attractive architectural styling and external airflow fins.

Features & Specifications

Optical System
- Using the latest high brightness, high LED count technology, more usable light output is produced while eliminating glare.
- The fixture design directs more light down and forward without wasting lumens and offensive light.
- Available in 3000K, 4000K & 5000K color temperatures.
- Minimum CRI of 82

Electrical
- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls
- Optional 120V electronic button Photocontol.
- Apertures for field or factory installed photocontrol.

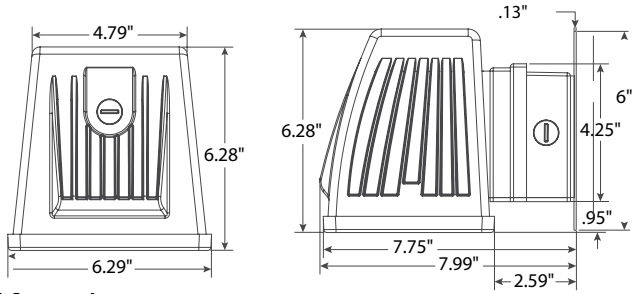
Construction
- Designed for commercial and industrial applications, providing cooler operating temperatures, brighter light and longer LED life.
- Manufactured w/ 100% pure aluminum and 0% remelt.
- Apertures for field or factory installed photocontrol.
- Patent pending thermal stacking technology system features a unique internal design that allows for lower operating temperatures which results in a brighter, whiter light, more stable color and longer LED and driver life.
- LSI LEDs provide higher lumen output, greater energy efficiency and more reliable fixture performance.

Dimmable · c UL us LISTED · QUICK SHIP · RoHS COMPLIANT · ARRA Funding Compliant · DLC PREMIUM

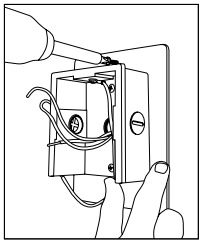
ida DARK SKY APPROVED

3000k must be selected to meet IDA criteria

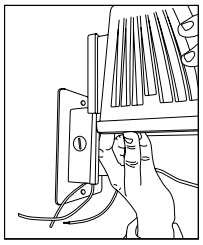
Dimensions
Design is Protected by US Patent D710,530



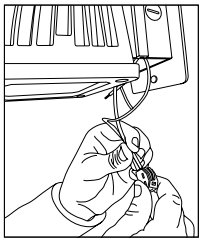
Mounting
Protected by US Patent D752,274



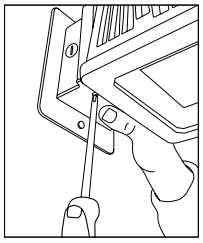
Secure Mounting Plate with back box to wall



Slide fixture housing onto mounting box



Connect wires & return them to mounting box



Replace bottom plate on quick mount box

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WLS
Small LED Wall Light

Features & Specifications (Cont.)

- LEDs manufactured for the WLS series utilize Epoxy Guard conformal coating which reduces the chance of board corrosion.
- Weight: 7.5 lbs.

Warranty
- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings
- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.
- DesignLights Consortium Premium qualified luminaire, eligible for rebates from DLC member utilities.

Installation
- Labor-saving quick mount box with apertures for continuous wiring.

Finishes
- Bronze is standard. Consult factory for pricing and lead time for other options.

Performance

Lumens	3000K Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
1L	1629	120.74	1629	120.74	1682	124.60	13.91
3L	3132	113.66	3132	113.66	3261	118.41	27.56

Energy Savings

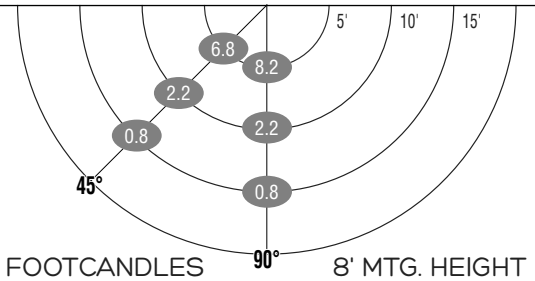
LED		HID			
Wattage	Annual Cost	Source Wattage	Total Wattage Used	Annual Cost	Annual Savings
13	$6	50	72	$52	$46
13	$6	70	90	$59	$53
27	$12	100	129	$77	$65

DLC Listings

Lumens	3000K DLC Prod. ID	4000K DLC Prod. ID	5000K DLC Prod. ID
1L	PLC0X1LN4RQ3	PLZEZJYJ9O65	PL9E8KHTW1TX
3L	PLZCGACMALFY	PL529KDZCZ4T	PLYHSC7SR6YS

DesignLights Consortium Premium qualified luminaires, eligible for rebates from DLC member utilities.

Photometrics - 3L



FOOTCANDLES ON THE GROUND							
Mounting Height	90° 5'	90° 10'	90° 15'	45° 5'	45° 10'	45° 15'	Avg FCs 450 sq. feet
10'	11.7	4.7	1.9	10.3	4.4	1.9	**5.8**
12'	9.1	4.6	2.1	8.2	4.3	2.1	**5.1**

Luminaire Ordering Guide

TYPICAL ORDER EXAMPLE: **WLS LED 3L UNV DIM 30 BZA**

Family Prefix	Lumen Package	Voltage	Dimming	Color Temp	Color Rendering	Finishes	Options/Controls
WLS LED - Small LED Wall Light	1L - 1,000 Lumens 3L - 3,000 Lumens	UNV - Universal (120V-277V)	DIM - Dim to 10% (0 to 10V)	30 - 3000K 40 - 4000K 50 - 5000K	Blank - 80 Color Rendering Index	BZA - Bronze WHT - White BLK - Black	PC120 - 120V Button Photocontrol PC208-277 - 208-277V Photocontrol

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City of De Pere, Wisconsin

Request For Plan Commission Action

MEETING DATE:	**October 24, 2022**
DEPARTMENT:	**Planning**
FROM:	**Peter Schleinz**
SUBJECT:	**Consideration and possible action for a site plan for a new 33,440 SF four-building two-story apartment complex (8,360 SF per building) with 138 parking stalls at 300 BLK Willie Mays CI (Part of Parcel WD-L496).**

ATTACHMENTS:

- PC Report - Waterview Heights (DOCX)
- Application Form (PDF)
- Site Plan - PRELIMINARY - 26 Sep 2022 (PDF)

City of De Pere
Staff Comments

Plan Commission
October 24, 2022

ITEM 8: **Consideration and possible action for a site plan for a new 33,440 SF four-building two-story apartment complex (8,360 SF per building) with 138 parking stalls at 300 BLK Willie Mays CI (Part of Parcel WD-L496).**

SITE MAP



REQUESTED ACTION: Site Plan Approval.

COMMON DESCRIPTION 300 BLK Willie Mays CI (an unbuilt street), northwest from the future Willie Mays CI and Lost Dauphin RD intersection.

ZONING R-3 (Multiple Family Residence District).

SURROUNDING LAND USES Developing two-family and single-family residential to the north (R-2), south (R-1), and east (R-1).
Railroad tracks and city owned dog park to the west (I-B-1).

COMPREHENSIVE PLAN Neighborhood Residential (Including Multi-Family).

APPLICANT / OWNER:

Authorized Representative	Property Owner
Brad Treml	Best Built INC
Robert E Lee & Associates INC	3100 Holmgren WY
1250 Centennial Centre BL	Green Bay, WI 54304-5720
Hobart, WI 54155	

LAND USE HISTORY The 1938-present air photographs indicate agricultural use.

STAFF REVIEW: When reviewing a Site Plan request, staff considers the future land use recommendation of the Comprehensive Plan, surrounding land uses, and desired development patterns, as well as the criteria identified in Zoning Code Section 14-60.

The following summarizes the proposed project:

- Four new 16-unit apartment buildings (total 64 units)
- Two new 16-unit garage buildings (total 32 stalls)
- 72 new outdoor parking stalls

Façade materials

The façade materials include inconsistent information. One elevation identifies approvable masonry and brick materials. Another elevation identifies unlabeled materials that appear to be masonry, brick, and possibly vinyl siding. Vinyl siding is not an approvable material. The staff recommendations reference corrections needed for the façade materials. The authorized representative for the petitioner was made aware of the requirement for façade materials early in the site plan review process.

Signage

A new monument sign is located at the two-way driveway on Willie Mays CI. No details regarding sign size, height, or illumination were provided. Sign information related to maximum allowed wall signage has been added as a condition of the approval.

Driveways and parking

A new two-way drive is proposed to connect to Willie Mays CI. This is the only drive for tenant use. The drive flares in the parking lot area need to be modified for emergency vehicle use. The petitioner should work with the city Fire Chief regarding design alterations.

A fire/emergency vehicle drive is proposed to connect to Battery AV. The drive is not designed to a standard that is usable for the fire department. The petitioner should work with the city Fire Chief regarding design alterations. Changes likely will include:

- Increasing the width of the drive.
- Removing curbs that heavy trucks would have to jump over.
- Centering the emergency drive on the east drive lane for the parking lot and increasing the turn radius where the drives connect.
- Providing a locked gate/restriction to prevent unnecessary use of the emergency drive/lane by tenants.
- Ensuring that the emergency drive design (and the main access drive) can accommodate a ladder truck.

The site is required to have at least 112 stalls (1.75 stalls per unit). The site plan accommodates the requirement with 138 stalls.

Fences, refuse, and other outdoor facilities

Required fences/buffers are missing from the site plan. The site plan is required to have 4’-6’ fences (or alternative screening) with a tree every 35 feet in a 6’ wide buffer. The buffer is required on the north, east, and south property lines where the R-3 District is adjacent to other residential zoning districts.

Refuse collection areas are missing from the site plan. The site plan should include locations with required landscaping shown. If the refuse area is inside, the location should be indicated on the site plan.

Exterior HVAC systems (including rooftop mounted) should be properly screened. Outdoor storage areas are not permitted in the R-3 District.

Landscaping

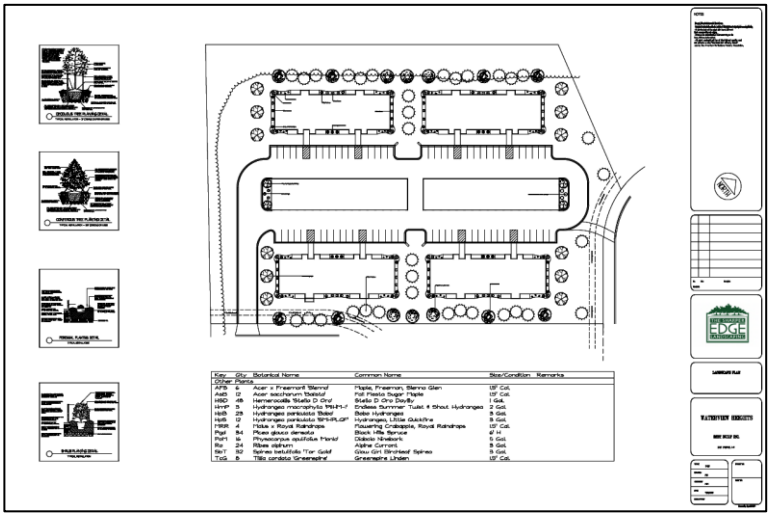
64 trees are required in the Landscaping Plan. The Landscape Plan does not separate the trees from the shrubs and plants to provide a clear number provided.

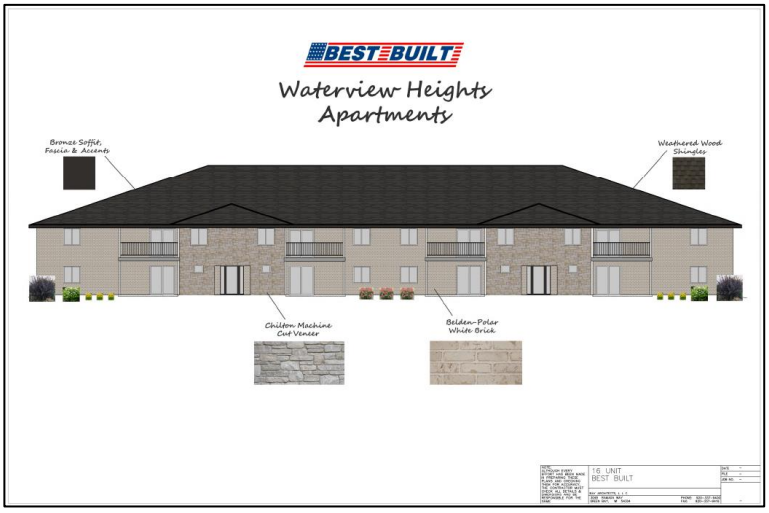
As mentioned in the Fences section of the report, 6' wide buffers are also missing from the north, east, and south sides of the site plan with a tree shown at least every 35' along the buffer. The authorized representative for the petitioner was made aware of the requirement for buffers early in the site plan review process.

Lighting Plan

A photometric plan was not provided with the site plan.

Site Plan with Landscaping and Elevation:





STAFF COMMENTS:

Engineering:

1. Subject to staff comments collected after the Plan Commission review.

Fire:

1. The emergency fire entrance on the north end of the loop drive should be centered at the north end of the drive, not at the northeast corner. Increase the drive from 12' to 15' wide to allow for ladder truck access. Flare the emergency drive to allow for ladder truck turn radius. The emergency access should not include a curb for fire trucks to jump over. (Note: Fire Department offered the following link to assist with the Code, which is NFPA 1 Chapter 18.2.3 (Fire department access roads): https://www.nfpa.org/News-and-Research/Publications-and-media/Blogs-Landing-Page/NFPA-Today/Blog-Posts/2021/01/08/Fire-Apparatus-Access-Roads.
2. Provide a gate on the emergency fire entrance that can be opened by the fire department but prevents daily use by tenants as it is not a drive lane.
3. Verify with the fire department that the turn radius(s) provided at the main entrance for the site will accommodate existing and future ladder trucks. The City of De Pere ladder truck cannot get through the main entry of the property with the shown design.

Planning:

1. Clarify the façade materials used on the building façade. One elevation version identifies brick and stone, which is approvable; The other elevation version is not labeled but appears to use vinyl or cement board, which is not approvable if the material is vinyl.
2. Identify the screening for any exterior mechanical equipment.
3. Identify the refuse/recycle area and required landscaping used around the refuse/recycle area. Provide a scaled detail that identifies the colors and materials used.
4. Provide a photometric (lighting) plan.
5. After exterior lighting is installed, provide a statement from the installer that the light spill from the property does not exceed the approved photometric plan.
6. Separate the trees, shrubs/bushes, and plants in the Landscaping Plan list. Verify that there are at least the 64 required number of trees on the landscape plan.
7. Landscaping buffers are required that are at least 6' wide on the north, east, and south sides of the property that are adjacent to residentially zoned property (including undeveloped property). The landscaping buffer needs to run the full length of the adjacent property and include the following: one tree every 35', a 4'-6' high landscaping barrier that is at least 90% impervious to through sight (fence, shrub, hedge, wall, earthen berm, etc., or combination).
8. Identify the maximum size and height that is intended for the monument sign for Plan Commission/staff review. The site plan references "…per sign permit", however, no permit is included with the site plan application.
9. With the Landscape Plan, provide a table that identifies the annual date for inspection of dead, dying, and diseased plants, shrubs, and trees. Also include the annual date for the replacement of the dead, dying, and diseased plants, shrubs, and trees.

Forestry, Health, Parks, Inspection, Water, Police: None.

STAFF RECOMMENDATION: Staff recommends APPROVAL of the site plan for a new 33,440 SF four-building two-story apartment complex (8,360 SF per building) with 138 parking stalls at 300 BLK Willie Mays CI, subject to compliance with the conditions listed in the 'Staff Comments' section of this report.

CITY OF DE PERE RECEIVED OCT 12 2022 PLANNING DEPT.

DE PERE — RUNS DEEPER

CITY OF DE PERE

APPLICATION FOR SITE PLAN REVIEW

Fee: $ 305.00
Receipt #: 176464
Date: 10-12-22

Read all instructions provided before completing. If additional space is needed, attach additional pages. Type or use black ink.

SECTION 1: Applicant / Permittee Information

Applicant Name (Ind., Org. or Entity)	Authorized Representative	Title	
ROBERT E. LEE & ASSOC.	BRAD TREML	ENG TECH. II	
Mailing Address	City	State	ZIP Code
1250 CENTENNIAL CENTRE BLVD	HOBART	WI	54155
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
BTREML@RELEEINC.COM	920-662-9641		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Name (Ind. Org. or Entity)	Contact Person	Title	
Best Built Inc	Jim Boyea	Vice President	
Mailing Address	City	State	ZIP Code
3100 Holmgren Way	Green Bay	Wi	54304
Email Address	Phone Number (incl. area code)	Fax Number (incl. area code)	
jim@bestbuiltinc>com	(920)337-6488		

SECTION 3: Project or Site Location

Project Address/Description	Parcel No.
0 LOST DAUPHIN RD, CITY OF DE PERE	VD-L496

SECTION 4: Project Information

Existing Zoning:	R-3		
Present Use of Parcel:	FARM FEILD		
Proposed Use of Parcel:	MULTI-FAMILY DEVELOPMENT		
Estimated Start Date:	FALL 2022	Estimated Completion Date:	SPRING 2024

Please submit 1 hard copy 24x36, 1 hard copy 11x17 and 1 PDF copy of the submittal.

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

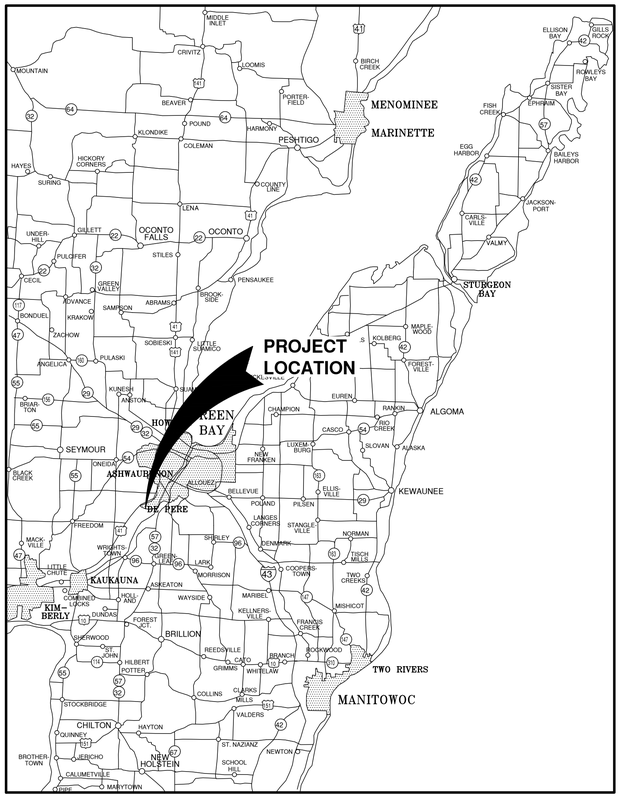
Name of Owner/Authorized Representative (please print)	Title	Phone Number
Jim Boyea	Vice President	(920)336488
Signature of Applicant		Date Signed
Jim Boyea		9-23-2022

TO BE COMPLETED BY CITY STAFF

CSM Review authorized by the De Pere Municipal Code, Chapter 46.	

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



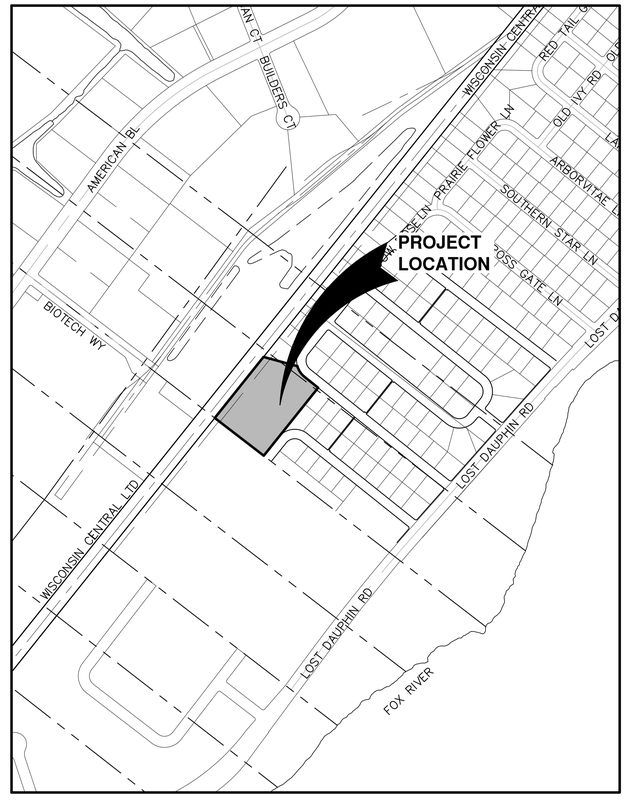
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	EXISTING SITE CONDITIONS
2	SITE PLAN
3	WATER, SANITARY AND DOWNSPOUT PLAN
4	STORM SEWER PLAN
5	GRADING PLAN
6	EROSION CONTROL PLAN
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	MISCELLANEOUS DETAILS
10	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
11	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
12	EROSION CONTROL - DITCH CHECK DETAILS
14	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
15	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
16	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
17	METER ROOM PLAN, SECTION AND DETAILS
18	METER ROOM SCHEMATIC DRAWING OF MASTER METER



LOCATION MAP

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED —
DESIGNED PHK

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

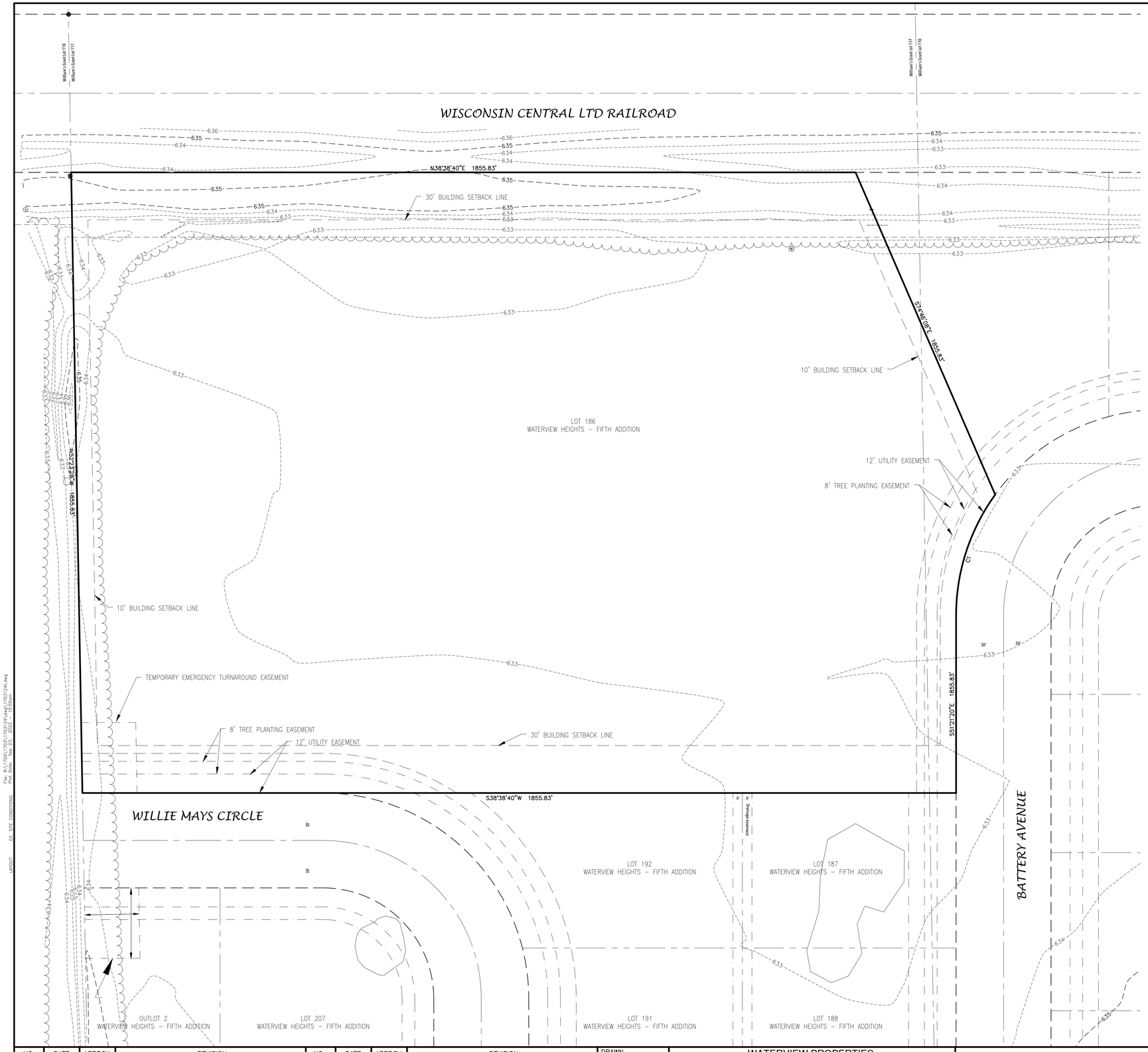
LOCATION MAP

DATE 05/2022
FILE 1703124C
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C

File: C:\Users\Vstreet\AppData\Local\Temp\AcPublish_14972\1703124C.dwg
Print Date: Sep 23, 2022 - 10:50am



Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	35°54'25"	130.00'	81.47'	S33°24'08"E	80.14'	S15°26'55"E	S51° 21' 20"E

OWNER INFORMATION:

OWNER
ST. ADDRESS
CITY, STATE AND ZIP CODE

PHONE NUMBER

CONTACT: NAME OF CONTACT

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	TAG BOLT ON HYDRANT, WEST SIDE OF LOST DAUPHIN ROAD, 1335 FEET SOUTHWEST OF CROSS GATE LANE	633.53
2	TAG BOLT ON HYDRANT, WEST SIDE OF LOST DAUPHIN ROAD, 650 FEET SOUTHWEST OF CROSS GATE LANE	628.72
3	TAG BOLT ON HYDRANT, WEST SIDE OF MEADOW ROSE LANE, 230 FEET SOUTHWEST OF PRAIRIE FLOWER LANE	635.71

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING SB
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- 8SS — SANITARY SEWER (SIZE NOTED)
- 4FM — FORCEMAIN (SIZE NOTED)
- 10ST — STORM SEWER (SIZE NOTED)
- 6W — WATERMAIN (SIZE NOTED)
- G — GAS LINE
- OT — OVERHEAD TELEPHONE LINE
- T — UNDERGROUND TELEPHONE LINE
- OE — OVERHEAD ELECTRIC LINE
- E — UNDERGROUND ELECTRIC LINE
- OTV — OVERHEAD CABLE TV LINE
- TV — CABLE TV LINE
- FO — FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

NORTH

0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ---
DESIGNED PHK

WATERVIEW PROPERTIES
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 05/2022
FILE 1703124T
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 1

File: R:\1700\1703\1703124\dwg\1703124t.dwg
Plot Date: Sep 23, 2022 - 10:50am
Layout: Ex. site conditions

WISCONSIN CENTRAL LTD RAILROAD

NO BELOW GRADE SPACE
BUILDING SPRINKLED

BLDG. 1 - 16 UNIT
8,360 S.F.

BLDG. 2 - 16 UNIT
8,360 S.F.

BLDG. 4 - 16 UNIT
8,360 S.F.

BLDG. 3 - 16 UNIT
8,360 S.F.

34 STALL GARAGE
8,252 S.F.

34 STALL GARAGE
8,252 S.F.

INDOOR TRASH ENCLOSURE

2' WIDE FLUME (TYP.)

MASTER METER ROOM

KNOX BOX LOCATION OF ENTIRE SITE. IF NOT HERE, EACH BUILDING IS REQ'D ONE

CONSTRUCTION SIGN AND SITE MONUMENT SIGN, SIZE AND LOCATION PER SIGN PERMIT.

EMERGENCY FIRE TRUCK PATH

WILLIE MAYS CIRCLE

BATTERY AVENUE

25' BUILDING SETBACK LINE
8' TREE PLANTING EASEMENT
12' UTILITY EASEMENT

12' UTILITY EASEMENT
8' TREE PLANTING EASEMENT

LOT 186
WATERVIEW HEIGHTS - FIFTH ADDITION

LOT 192
WATERVIEW HEIGHTS - FIFTH ADDITION

LOT 187
WATERVIEW HEIGHTS - FIFTH ADDITION

OUTLOT 2
WATERVIEW HEIGHTS - FIFTH ADDITION

LOT 207
WATERVIEW HEIGHTS - FIFTH ADDITION

LOT 191
WATERVIEW HEIGHTS - FIFTH ADDITION

LOT 188
WATERVIEW HEIGHTS - FIFTH ADDITION

LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (S.F.)
- ASPHALT PAVEMENT (HEAVY) (S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS

1 RESERVED PARKING

2 RESERVED PARKING VAN ACCESSIBLE

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTES

1. ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

2. ALL PAVEMENT STRIPES SHOULD BE 4" WIDE

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 138 STALLS TOTAL

72 SURFACE STALLS AND 66 GARAGE STALLS

HANDICAP ACCESSIBLE PARKING STALLS = 4

TOTAL PARKING STALLS REQUIRED = 112

1.75 X 64 UNITS= 112 STALLS REQUIRED

ZONING

R3 - MULTIPLE FAMILY RESIDENCE

SITE DATA

TOTAL AREA = 4.93 ACRES, 214,613 S.F.

BUILDING AREA = 1.08 ACRES, 47,276 S.F. (%)

SIDEWALK/PARKING LOT AREA = 1.17 ACRES, 50,867 S.F. (%)

GREEN SPACE = 2.68 ACRES, 116,470 S.F. (%)

PROPERTY ADDRESS

0 LOST DAUPHIN RD, CITY OF DE PERE

PARCEL NO.

WD-L496

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS-LLP
CHECKED ----
DESIGNED PHK-JGS

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

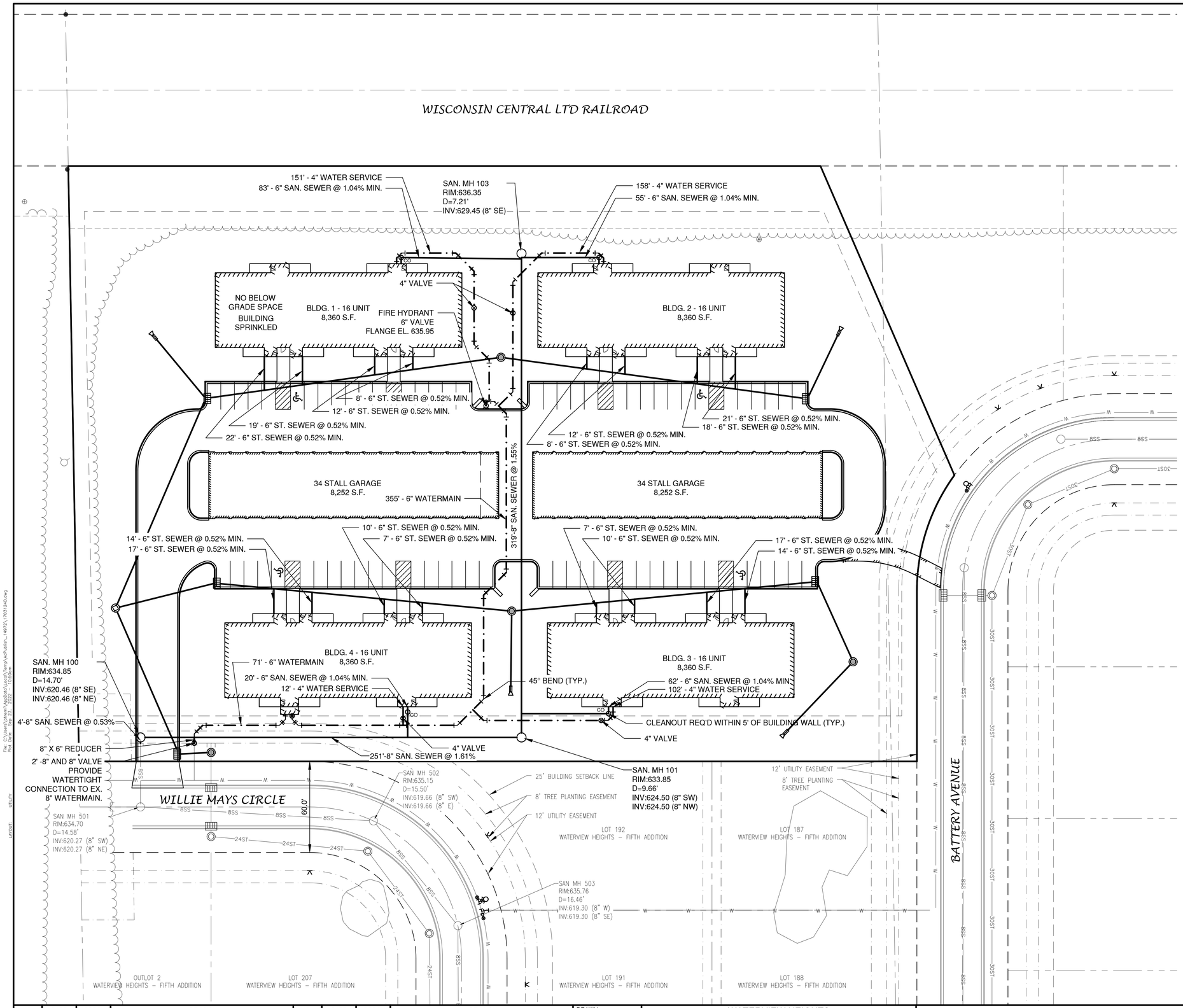
SITE PLAN

DATE 05/2022
FILE 1703124D
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

File: C:\Users\jstrem\AppData\Local\Temp\AcPublish_14972\1703124D.dwg
Plot Date: Sep 23, 2022 - 10:50am
site
layout



LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
6. ALL CONNECTIONS TO CITY SEWER OR WATER NEED TO BE WATERTIGHT.
7. WATER SERVICE WILL NEED TO BE TESTED (SAFE SAMPLE AND PRESSURE) PRIOR TO WATER BEING PROVIDED TO THIS PARCEL.

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN JMS-LLP
CHECKED ----
DESIGNED PHK-JGS

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

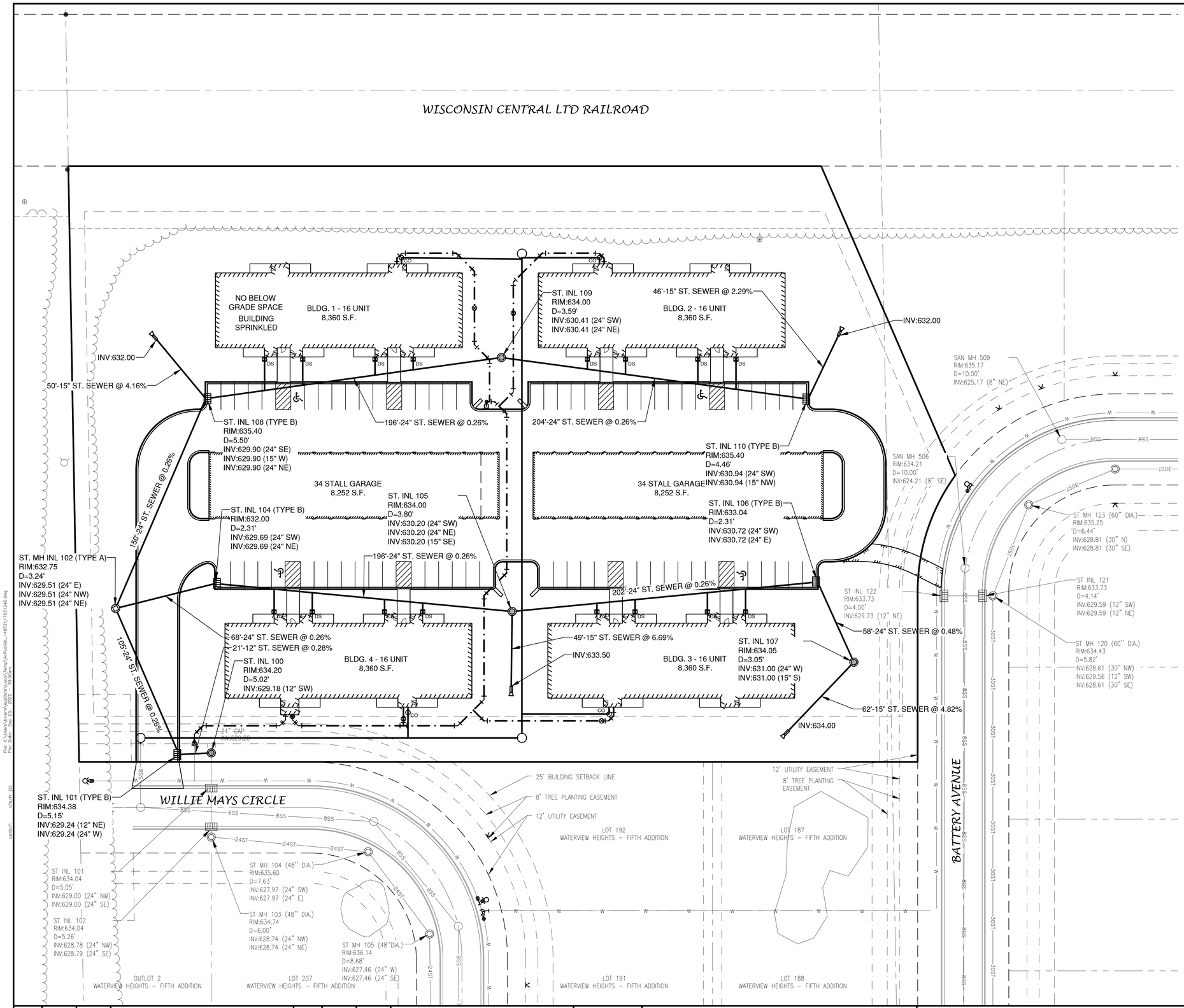
WATER, SANITARY AND DOWNSPOUT PLAN

DATE 05/2022
FILE 1703124D
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 3

File: C:\Users\jstrenn\AppData\Local\Temp\AcPublish_14972\1703124S.dwg
Plot Date: Sep 23, 2022 - 10:50am
LAYOUT: UTILITY



LEGEND

- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
		WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
		CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
		ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN JMS-LLP
CHECKED ----
DESIGNED PHK-JGS

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

STORM SEWER PLAN

DATE 05/2022
FILE 1703124D
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 4

File: C:\Users\Jstrem\AppData\Local\Temp\AcPublish_14972\1703124D.dwg
Print Date: Sep 23, 2022 - 10:56am
LAYOUT: UTILITY (2)

WISCONSIN CENTRAL LTD RAILROAD

NO BELOW GRADE SPACE
BUILDING SPRINKLED

BLDG. 1 - 16 UNIT
8,360 S.F.
F.F. EL- 637.25

BLDG. 2 - 16 UNIT
8,360 S.F.
F.F. EL- 637.25

34 STALL GARAGE
8,252 S.F.
TOW- 637.10
GARAGE OPENING- 636.85

34 STALL GARAGE
8,252 S.F.
TOW- 637.10
GARAGE OPENING-636.85

BLDG. 4 - 16 UNIT
8,360 S.F.
F.F. EL- 636.50

BLDG. 3 - 16 UNIT
8,360 S.F.
F.F. EL- 636.50

TEMPORARY EMERGENCY TURNAROUND EASEMENT

WILLIE MAYS CIRCLE

BATTERY AVENUE

T/C 635.84

T/C 635.05

T/C 634.26

T/C 634.57

T/C 634.94

T/C 635.31

T/C 635.79

T/C 635.62

T/C 634.95

T/C 634.67

T/C 635.03

MATCH EX. T/C ±634.39

MATCH EX. T/C ±634.27

25' BUILDING SETBACK LINE

8' TREE PLANTING EASEMENT

12' UTILITY EASEMENT

12' UTILITY EASEMENT
8' TREE PLANTING EASEMENT

LOT 192
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 187
WATERVIEW HEIGHTS – FIFTH ADDITION

OUTLOT 2
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 207
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 191
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 188
WATERVIEW HEIGHTS – FIFTH ADDITION

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

POND CONSTRUCTION NOTE

CONTRACTOR TO VERIFY EXISTING SOILS WITHIN POND EXCAVATION. IF SOILS OTHER THAN CLAY WITH A HYDRAULIC CONDUCTIVITY OF 1 x10^{-7}cm/sec OR LESS ARE ENCOUNTERED, A TWO FOOT CLAY LINER WILL BE REQUIRED AND INSTALLED PER WDNR TECHNICAL STANDARD 1001.

POND CONSTRUCTION NOTE

IF SAND OR BEDROCK IS ENCOUNTERED WITHIN TWO FEET OF THE EXCAVATION LIMITS OF THE POND, MODIFICATIONS TO THE DESIGN MAY BE REQUIRED. **CONTACT ENGINEER** FOR FURTHER DIRECTION PRIOR TO COMPLETION OF POND CONSTRUCTION.

NORTH

0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JMS-LLP
CHECKED: ---
DESIGNED: PHK-JGS

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE: 05/2022
FILE: 1703124D
JOB NO.: 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 5

File: C:\Users\Jstrem\AppData\Local\Temp\AcPublish_14972\1703124D.dwg
Print Date: Sep 23, 2022 - 10:50am
LAYOUT: GRADING

WISCONSIN CENTRAL LTD RAILROAD

NO BELOW GRADE SPACE
BUILDING SPRINKLED

BLDG. 1 - 16 UNIT
8,360 S.F.
F.F. EL- 637.25

BLDG. 2 - 16 UNIT
8,360 S.F.
F.F. EL- 637.25

DITCH CHECK REQ'D. (TYP.)

SILT FENCE REQ'D. (TYP.)

INLET PROTECTION REQ'D.
TYPE "D" (TYP.)

34 STALL GARAGE
8,252 S.F.

34 STALL GARAGE
8,252 S.F.

BLDG. 4 - 16 UNIT
8,360 S.F.
F.F. EL- 636.50

BLDG. 3 - 16 UNIT
8,360 S.F.
F.F. EL- 636.50

TEMPORARY EMERGENCY TURNAROUND EASEMENT

T/C 635.84

T/C 635.05

T/C 634.26

T/C 634.57

T/C 634.94

T/C 635.31

T/C 634.95

T/C 634.67

T/C 635.03

T/C 635.62

T/C 635.79

WILLIE MAYS CIRCLE

BATTERY AVENUE

25' BUILDING SETBACK LINE

8' TREE PLANTING EASEMENT

12' UTILITY EASEMENT

12' UTILITY EASEMENT
8' TREE PLANTING EASEMENT

TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION INGRESS / EGRESS ACCESS POINTS. FULL WIDTH OF ACCESS .
(NOT TO SCALE)

LOT 192
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 187
WATERVIEW HEIGHTS – FIFTH ADDITION

OUTLOT 2
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 207
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 191
WATERVIEW HEIGHTS – FIFTH ADDITION

LOT 188
WATERVIEW HEIGHTS – FIFTH ADDITION

LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'
SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS-LLP
CHECKED ----
DESIGNED PHK-JGS

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

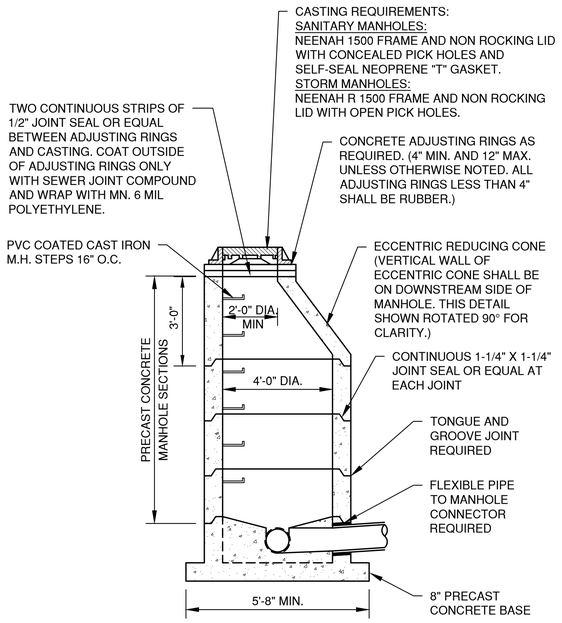
EROSION CONTROL PLAN

DATE 05/2022
FILE 1703124D
JOB NO. 1703124

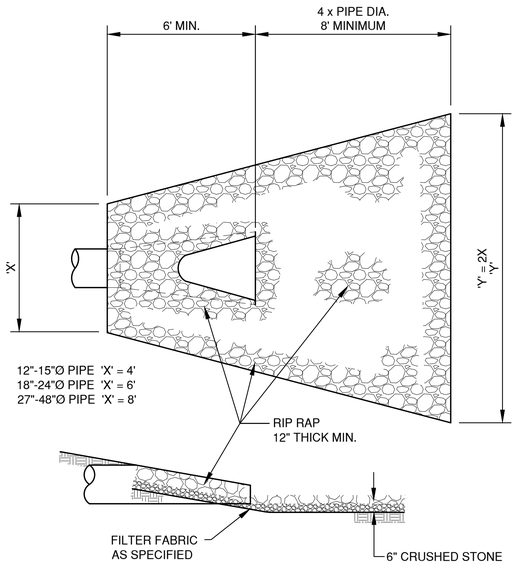
Robert E. Lee & Associates, Inc.
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SHEET NO. 6

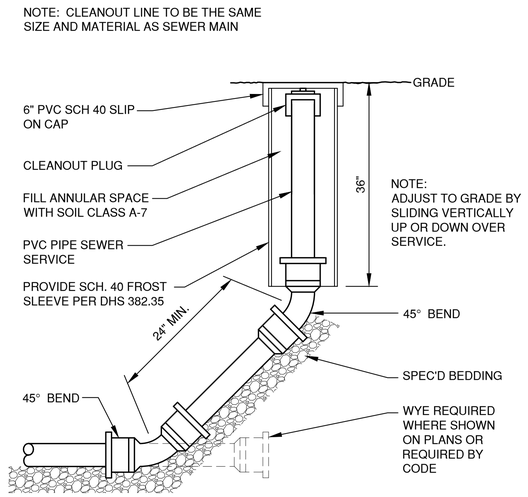
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LAYOUT: EROSION



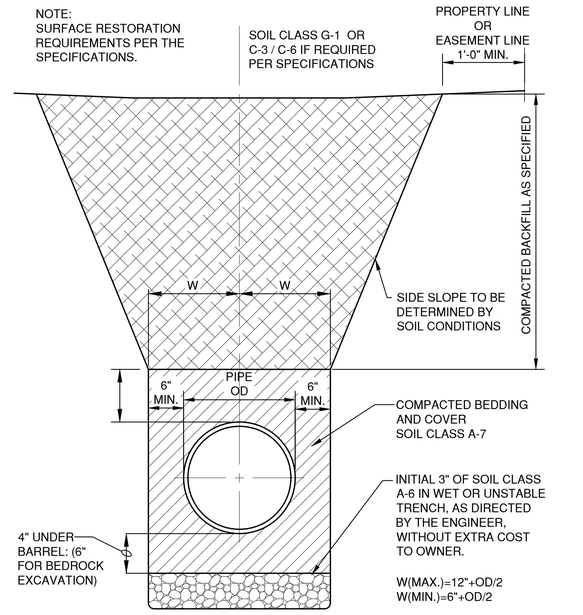
SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



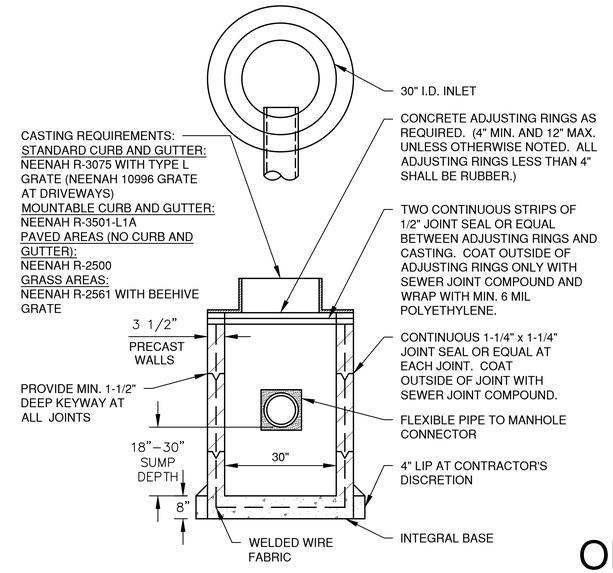
ENDWALL RIP RAP DETAIL



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



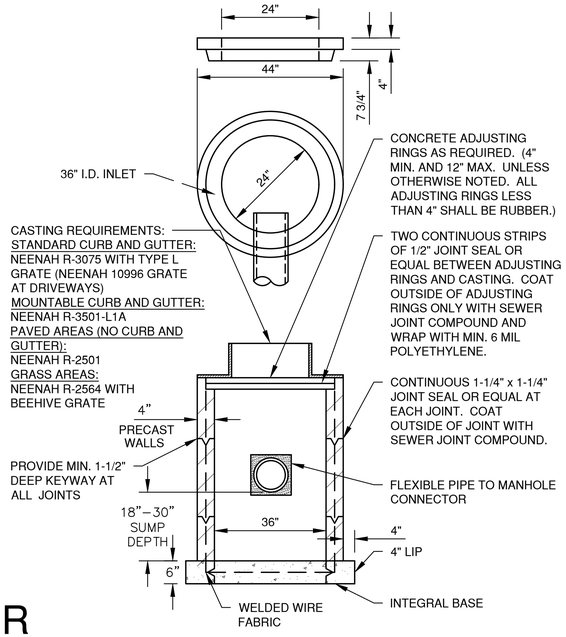
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

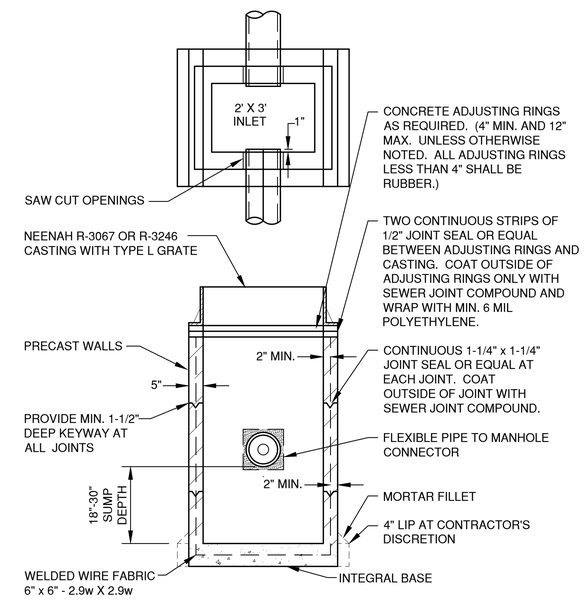
TYPE 'A' STORM INLET

OR



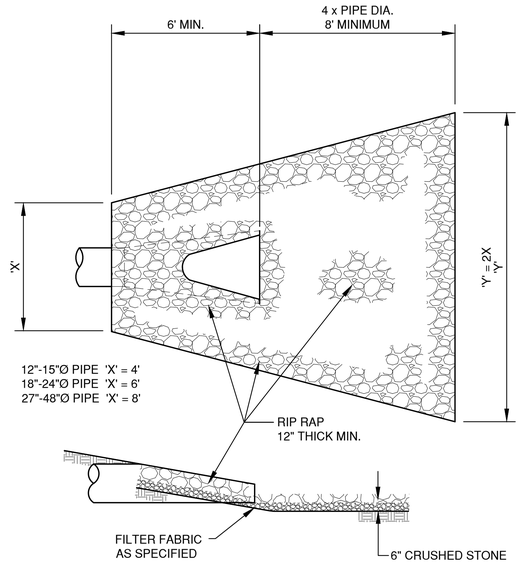
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JMS
CHECKED: ----
DESIGNED: PHK

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FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

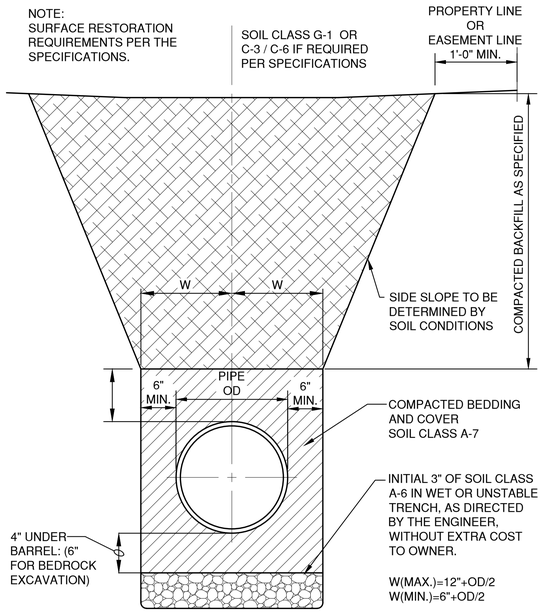
MISCELLANEOUS DETAILS

DATE: 11/2021
FILE: DETAILS
JOB NO.: 1703124

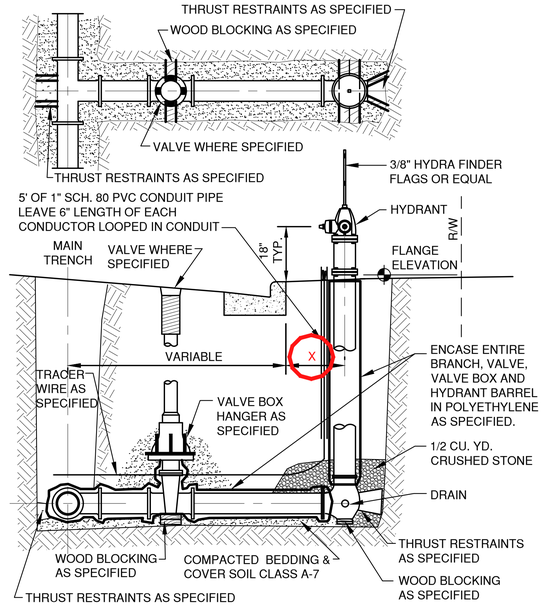
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SHEET NO. X

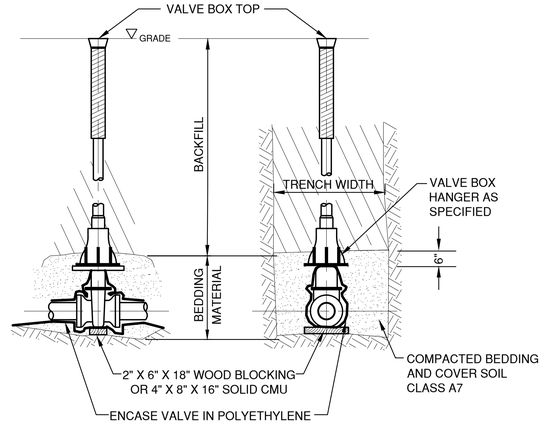
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HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

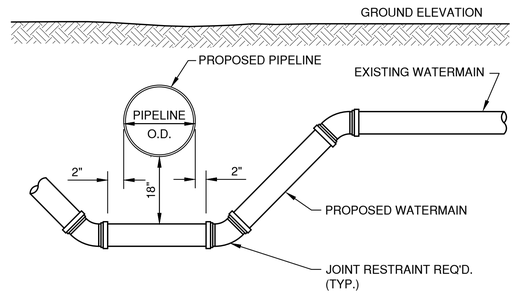


STANDARD HYDRANT SETTING CURB SECTION

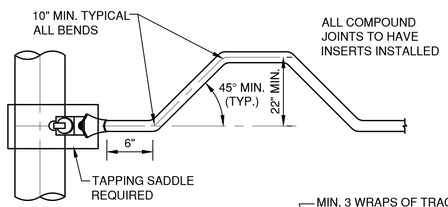


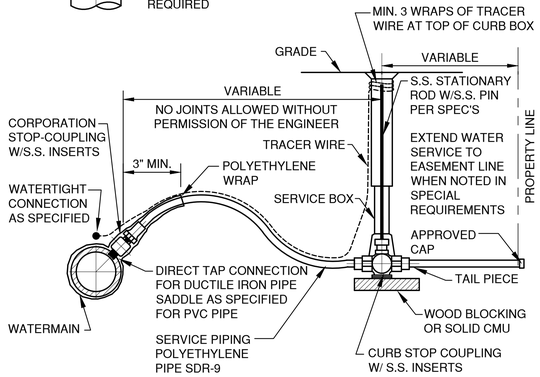
SIDE VIEW FRONT VIEW

VALVE BOX SETTING



DETAIL FOR WATERMAIN OFFSET

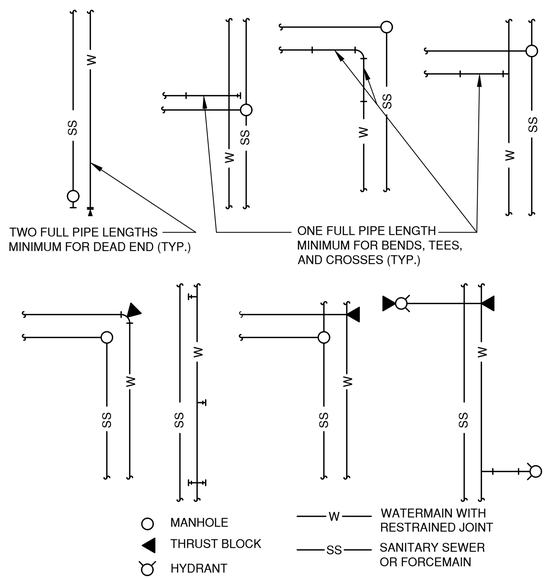




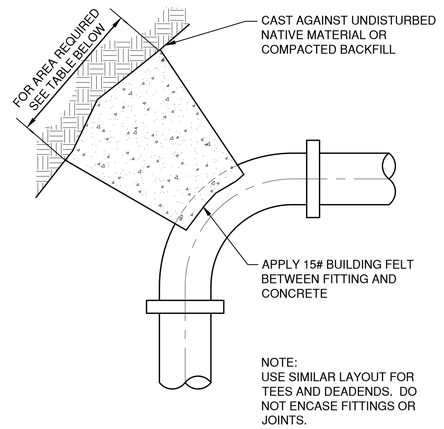
SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING (POLYETHYLENE)



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ----
DESIGNED PHK

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FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

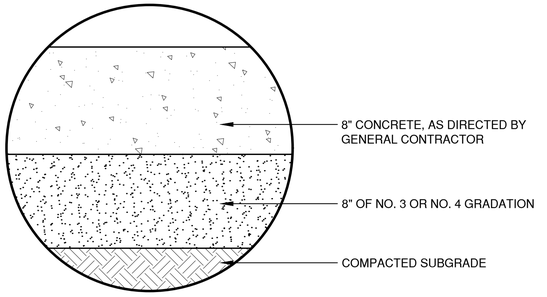
MISCELLANEOUS DETAILS

DATE 11/2021
FILE DETAILS
JOB NO. 1703124

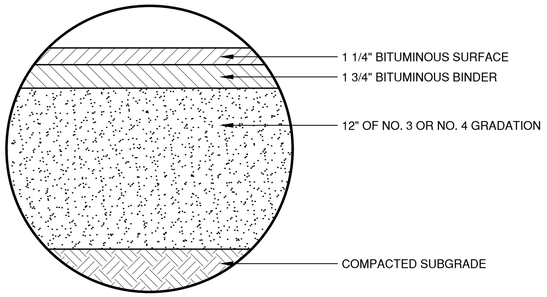
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SHEET NO. X

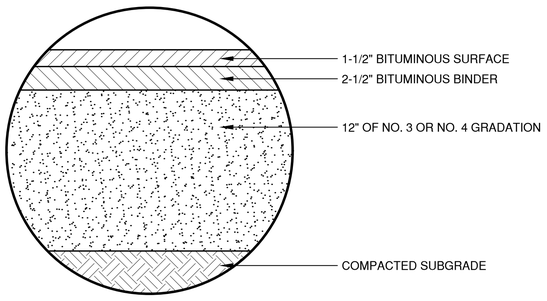
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Layout: DETAILS (2)



CONCRETE PAVEMENT

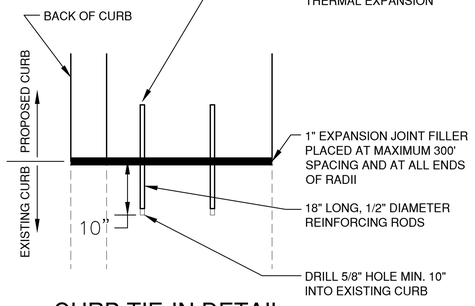


LIGHT DUTY ASPHALT PAVEMENT

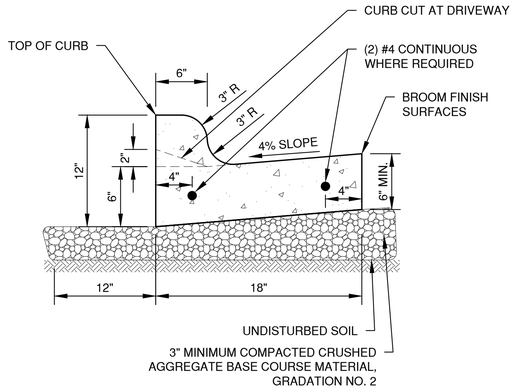


HEAVY DUTY ASPHALT PAVEMENT

NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

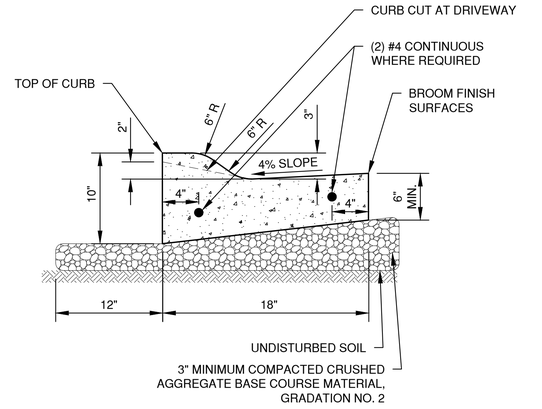


CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)



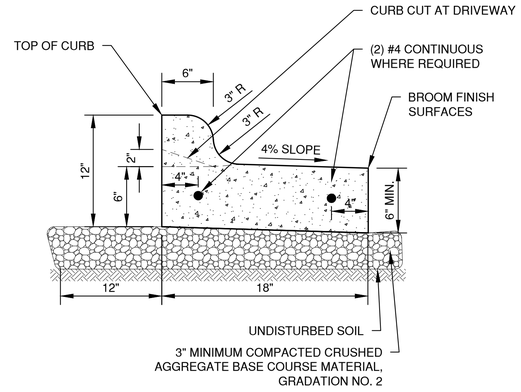
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER



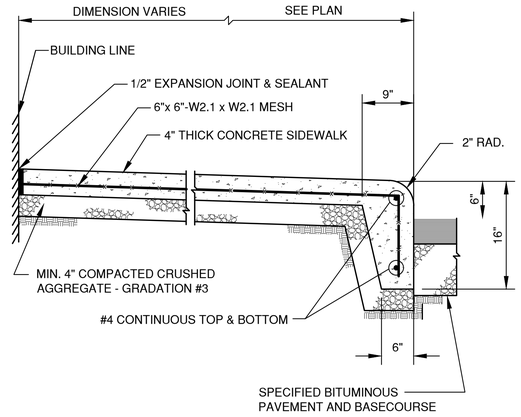
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE CURB AND GUTTER

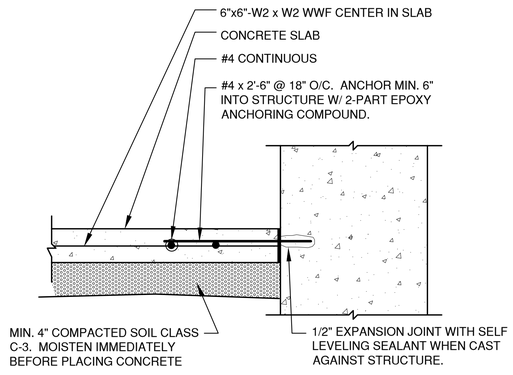


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

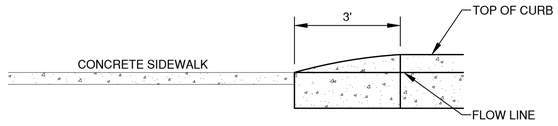
SHEDDING CURB AND GUTTER



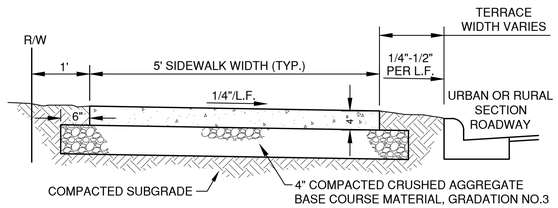
SIDEWALK WITH INTEGRAL CURB



TYPICAL SIDEWALK ADJACENT TO STRUCTURE

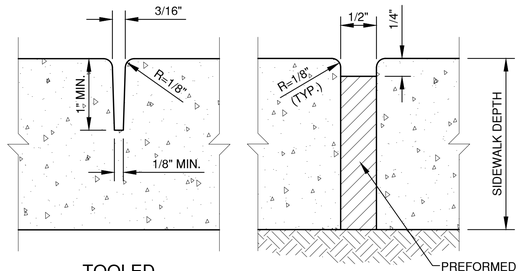


CURB TAPER DETAIL



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

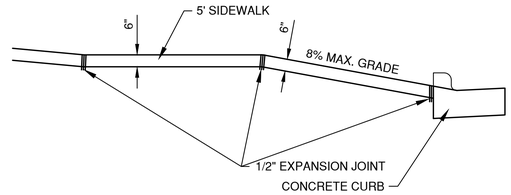


TOOLED CONTRACTION JOINT

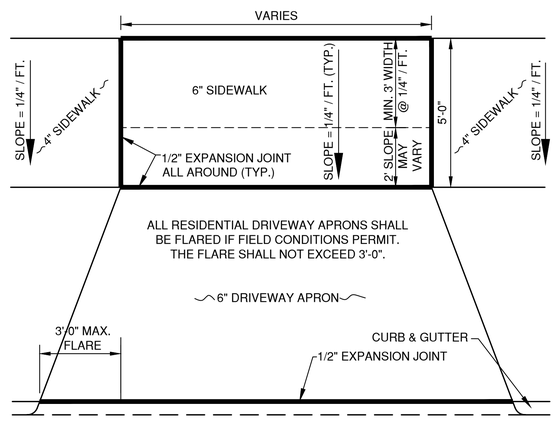
EXPANSION JOINT

WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL



1/2" EXPANSION MATERIAL WILL BE PLACED ON EACH SIDE OF THE DRIVE ABUTTING THE SIDEWALK. SIDEWALK AND DRIVEWAY APRON SHALL BE CONSTRUCTED SEPARATELY UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.



DRIVEWAY APRON DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ---
DESIGNED PHK

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 11/2021
FILE DETAILS
JOB NO. 1703124

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Plot Date: Sep 23, 2022 - 10:50am
jstrem
DETAILS (3)

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

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

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

TYPE "D"

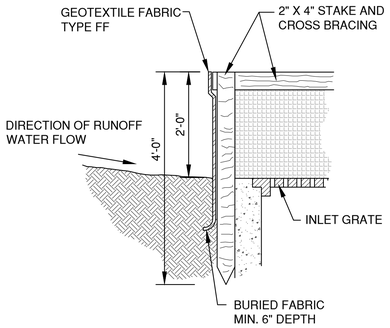
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

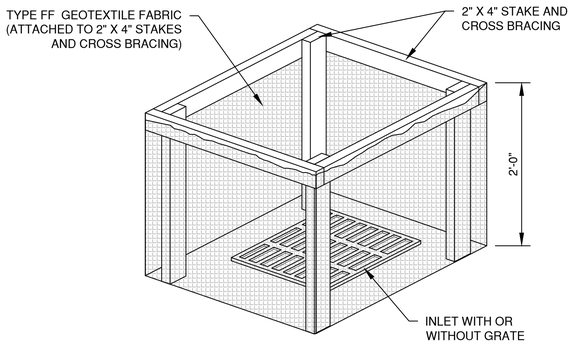
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

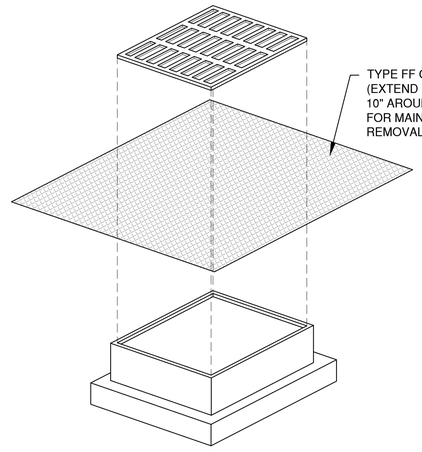
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

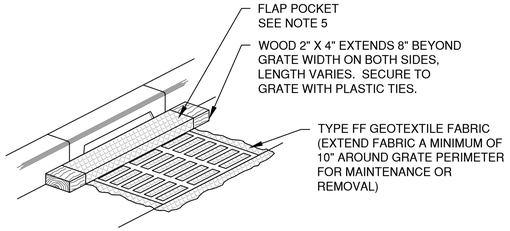




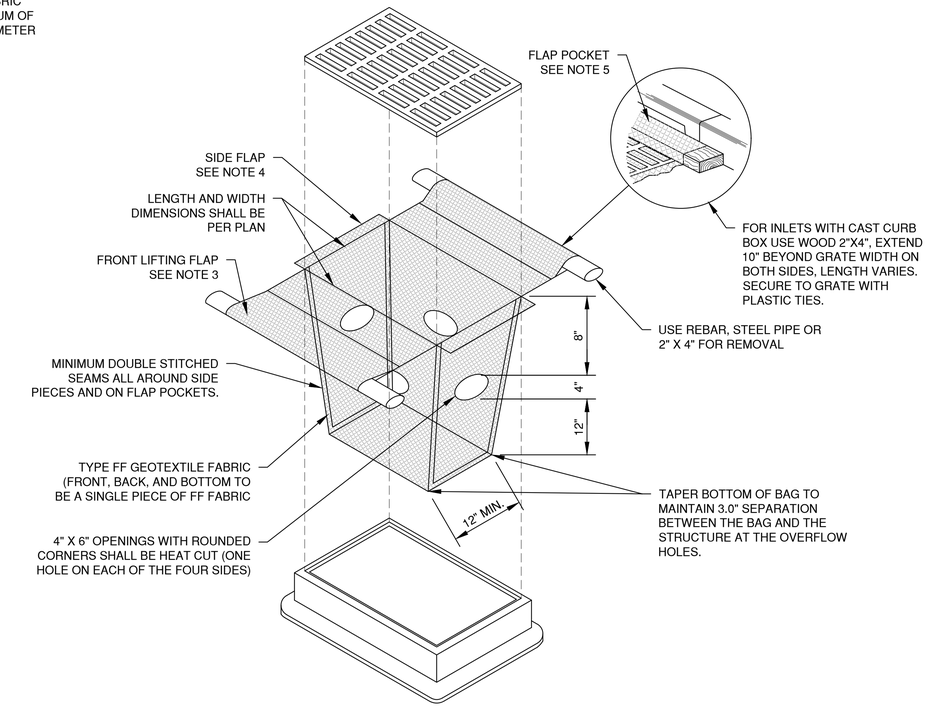
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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Plot Date: Sep 23, 2022 - 10:50am
LAYOUT: 1 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ----
CHECKED ----
DESIGNED ----

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

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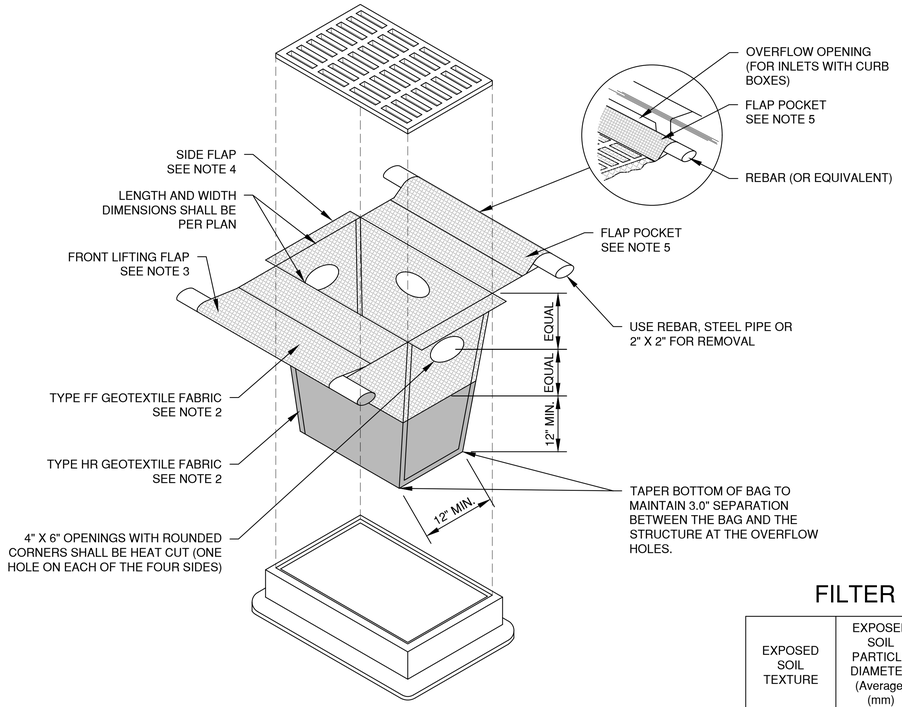
SHEET NO. 10

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

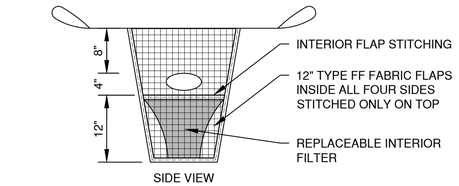


INLET PROTECTION, TYPE D-HR

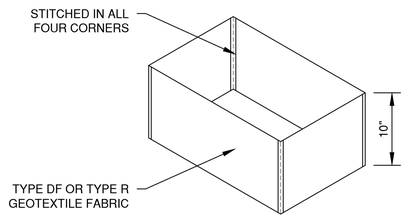
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

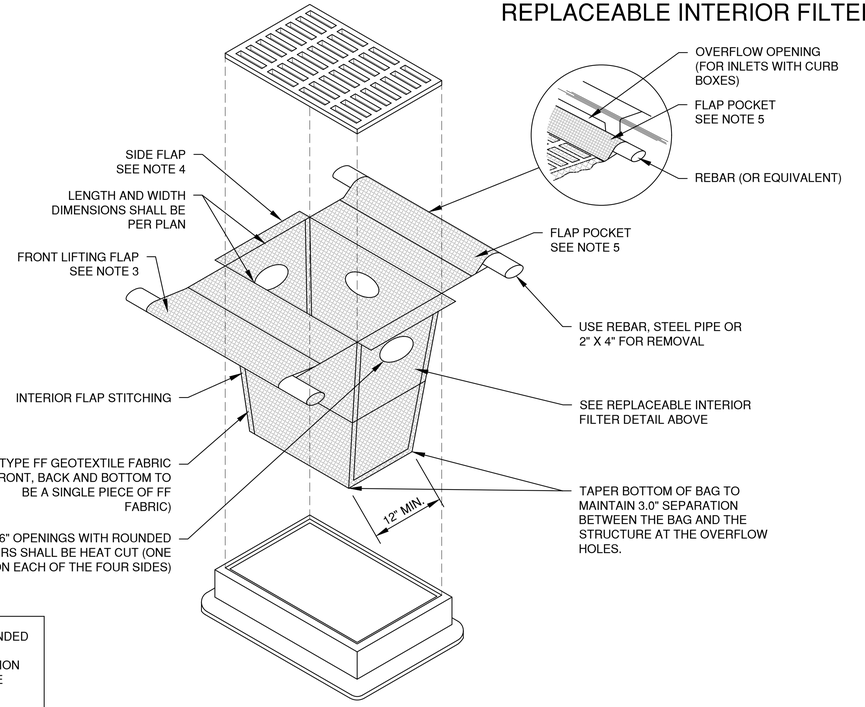
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



SIDE VIEW



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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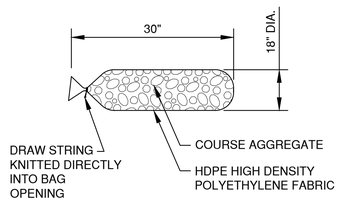
EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

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SHEET NO. 11

File: C:\Users\dtrem\AppData\Local\Temp\AcPublish_14972\EROSION CONTROL.dwg
Plot Date: Sep 23, 2022 - 10:50am
LAYOUT: 2 INLET PROTECTION



FILTER BAG DETAIL

NOTES:

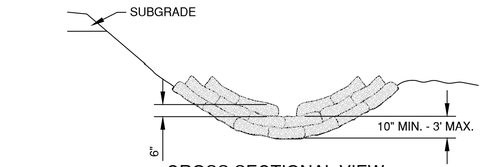
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

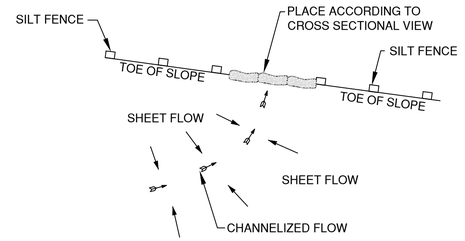
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

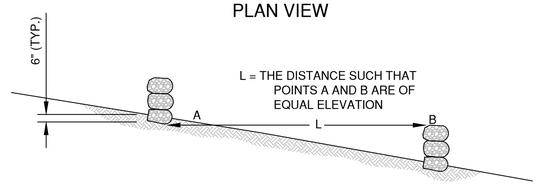
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



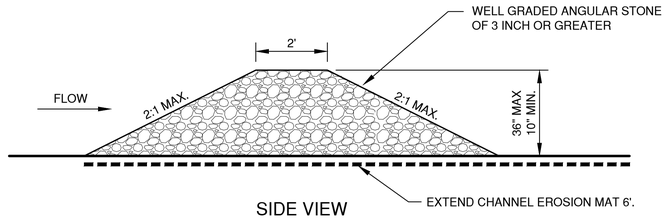
SIDE VIEW

DITCH CHECK DETAIL

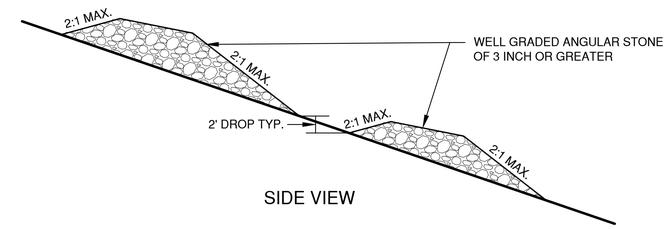
ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE TYPE C

File: C:\Users\Xtreme\AppData\Local\Temp\AcPublish_14972\EROSION CONTROL.dwg
Plot Date: Sep 23, 2022 - 10:50am
Layout: 3 ditch checks

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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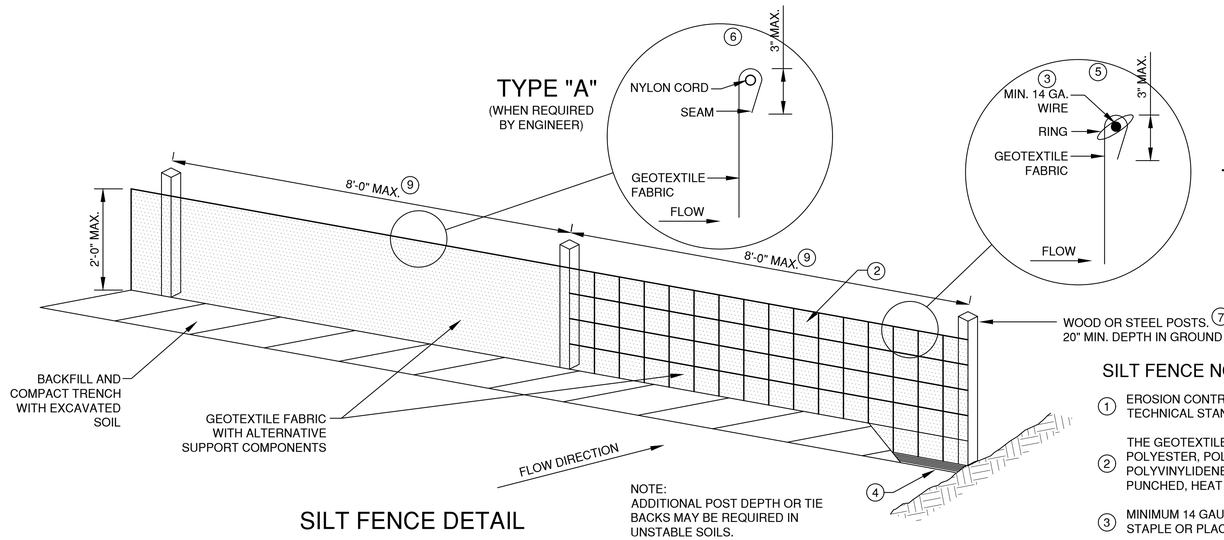
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BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

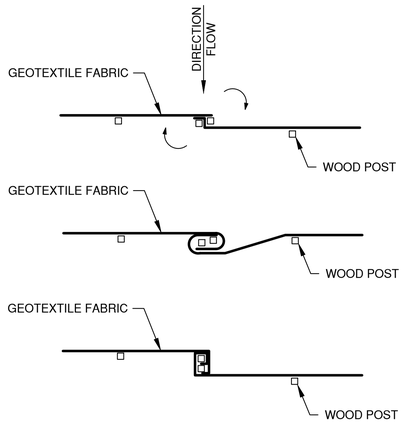
DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

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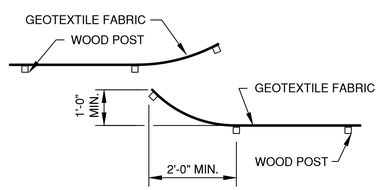
SHEET NO. 12



SILT FENCE DETAIL

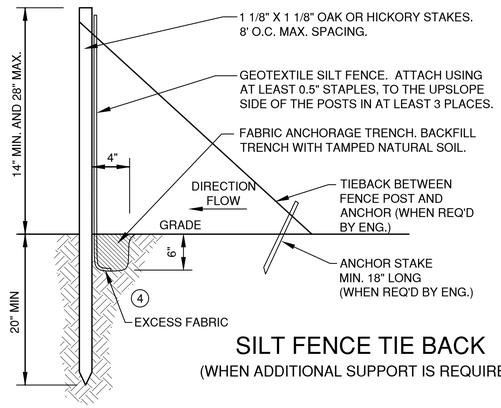


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CITY OF DE PERE
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

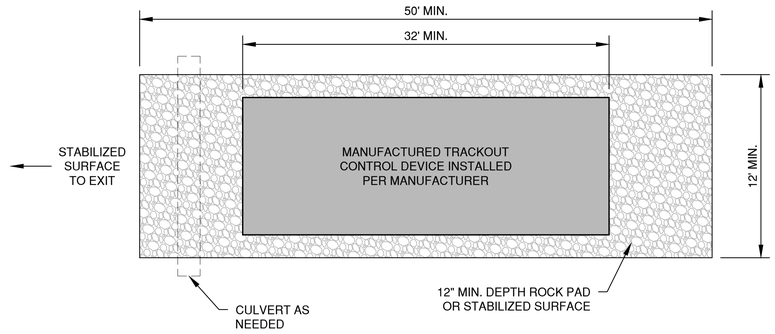
DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

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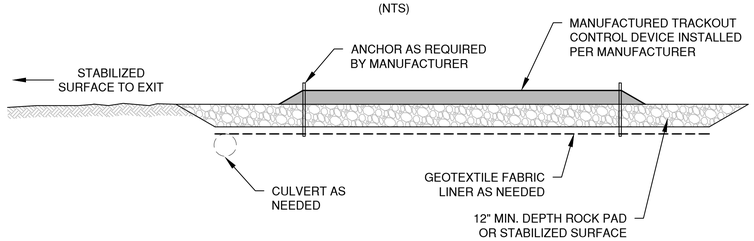
SHEET NO. 13

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Plot Date: Sep 23, 2022 - 10:50am
LAYOUT: 4 SHEET FLOW

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

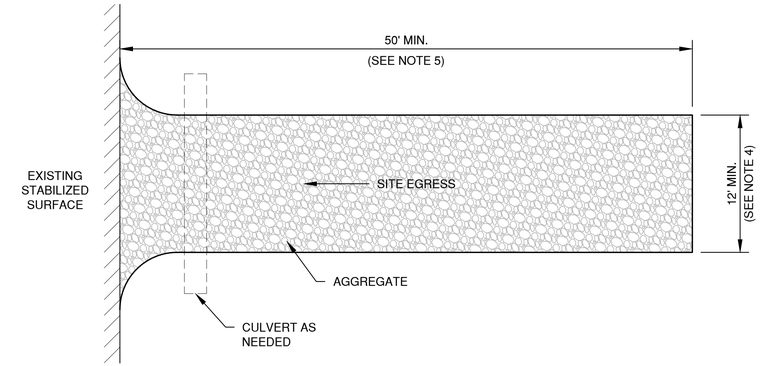


SECTION VIEW

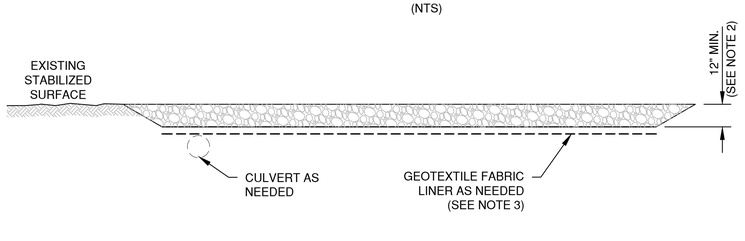
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

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

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ----
CHECKED ----
DESIGNED ----

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BROWN COUNTY, WISCONSIN

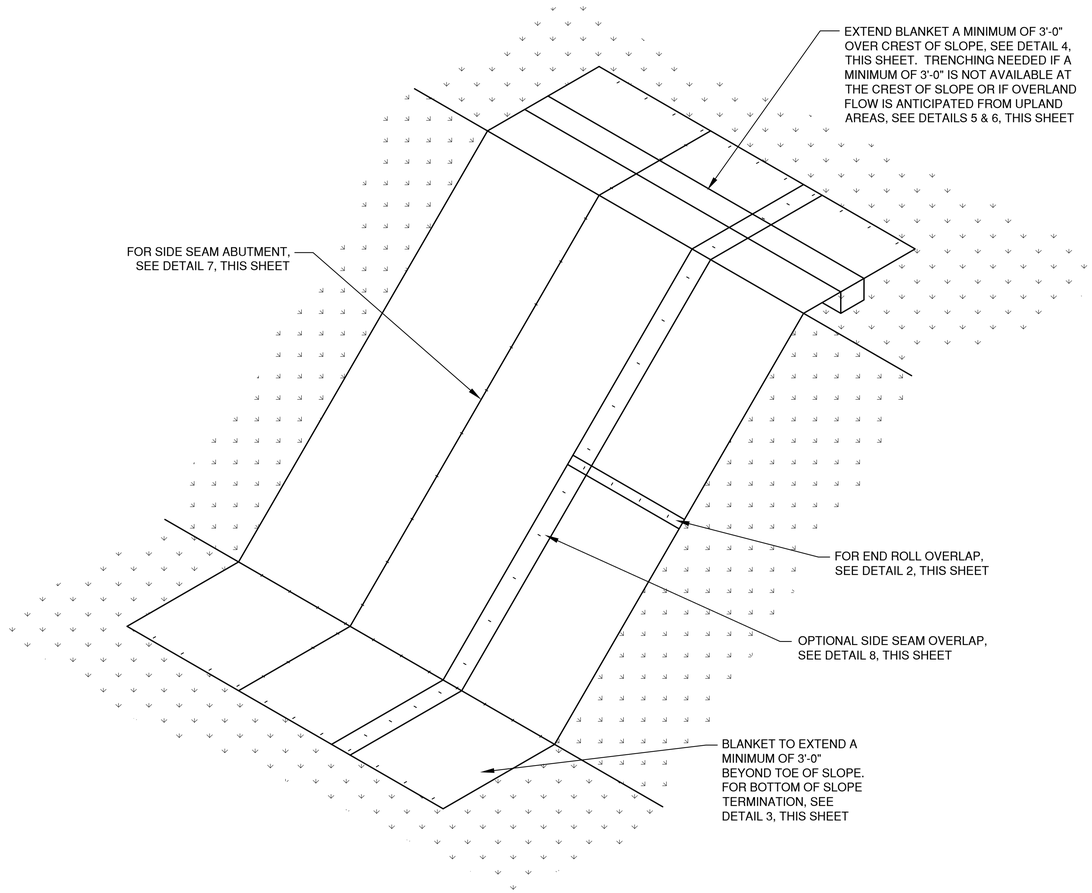
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

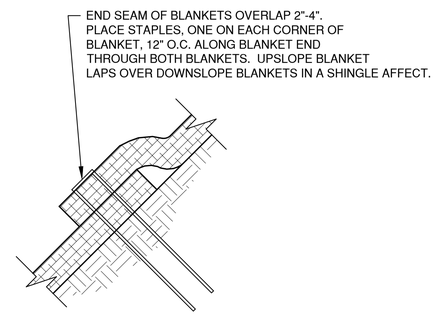
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SHEET NO. 14

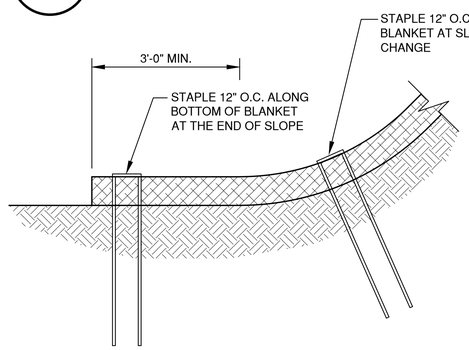
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Plot Date: Sep 23, 2022 - 10:50am
Layout: 5 TRACKOUT



SLOPE DETAIL 1 XX



END ROLL OVERLAP 2 XX

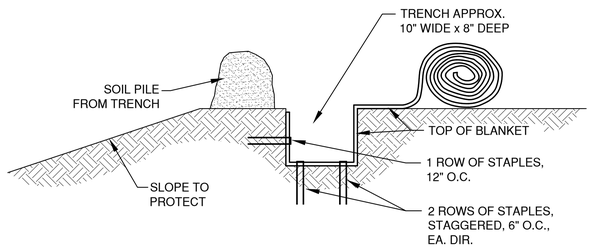


BOTTOM OF SLOPE TERMINATION 3 XX

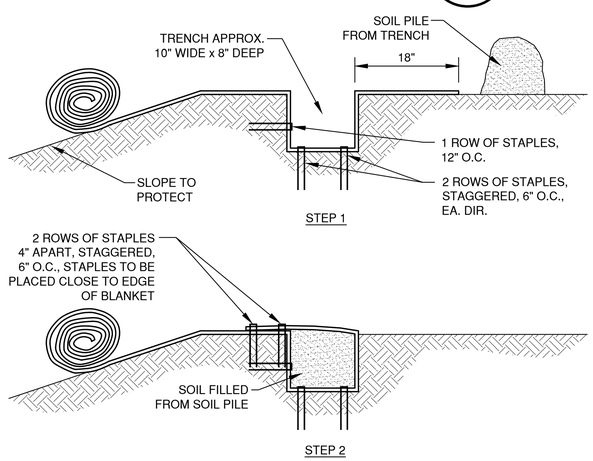


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4 XX

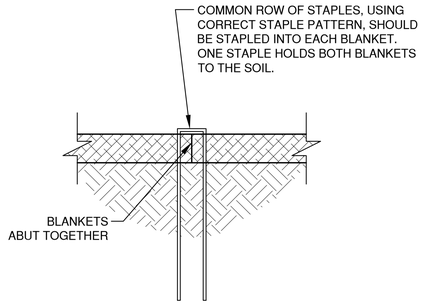
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



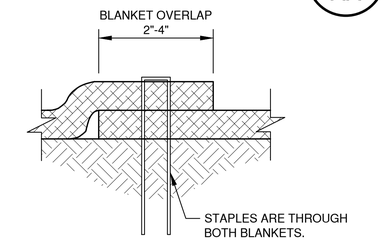
SLOPE TRENCHING METHOD "B" 5 XX



SLOPE TRENCHING METHOD "C" 6 XX



SIDE SEAM ABUT STAPLE DETAIL 7 XX



SIDE SEAM OVERLAP STAPLE DETAIL 8 XX

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ----
CHECKED ----
DESIGNED ----

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

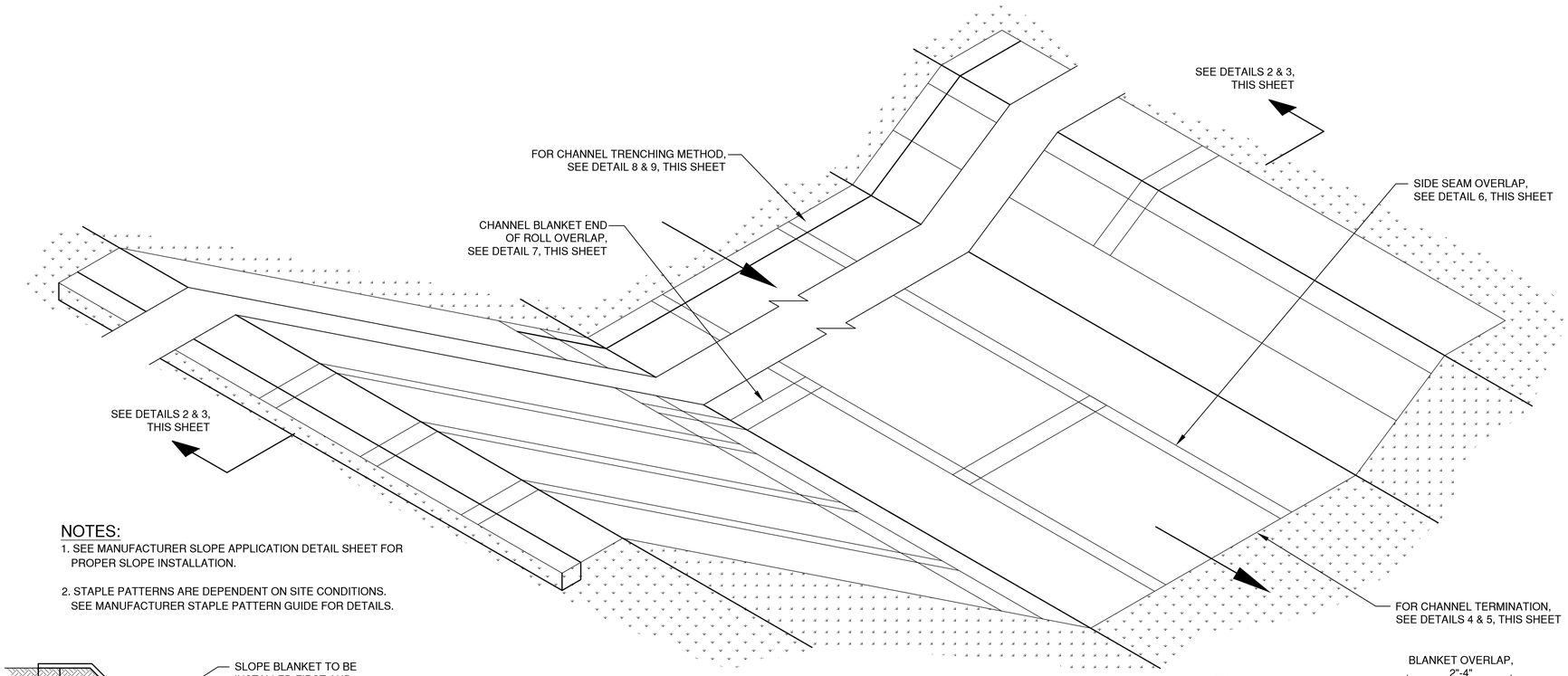
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 15

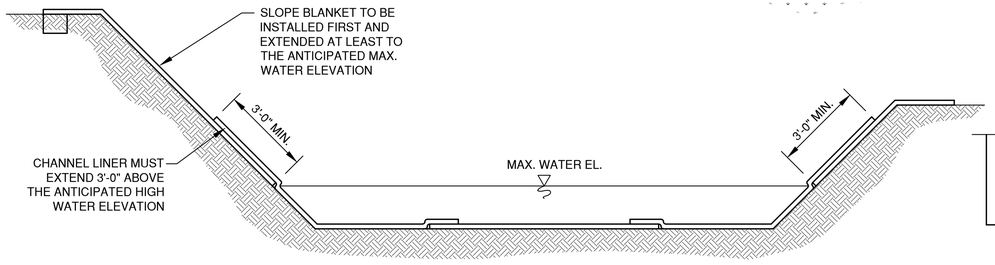
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Print Date: Sep 23, 2022 - 10:50am
LAYOUT: 6 SLOPE MAT



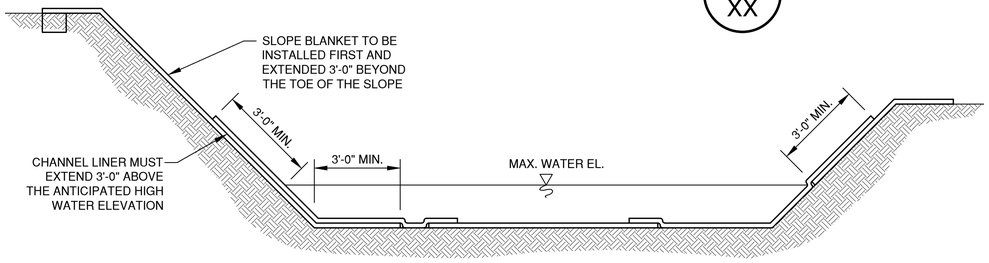
CHANNEL DETAIL 1 XX

NOTES:

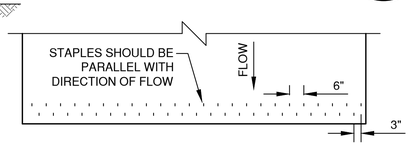
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



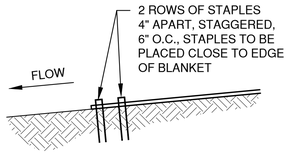
CHANNEL INSTALLATION METHOD "A" 2 XX



CHANNEL INSTALLATION METHOD "B" 3 XX

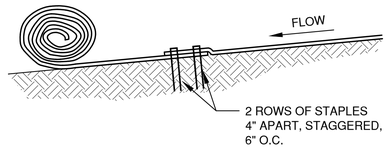


CHANNEL TERMINATION PLAN 4 XX

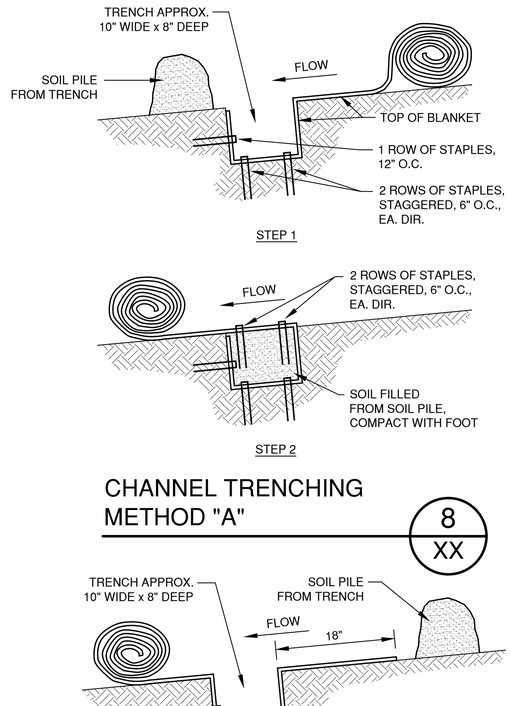


CHANNEL TERMINATION 5 XX

SIDE SEAM OVERLAP STAPLE DETAIL 6 XX

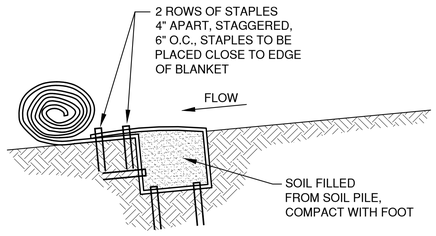


CHANNEL BLANKET END OF ROLL OVERLAP 7 XX



CHANNEL TRENCHING METHOD "A" 8 XX





CHANNEL TRENCHING METHOD "B" 9 XX

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN ----
CHECKED ----
DESIGNED ----

WATERVIEW HEIGHTS
FOR BEST BUILT, INC.
CITY OF DE PERE
BROWN COUNTY, WISCONSIN

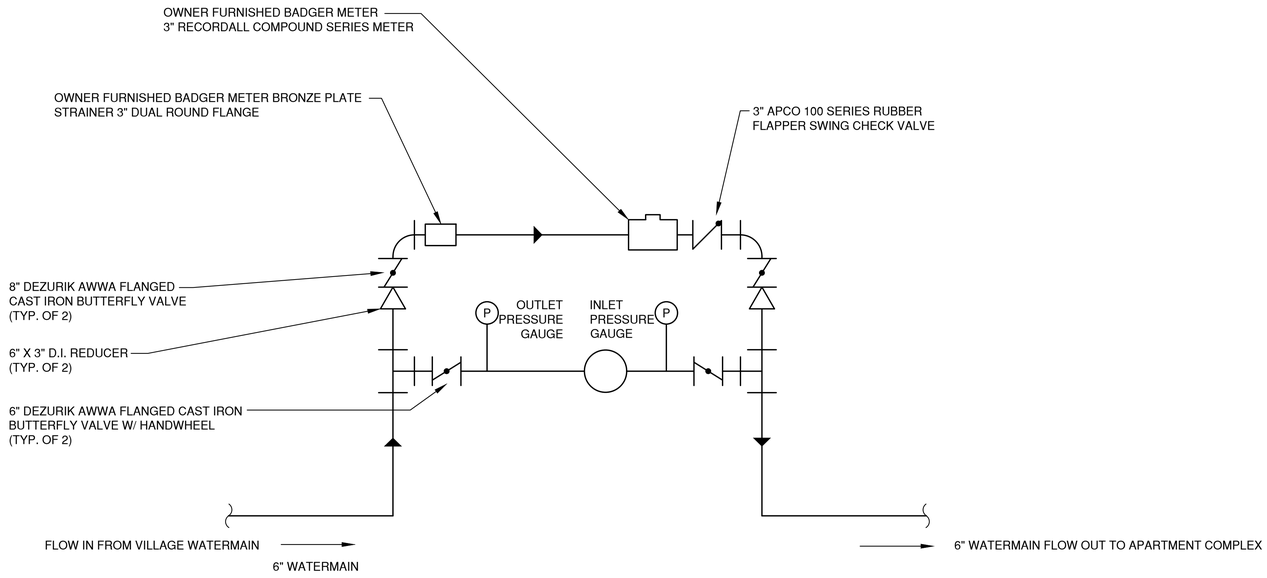
EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 09/2022
FILE EROSION CONTROL
JOB NO. 1703124

Robert E. Lee & Associates, Inc.
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SHEET NO. 16

File: C:\Users\jbrem\AppData\Local\Temp\AcPublish_14972\DRSION CONTROL.dwg
Print Date: Sep 23, 2022 - 10:50am
LAYOUT: 7 CHANNEL EMAT



PRESSURE REDUCING VALVE SHALL BE SINGER VALVE MODEL S106-PR-C OR EQUAL, WITH PRESSURE RELIEF PILOT MODEL PR-160 (NORMALLY OPEN) WITH 20 PSI TO 200 PSI PILOT SPRING RANGE PRESET @ 60 PSI OR EQUAL. PROVIDE CHECK FEATURE. PROVIDE AN OXY NITRIDE COATED STEM AND DRY POSITION INDICATOR.

MASTER METER SCHEMATIC

File: C:\Users\Jeremy\AppData\Local\Temp\AcPublish_14972\METER RM.dwg
Plot Date: Sep 23, 2022 - 10:56am
LAYOUT: SCHEMATIC

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION
1	10/26/18	JGS	REVISED STORM PIPING				

DRAWN EMK
CHECKED JGS
DESIGNED JGS

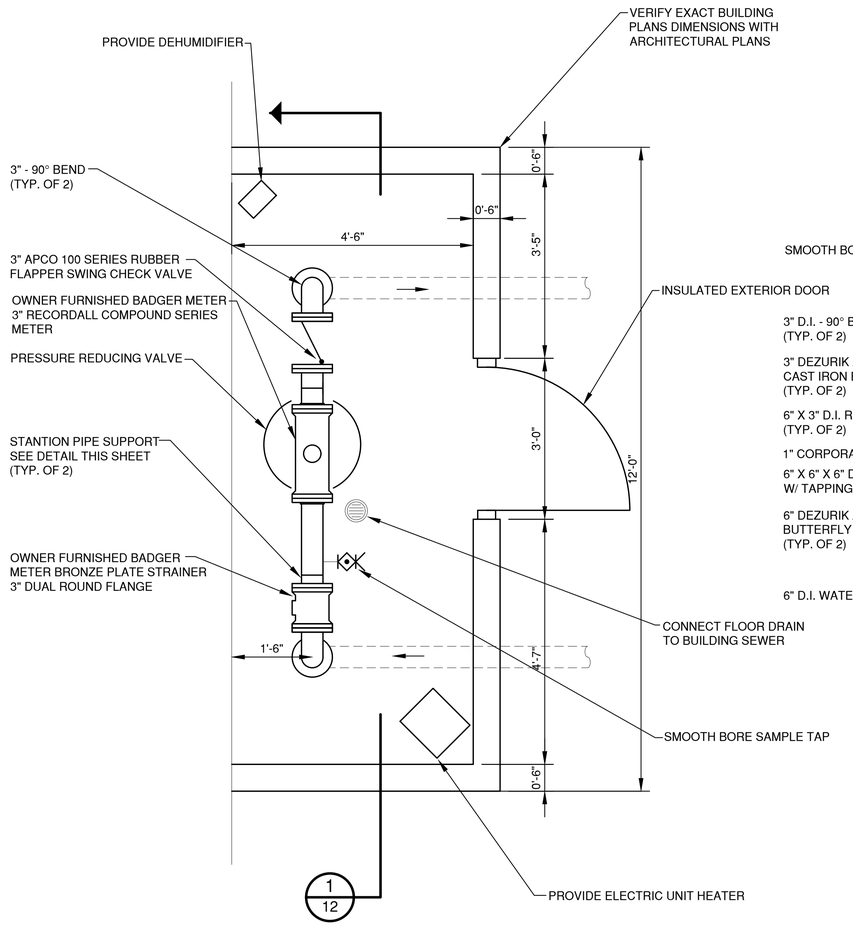
MULLINER CROSSING
FOR LEXINGTON HOMES
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

METER ROOM
SCHMEATIC DRAWING OF MASTER METER

DATE 09/2022
FILE METER RM
JOB NO. 4329100

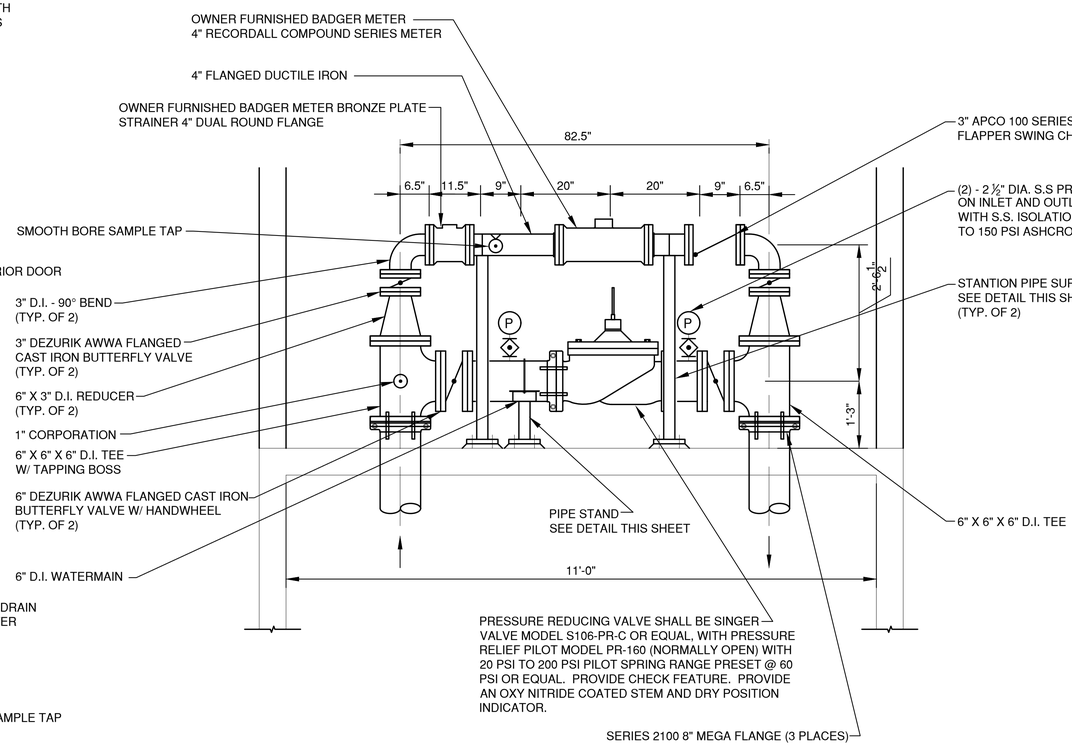
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SHEET NO. 18



METER ROOM PLAN

SCALE: 3/4" = 1'-0"

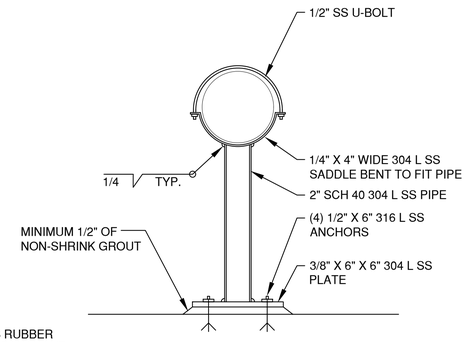


METER ROOM SECTION VIEW

1
12

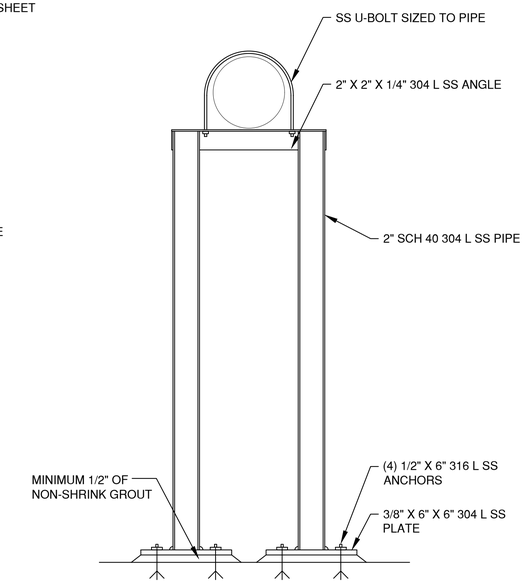
SCALE: 3/4" = 1'-0"

NOTE:
ALL DUCTILE IRON PIPING AND CAST IRON SHALL BE PAINTED WITH 2 COATS OF POLYAMIDE EPOXY, 10 MILS DRY THICKNESS, SURFACE PREP SHALL BE SSPC-SP6.



PIPE STAND DETAIL

SCALE: NTS



STANTION PIPE SUPPORT DETAIL

SCALE: NTS

*NOTE: PIPE STAND MAY BE COMBINED WITH STANTION PIPE SUPPORT

NO.	DATE	APPROV.	REVISION
1	10/26/18	JGS	REVISED STORM PIPING

DRAWN EMK
CHECKED JGS
DESIGNED JGS

MULLINER CROSSING
FOR LEXINGTON HOMES
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

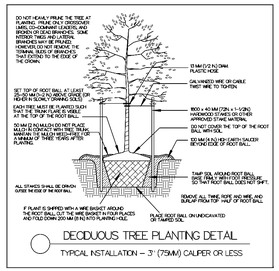
METER ROOM
PLAN, SECTION AND DETAILS

DATE 09/2022
FILE METER RM
JOB NO. 4329100

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 17

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Plot Date: Sep 23, 2022 - 10:50am
LAYOUT: SECTION 1



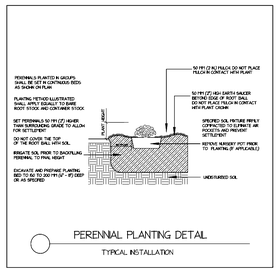
DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION – 3" (75MM) CALIPER OR LESS



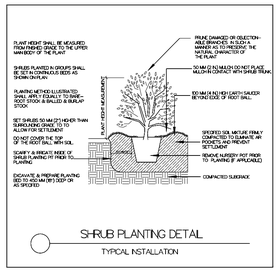
CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION – 6'8" (2000M) OR LESS



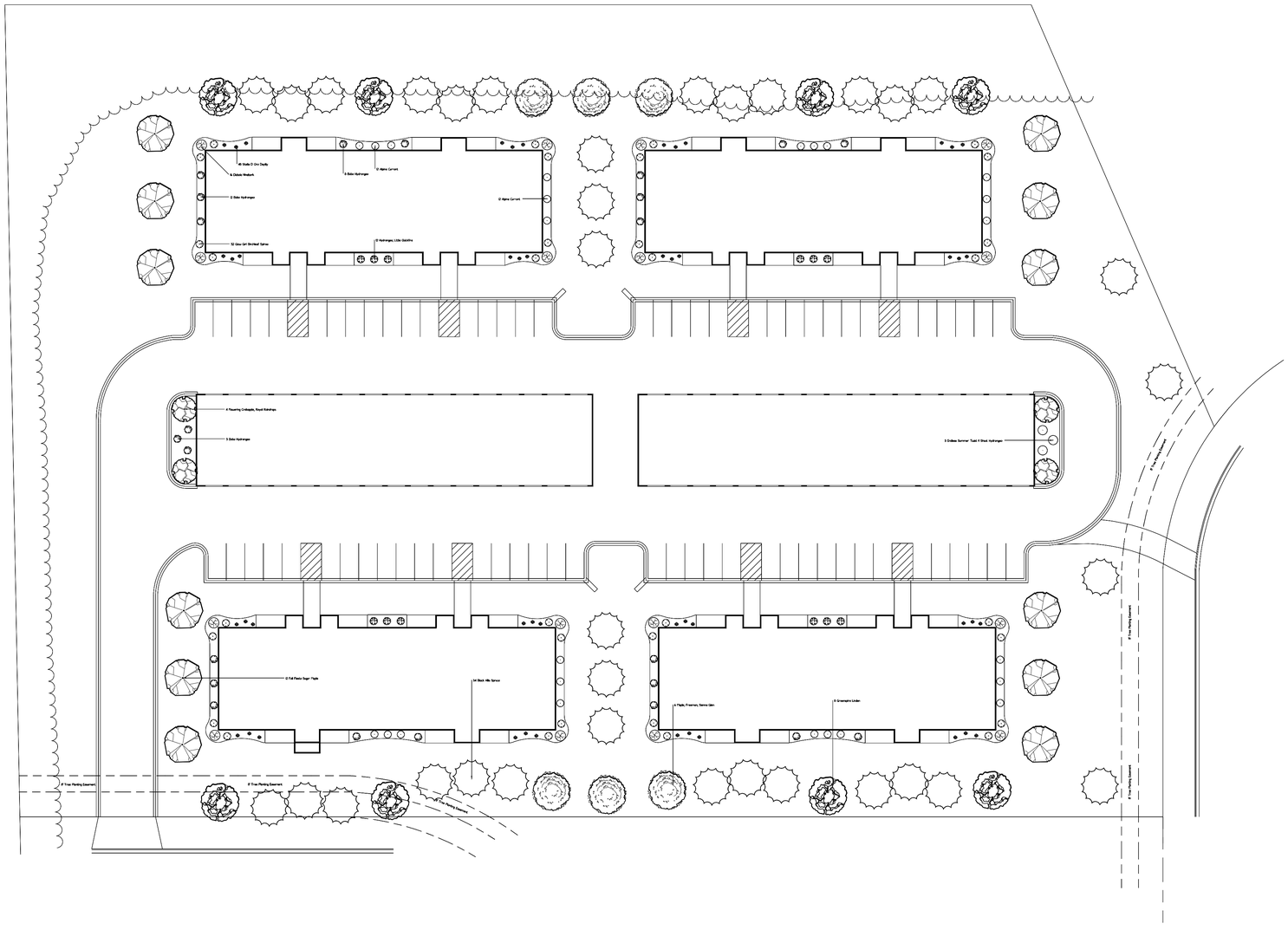
PERENNIAL PLANTING DETAIL

TYPICAL INSTALLATION



SHRUB PLANTING DETAIL

TYPICAL INSTALLATION



Key	Qty	Botanical Name	Common Name	Size/Condition	Remarks
Other Plants					
AFS	6	Acer x Freemanii 'Sienna'	Maple, Freeman, Sienna Glen	1.5" Cal.	
AsB	12	Acer saccharum 'Bailsta'	Fall Fiesta Sugar Maple	1.5" Cal.	
HSD	48	Hemerocallis 'Stella D Oro'	Stella D Oro Daylily	1 Gal.	
HmP	3	Hydrangea macrophylla 'PIIHM-I'	Endless Summer Twist & Shout Hydrangea	2 Gal.	
HpB	23	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	3 Gal.	
HpS	12	Hydrangea paniculata 'SMHPLQF'	Hydrangea, Little Quickfire	3 Gal.	
MRR	4	Malus x Royal Raindrops	Flowering Crabapple, Royal Raindrops	1.5" Cal.	
Pgd	34	Picea glauca densata	Black Hills Spruce	6' H	
PoM	16	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	5 Gal.	
Ra	24	Ribes alpinum	Alpine Currant	3 Gal.	
SbT	32	Spirea betulifolia 'Tor Gold'	Glow Girl Birchleaf Spirea	3 Gal.	
TcG	8	Tillia cordata 'Greenspire'	Greenspire Linden	1.5" Cal.	

NOTES

-Fine grade, plant and sow mulch all intire turf areas.
-Planting beds to be lined with weed barrier installed at 12" O.C. staggered zone in all planting beds surrounding the building
-All planting beds will be edged with Ace of Diamond
Black commercial grade edging.
-Trees to be mulched with a 3' diameter ring at the
base. All trees to be staked
-All plant material will be of the highest quality and
will adhere to the "Standard for Nursery Stock"
set by the American Horticulture Industry Association.

NORTH

No.	Date	Description
REVISIONS		

THE SHARPER EDGE LANDSCAPING

LANDSCAPE PLAN

WATERVIEW HEIGHTS

BEST BUILT INC.

DE PERE, WI

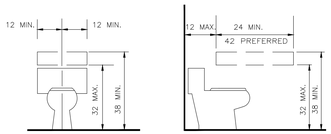
SCALE	1"=30'
DRAWN BY	PB
CHECKED BY	PM
DATE	9.23.2022
DATE OF PRINT	

PROJECT NO.

SHEET NO.

WD STUD – 4" SHEETROCK BRAND GYPSUM PANELS, FIRECODE CORE OR SHEETROCK BRAND GYPSUM PANELS, WATER–RESISTANT, FIRECODE CORE – 2X4 16" OR 24" O.C. – PANELS NAILED 7" O.C. – 17" CEM CTD NAILS – JOINTS EXP OR FIN – PERIM CAULKED – **UL DES U305** BASED ON 16" STUD SPACING
UL DES U314 BASED ON 24" STUD SPACING, JOINTS FIN

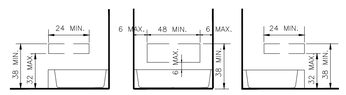
RESIL CEILING – 5/8" SHEETROCK BRAND GYPSUM PANELS, FIRECODE C CORE – 1" NOM WD SUB & FIN FLR –FLOOR TRUSSES 24" O.C. – RC–1 CHAN SPACED 16" O.C. SCREW – ATT OVER BASE LAYER PANELS – FACE LAYER SCREW ATT. TO CHAN. 12" O.C. – JOINTS FIN –
UL DES L528



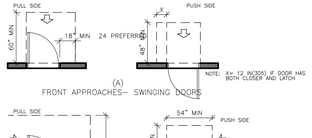
REINFORCED AREAS FOR INSTALLATION OF GRAB BARS

LOCATION OF GRAB BAR REINFORCEMENT FOR WATER CLOSETS

LOCATION OF GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



NOTE: THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.



NOTE: ALL DOORS IN ABOVE SHALL COMPLY WITH THE CLEARANCE FOR FRONT APPROACHES

MANEUVERING CLEARANCES AT DOORS

NOTE: ALL DOOR HANDLES SHALL BE LEVER OR LOOP TYPE

MATERIALS

- FACE BRICK
- CONCRETE BLOCK
- CONCRETE
- 2X4 STUDS 16"o/c w/ 1/2" DRYWALL INTERIOR WALLS WITHIN UNITS
- UNIT SEPARATION WALL– 5/8" FIRECODE SHEETROCK EA. SIDE w/ (2x4) (2 x 6) STUDS REQUIRED BETWEEN ALL UNITS AND UNITS, UNITS AND CORRIDORS, UNITS & COMMON AREAS U.L. DES U 305 ONE HOUR RATED

SYMBOLS

- EXHAUST FAN
- EXIT LIGHT
- C/O DETECTOR
- SMOKE DETECTOR
- MANUAL FIRE ALARM
- FIRE ALARM HORN
- F–1 20 MIN. FIRE DOOR & FR. w/ CLOSER
- F–2 1 HR. FIRE DOOR & FR. w/ CLOSER
- EMERGENCY LIGHT



FIRST FLOOR PLAN–A – 8,502 sq.ft.

SCALE: 3/16" = 1'–0"

HEADER SCHEDULE				
HEADER	SIZE	SHOULDER STUDS	KING STUDS	COMMENTS
H–1	(2) 2 x 8 S.P.F. #1/#2	(2) 2 x 6	(1) 2 x 6	(1)
H–2	(2) 2" x 10 D.F.	(2) 2 x 6	(2) 2 x 6	(1)

NOTES
1. FASTEN TO KING STUD w/ (8) 12d NAILS

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

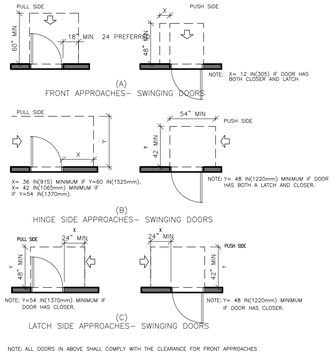
16 UNIT APARTMENT
BEST BUILT

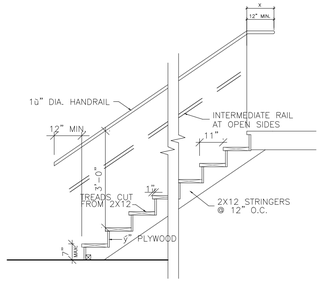
BAY ARCHITECTS, L L C DVLCAD@TDS.NET
3019 HOLMGREN WAY PHONE: 920–337–9400
GREEN BAY, WI 54304 FAX: 920–337–9416

DATE 10–12–11
FILE 3
JOB NO. 115066

3

Sep 16, 2022 – 10:13am
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NOTE:
X IS THE 12 IN. MINIMUM HANDRAIL EXTENSION REQUIRED AT EACH TOP RISER
RETURN RAILING ENDS TO WALL TO ELIMANITE PROTRUDING ENDS.

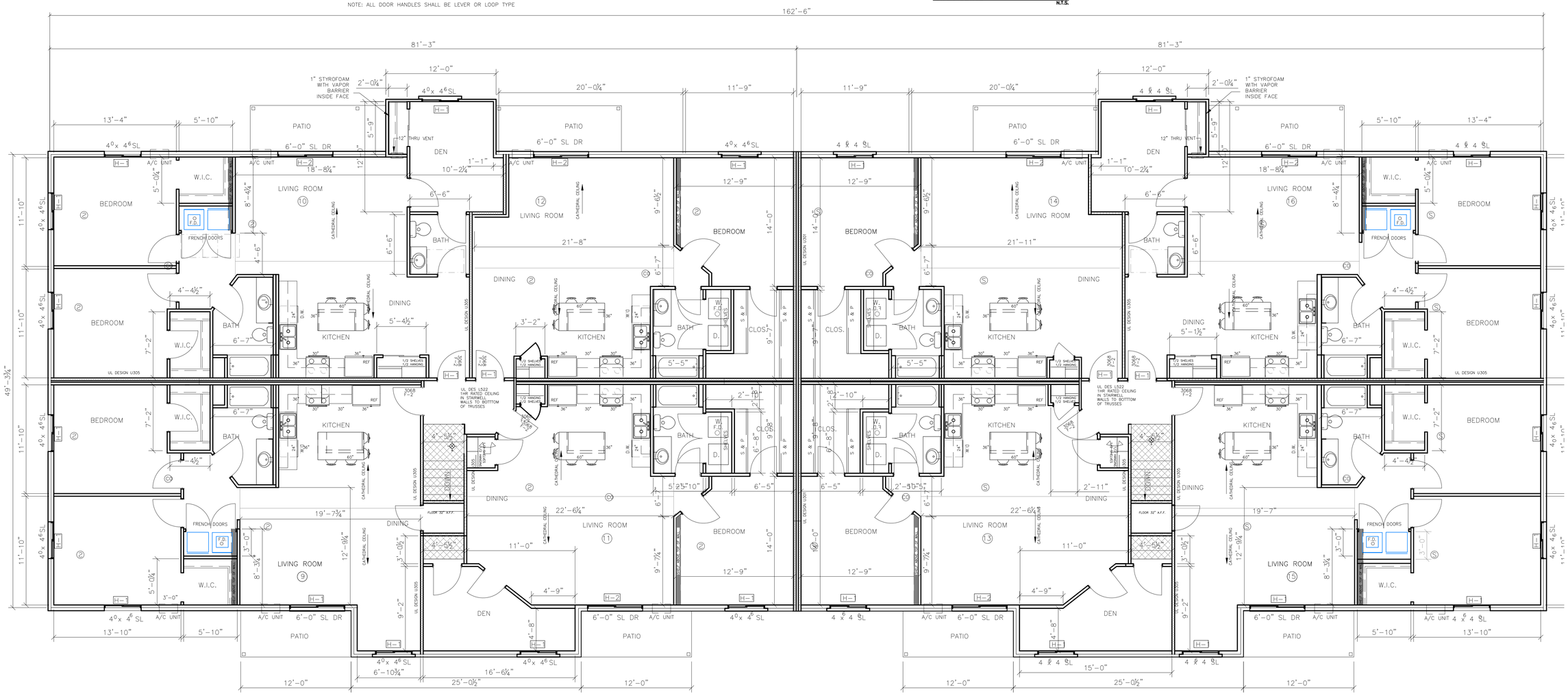
STAIR DETAIL
N.T.S.

SYMBOLS

- EXHAUST FAN
- EXIT LIGHT
- C/O DETECTOR
- SMOKE DETECTOR
- MANUAL FIRE ALARM
- FIRE ALARM HORN
- F–1 20 MIN. FIRE DOOR & FR. w/ CLOSER
- F–2 1 HR. FIRE DOOR & FR. w/ CLOSER
- EMERGENCY LIGHT

MATERIALS

- FACE BRICK
- CONCRETE BLOCK
- CONCRETE
- 2X4 STUDS 16"o/c w/ 1/2" DRYWALL INTERIOR WALLS WITHIN UNITS
- UNIT SEPARATION WALL– 5/8" FIRECODE SHEETROCK EA. SIDE w/ (2x4) (2 x 6) STUDS REQUIRED BETWEEN ALL UNITS AND UNITS, UNITS AND CORRIDORS, UNITS & COMMON AREAS U.L. DES U 305 ONE HOUR RATED



SECOND FLOOR PLAN–A – 8,502 SQ. FT..
SCALE: 3/16" = 1'–0"

HEADER SCHEDULE				
HEADER	SIZE	SHOULDER STUDS	KING STUDS	COMMENTS
H–1	(2) 2 x 8 S.P.F. #1/#2	(2) 2 x 6	(1) 2 x 6	(1)
H–2	(2) 2" x 10 D.F.	(2) 2 x 6	(2) 2 x 6	(1)

NOTES
1. FASTEN TO KING STUD w/ (8) 12d NAILS

NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

16 UNIT APARTMENT
BEST BUILT

BAY ARCHITECTS, L L C DVLCAD@TDS.NET
3019 HOLMGREN WAY PHONE: 920–337–9400
GREEN BAY, WI 54304 FAX: 920–337–9416

DATE
FILE 3
JOB NO. 4

Sep 16, 2022 - 10:14am
F:\Projects\Bay Architects\Best Built\A–Sheets –Slate.dwg



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

16 UNIT
BEST BUILT

BAY ARCHITECTS, L L C
3049 RAMADA WAY
GREEN BAY, WI 54304
PHONE: 920-337-9400
FAX: 920-337-9416

DATE –
FILE –
JOB NO. –

–

BEST BUILT

Waterview Heights Apartments

Bronze Soffit, Fascia & Accents

Weathered Wood Shingles



Chilton Machine Cut Veneer



Belden-Polar White Brick



NOTE:
ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND CHECKING THEM FOR ACCURACY, THE CONTRACTOR MUST CHECK ALL DETAILS & DIMENSIONS AND BE RESPONSIBLE FOR THE SAME

16 UNIT
BEST BUILT

BAY ARCHITECTS, L L C
3049 RAMADA WAY
GREEN BAY, WI 54304
PHONE: 920-337-9400
FAX: 920-337-9416

DATE –
FILE –
JOB NO. –