



Plan and Architectural Review Commission Meeting Agenda
City of Whitewater Municipal Building
Community Room- First Floor
312 W. Whitewater St.
Whitewater, WI 53190
June 12, 2023 at 6:00 p.m.

Please join the meeting from your computer, tablet or smartphone:

<https://meet.goto.com/564029805>

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Access Code: 564-029-805

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1. Call To Order And Roll Call

2. Hearing Of Citizen Comments

No formal Plan Commission Action will be taken during this meeting, although issues raised may become a part of a future agenda. Specific items listed on the agenda may not be discussed at this time; however citizens are invited to speak to those specific issues at the time the Plan Commission discusses that particular item.

3. Review And Approval Of Minutes: May 8, 2023

Documents:

[2. PLAN COMMISSION MINUTES 05.23.PDF](#)

4. Review And Possible Approval Of Extraterritorial Certified Survey Map (SCM) For : Portion Located In Part Of The Northeast 1/4 Of The Southeast 1/4 Of Section 29, Town 5 North, Range 15 East, Jefferson County, Wisconsin For The Joseph R. Krusinski.

Documents:

[3. CSM PLANNERS REPORT.PDF](#)

[4. CSM-KRUSINSKI \(FHA 10721\).PDF](#)

5. Site Plan Review And Possible Approval Of A Proposed Commercial Building Located At The Northeast Corner Of North Prospect And Endeavor Drive, Parcel Number 292-0515-3434-003, For Larry Chapman, Owner.

Documents:

[5. A-1 PLANNERS REPORT.PDF](#)

[6. A-1 SITE PLAN.PDF](#)

7. A-1 SITE PLAN APPLICATION.PDF

8. M-1 ZONING.PDF

6. Review And Possible Recommendation Of Approval Of A Certified Survey Map (CSM For :Being A Part Of The Southwest 1/4 Of The Northwest 1/4 Of Section 5 And Part Of The Southeast 1/4 Of The Northwest 1/4 Of Section 6, All In Township 4 North, Range 15 East, City Of Whitewater, Walworth County, Wisconsin,. DLK Farm Service, Owner.

Documents:

10. ALDI CSM.PDF

9. ALDI CSM PR.PDF

7. Site Plan Review And Possible Approval Of A Proposed Grocery Store Located At 1380 W. Main Street, Parcel #/WUP 00159, For DLK Farm Service.

Documents:

11. ALDI PLANNERS REPORT.PDF

12. ALDI TRAFFIC REVIEW LETTER.060623.PDF

13. ALDI APPLICATION.PDF

14. 2023-05-25 CIVIL SET.PDF

15. 2023-04-24 LANDSCAPE AND PHOTOMETRIC PLAN.PDF

16. 2023-05-25 ARCHITECTURAL PLANS.PDF

17. CITY OF WHITEWATER - B-1.PDF

8. Next Plan And Architectural Review Commission Meeting-July 10, 2023

9. Adjourn

Anyone requiring special arrangements is asked to call the Zoning and Planning Office 24 hours prior to the meeting. Those wishing to weigh in on any of the above-mentioned agenda items but unable to attend the meeting are asked to send their comments to:

c/o Neighborhood Services Director
312 W. Whitewater Street,
Whitewater, WI, 53190
or cbennett@whitewater-wi.gov.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information over which they may have decision-making responsibility; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
IN-PERSON AND VIRTUAL MEETING
6 p.m. April 10, 2023

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL ACTIONS OF THE PLAN AND
ARCHITECTURAL REVIEW COMMISSION**

Video: <https://vimeo.com/824925998>

- 1. Call to Order and Roll Call:** Chairperson Tom Miller called the meeting to order at 6 p.m. PRESENT: Miller, Neil Hicks, Carol McCormick, Bruce Parker, Brian Schanen and Sherry Stanek. Attorney Jon McDonell and Neighborhood Services Director Chris Bennett also attended.
- 2. Election of Chairperson, Vice-Chairperson and representative to the Urban Forestry Committee:**
 - a. Stanek nominated Miller as Chairperson. Hicks seconded Stanek's motion. Passed unanimously.
 - b. Miller nominated Stanek as Vice-Chairperson. Hicks seconded Miller's motion. Passed unanimously.
 - c. Miller nominated Stanek as the PARC's representative to the Urban Forestry Committee. McCormick seconded Miller's motion. Passed unanimously.

Video: 0:37

- 3. Hearing of Citizen's Comments:** None.

Video: 3:20

- 4. Review and Approval of Minutes:** Stanek motioned for approval of the April 10, 2023 PARC meeting minutes. Hicks offered a second. Motion passed unanimously.

Video: 4:00

- 5. Review and possible approval of an extraterritorial Certified Survey Map (CSM) for: Portion of the SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 36, TOWN 5 NORTH, RANGE 14 EAST, TOWN OF KOSHKONONG, JEFFERSON COUNTY, WISCONSIN.**

Though listed sixth on the agenda, this matter was considered fifth. Parker moved to approve the CSM, with a second from Stanek. Passed unanimously.

Video: 4:35

- 6. Public Hearing regarding review and possible approval of a Conditional Use Permit for a drive-through service lane attached to a proposed restaurant/coffee shop and site plan review for a proposed restaurant/coffee shop located at 1280 W. Main Street, Parcel #/A 1709 00002: Lot 2 CSM 1709 for DSDH – Whitewater LLC – Dave Herbeck.**

Consideration of a CUP for drive-through took place concurrent with site plan review for a proposed Starbucks at 1280 W. Main St. Alex Muhl with Excel Engineering represented Starbucks and answered questions concerning traffic, access and building orientation. Stanek moved, McCormick seconded, with the stipulation that the city see if Starbucks would limit traffic exiting the site to right-hand turn only. AYE: Hicks, McCormick, Miller, Parker, Schanen and Stanek. NAY: Crone. Passed 6-1

Video: 7:10

7. **Next Plan and Architectural Review Commission meeting – June 12, 2023**
8. **Adjourn:** Motioned by Brown, with a second from Miller. Passed unanimously. Adjourned 6:40.

Respectfully submitted,
Chris Bennett
Neighborhood Services Director

DRAFT

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 5: Review and possible approval of an extraterritorial Certified Survey Map (CSM) for: Portion located in part of the northeast ¼ of the southeast ¼ of section 29, town 5 north, range 15 east, Jefferson County, Wisconsin, for the Joseph R. Krusinski Trust.

Synopsis

In front of the PARC for consideration is a Certified Survey Map for land in the Town of Cold Spring. The Joseph R. Krusinski Trust is the owner. Surveyor Christopher A. Hodges executed the CSM.

Per Matt Zangl, Director of Planning and Zoning/Land Information for Jefferson County, the CSM is associated with a rezone from A-1 Exclusive Agricultural to A-3 Agricultural and Rural Residential to allow for a new single-family home. The rezone was approved a few years ago, and the CSM is now being completed.

The parcel is less than a mile and a half from the town's border with the City of Whitewater, which triggers extra-territorial review.

The city recommends the PARC approve the CSM.

CERTIFIED SURVEY MAP NO. _____

LOCATED IN PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 29, TOWN 5 NORTH,
RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN

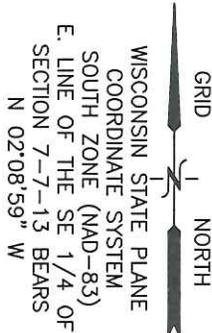
FARRIS, HANSEN & ASSOCIATES, INC.
7 RIDGWAY COURT - P.O. BOX 437
ELKHORN, WISCONSIN 53121
PHONE (262) 723-2098

OWNER: JOSEPH R KRUSINSKI TRUST
2205 GREEN GLADE WAY
WAUCONDA, IL 60084

ZONING: A-3*

SOILS: AzA, LaB, Mr, & Sn

* PER ZONING PETITION NUMBER
R3195A-06. CHECK FOR
SUBSEQUENT ZONING
CHANGES WITH JEFFERSON
COUNTY PLANNING AND
ZONING DEPARTMENT.



LEGEND

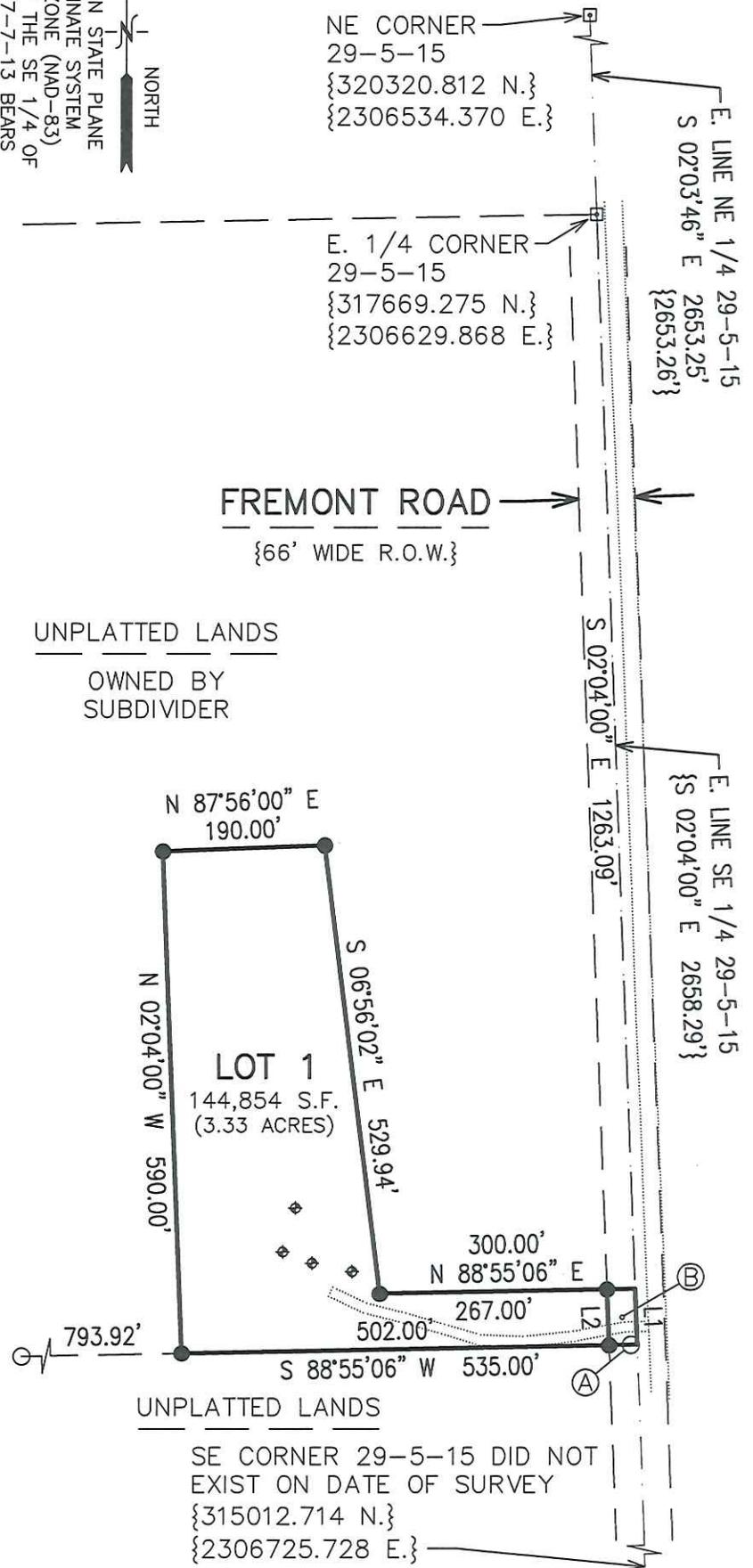
- ▣ = FOUND COUNTY MONUMENT
- = FOUND IRON PIPE STAKE, 1 3/8" O.D.
- = SET IRON REBAR STAKE, 3/4" x 18" x 1.13 lbs/ft
- ◆ = SOIL TEST BORING
- ⋯ = PAVED ROADWAY OR GRAVEL DRIVEWAY
- {XXX} = RECORDED AS
- Ⓐ = FOUND IRON PIPE STAKE S 88°55'06" W 7.59' FROM RECORD CORNER
- Ⓑ = 33' WIDE STRIP OF LAND DEDICATED TO THE PUBLIC AS FREMONT ROAD R.O.W.

LINE	BEARING	DISTANCE
L1	S 02°04'00" E	66.01'
L2	S 02°04'00" E	66.01'



THIS INSTRUMENT DRAFTED BY
CHRISTOPHER A. HODGES

PROJECT: 10721
DATE: 04/14/2023
SHEET 1 OF 3 SHEETS



MAP SCALE IN FEET - ORIGINAL 1"=200'

CERTIFIED SURVEY MAP NO. _____

LOCATED IN PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 29, TOWN 5 NORTH,
RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT AT THE DIRECTION OF JOSEPH R KRUSINSKI, REPRESENTATIVE FOR JOSEPH R KRUSINSKI TRUST, OWNER, AND IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 236.34 OF WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCE FOR JEFFERSON COUNTY, WISCONSIN, I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING DESCRIBED LANDS AND THAT THIS MAP IS A TRUE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND OF THE DIVISION THEREOF TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF:

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWN 5 NORTH, RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A COUNTY MONUMENT FOUND MARKING THE NORTHEAST CORNER OF SECTION 29, TOWN 5 NORTH, RANGE 15 EAST; THENCE S 02DEG 03MIN 46SEC E, 2653.25 FEET TO A COUNTY MONUMENT FOUND MARKING THE EAST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S 02DEG 04MIN 00SEC E, 1263.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S 02DEG 04MIN 00SEC E, 66.01 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 29, S 88DEG 55MIN 06SEC W, 535.00 FEET; THENCE N 02DEG 04MIN 00SEC W, 590.00 FEET; THENCE N 87DEG 56MIN 00SEC E, 190.00 FEET; THENCE S 06DEG 56MIN 02SEC E, 529.94 FEET; THENCE N 88DEG 55MIN 06SEC E, 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 147,033 SQUARE FEET (3.38 ACRES) OF LAND, MORE OR LESS.

DATED: 4/14/2023


CHRISTOPHER A. HODGES PLS 2760



OWNER'S CERTIFICATE

AS OWNER I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THE MAP. THIS MAP IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY JEFFERSON COUNTY AND THE CITY OF WHITEWATER (EXTRA-TERRITORIAL PLAT JURISDICTION).

JOSEPH R KRUSINSKI JOSEPH R KRUSINSKI TRUST DATED

STATE OF _____)

COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED JOSEPH R KRUSINSKI, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____, _____

THIS INSTRUMENT DRAFTED BY
CHRISTOPHER A. HODGES

PROJECT: 10721
DATE: 04/14/2023
SHEET 2 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

LOCATED IN PART OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4 OF SECTION 29, TOWN 5 NORTH,
RANGE 15 EAST, JEFFERSON COUNTY, WISCONSIN

JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMITTEE OF JEFFERSON COUNTY.

DATED THIS _____ DAY OF _____, 2023.

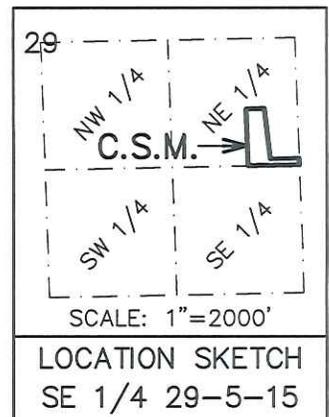
MATT ZANGL DIRECTOR OF PLANNING & ZONING

CITY OF WHITEWATER APPROVAL (EXTRA-TERRITORIAL PLAT JURISDICTION)

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE CITY OF WHITEWATER.

DATED THIS _____ DAY OF _____, 2023.

AUTHORIZED SIGNATURE FOR THE CITY OF WHITEWATER



THIS INSTRUMENT DRAFTED BY
CHRISTOPHER A. HODGES

PROJECT: 10721
DATE: 04/14/2023
SHEET 3 OF 3 SHEETS

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 5: Site plan review and possible approval for a proposed commercial building located at the northeast corner of North Prospect and Endeavor Drive, parcel number 292-0515-3434-003, for Larry Chapman, owner.

Summary of Request	
Requested Approvals:	Site plan review and possible approval for a proposed commercial building located at the northeast corner of North Prospect and Endeavor Drive.
Location:	Parcel # 292-0515-3434-003
Current Land Use:	Vacant – zoned M-1
Proposed Land Use:	Office and production packaging
Current Zoning:	M-1 – General Manufacturing District
Proposed Zoning:	M-1 – General Manufacturing District
Future Land Use, Comprehensive Plan:	Manufacturing/Industrial

Synopsis

In front of the PARC is site plan review for a proposed building at the northeast corner of North Prospect and Drive and Endeavor Drive. The parcel is currently vacant. Applicant Larry Chapman and his associates are going to erect a building for A-1 Creative Packaging, and the building will be used for manufacturing, packaging and office work. The site is currently vacant. Per the city’s M-1 zoning district, plan review is required for any development.

Site Plan Review

As stated, the parcel is zoned M-1 – General Manufacturing District. Per Chapter 19.36 of the City of Whitewater’s municipal code, the M-1 – General Manufacturing District is established to accommodate a wide range of industrial uses, and to preserve and protect lands for future industrial use.

When reviewed against the city’s M-1 ordinance, the submitted plans show the following:

Lot area

- Per M-1: 20,000 square feet.
- Parcel: 14.59 acres, or 635,540 square feet.

Lot width

- Per M-1: 150 feet.
- Parcel: 378.28 at the front and 363.83 at the rear.

Yard requirements

- Per M-1
 - Front: 30 feet.
 - Side: 30 feet on a corner lot.
 - Rear: 30 feet.
- Parcel
 - Front: At least 115 feet.
 - Side: 30 feet on No. Prospect Drive side; 50 feet on opposite side per Wisconsin DNR to accommodate wetland area.
 - Rear: At least 38 feet.

Lot coverage

- Per M-1: No provision for maximum.

Building height

- Per M-1: Maximum 100 feet.
- Parcel: 26 feet.

Parking

- Per 19.51.130, there must be one stall for each 2 employees working per shift for manufacturing and processing plans, laboratories and warehouses. Chapman said about 50 employees are working at the plan at any one time.
- 99 spots, plus four ADA spots, are shown.
- The building either needs to move roughly two feet or the developer needs to be put some sort of natural buffer in between the parking lot and property line, per 19.51. City staff will work with the developer on this matter.

Lighting

- Not provided – internal staff approval is recommended. Developer and construction company are aware.

Landscaping & screening

- There is no minimum requirement for landscaping in M-1. No landscaping plan is provided – review by Urban Forestry Committee is recommended once a plan is provided. Developer and construction company are aware.

Architecture

- The building is tilt-up, concrete construction, meaning the pieces will be built on-site using local materials. As shown on A901 the building will feature color in its design and will be aesthetically pleasing.

Planner's Recommendations

The city recommends site plan approval, subject to the following conditions –

- Developer must provide a lighting plan, and the plan must be reviewed and approved by staff.
- Developer must provide a landscaping plan, and the plan must be reviewed and approved by staff

and the Urban Forestry Commission.

- City staff and the developer will work on the matter of screening between the building and parking lot.
- Any conditions stipulated by the PARC.

Site Plan Review for: 1280 W Main Street

Plan Review Standards per Section 1919.63.100:

STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is surrounded by M-1 uses.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for industrial.
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains little in the way of natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	Yes	The project is consistent with the use requirements of the M-1 District.

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>

FILE NAME: G:\NEWCOMB CONSTRUCTION\23036-000 A1 PACKAGING - WHITEWATER\CIVIL 3D\SHEETS\PLAN\PRELIMINARY SITE PLAN.DWG
PLOT BY: ARELLE LEWEN
PLOT DATE: 6/6/2023 5:04 PM

PROJECT INFORMATION
Site Area: 14.6 Acres
Project Area: 290,000 sf
Total Parking: 104 Stalls

APPROXIMATE
WETLAND
BOUNDARY
PER SWRPC
2/21/2018

APPROXIMATE
WETLAND
BOUNDARY
PER SWRPC
2/21/2018

50-FT MIN. SETBACK TO WETLANDS

BIORETENTION BASIN
APPROX SIZE
8,500 SF

INFILTRATION
BASIN
APPROX SIZE
3,000 SF

A-1 PACKAGING
BUILDING

5' CONCRETE
SIDEWALK WITH
THICKENED EDGE
(TYP.)

ENDEAVOR DRIVE

N. PROSPECT DRIVE



KL Engineering
[A] Better Experience
5400 King James Way
Suite 200
Madison, WI. 53719
Phone: (608) 663-1218
Phone: (800)-810-4012
http://klengineering.com
email@klengineering.com

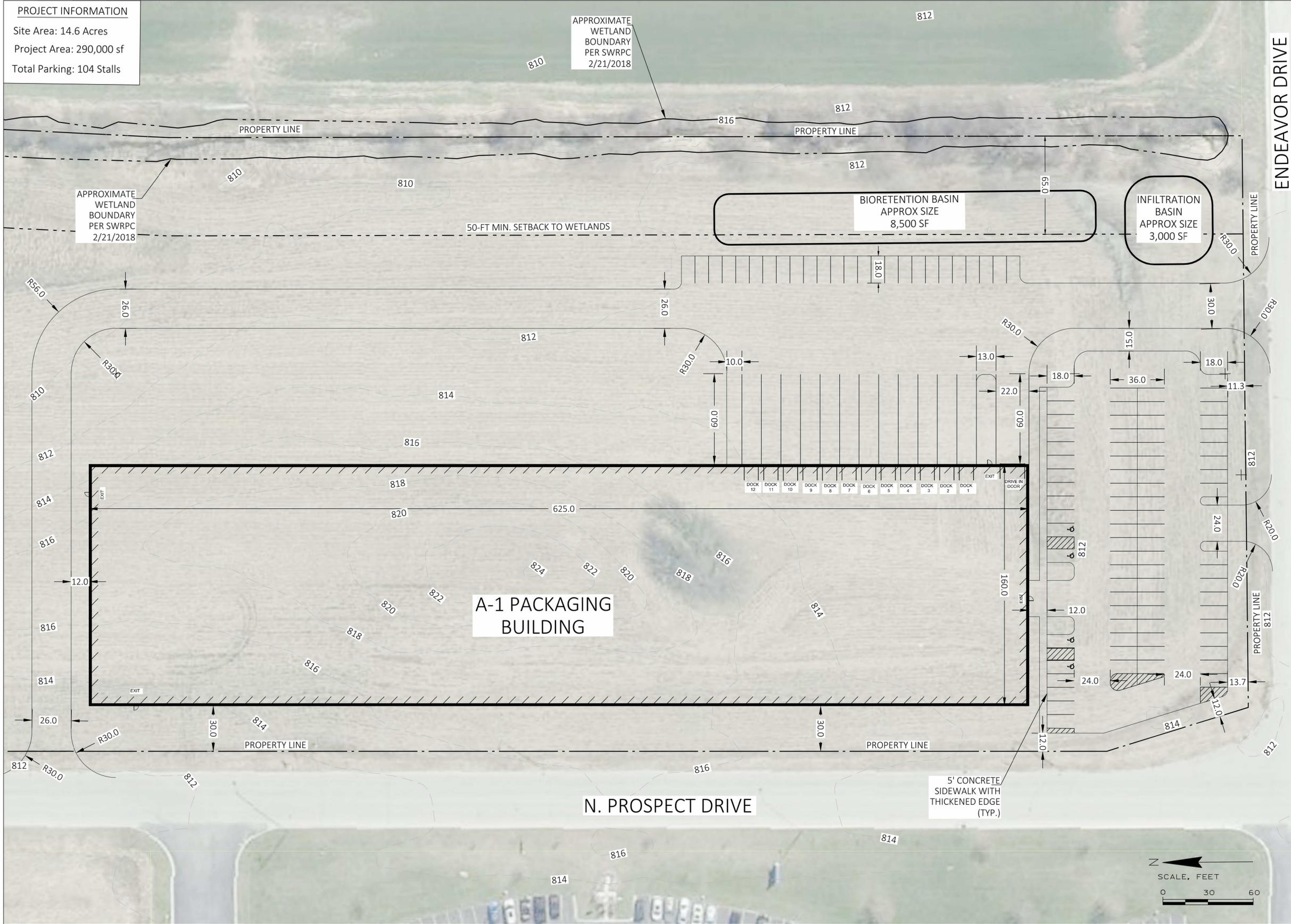


A-1 PACKAGING WHITEWATER BUILDING

SITE PLAN

Project No: 23036-000
Date: June 7, 2023
Designed By:
KL ENGINEERING
Drafted By: AL
Checked By: BB, KT

SHEET NO.
C200



NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	Use of the facility incorporates viable business and employment needs consistent with the business park in which it is located.
B. The proposed development will be consistent with the adopted city master plan;	Business use consistent with adjacent uses. Building construction includes concrete tilt-up panels with glazing, parking, loading zones all meeting the zoning ordinance.
C. The proposed development will be compatible with and preserve the important natural features of the site;	Existing lot is development ready for this use type. The north half of the lot will be used for both stormwater management and for future development needs.
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	Neighboring properties are of similar business uses, and will not be negatively impacted by the business operations here. This building has internal production and office uses.

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

“Conditions” such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.



5/26/2023

Applicant's Signature

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____

Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date



Tips for Minimizing Your Development Review Costs:

A Guide for Applicants

4. Include clear and legible labels that identify streets, existing and proposed buildings, parking areas, and other site improvements.
5. Indicate what the property and improvements look like today versus what is being proposed for the future.
6. Accurately represent and label the dimensions of all lot lines, setbacks, pavement/parking areas, building heights, and any other pertinent project features.
7. Indicate the colors and materials of all existing and proposed site/building improvements. Including color photos with your application is one inexpensive and accurate way to show the current condition of the site. Color catalog pages or paint chips can be included to show the appearance of proposed signs, light fixtures, fences, retaining walls, landscaping features, building materials, or other similar improvements.

Submit your application well in advance of the Plan and Architectural Review Commission meeting

The City normally requires that a complete application be submitted four weeks in advance of the Commission meeting when it will be considered. For simple submittals not requiring a public hearing, this may be reduced to two weeks in advance. The further in advance you can submit your application, the better for you and everyone involved in reviewing the project. Additional review time may give the City's planning consultant and staff an opportunity to communicate with you about potential issues with your project or application and allow you time to efficiently address those issues before the Plan and Architectural Review Commission meeting. Be sure to provide reliable contact information on your application form and be available to respond to such questions or requests in a timely manner.

For more complex projects, submit your project for conceptual review

A conceptual review can be accomplished in several ways depending on the nature of your project and your desired outcomes.

1. Preliminary plans may be submitted to City staff and the planning consultant for a quick, informal review. This will allow you to gauge initial reactions to your proposal and help you identify key issues;
2. You may request a sit-down meeting with the Neighborhood Services Director and/or Planning consultant to review and more thoroughly discuss your proposal; and/or
3. You can ask to be placed on a Plan and Architectural Review Commission meeting agenda to present and discuss preliminary plans with the Commission and gauge its reaction before formally submitting your development review application.

Overall, conceptual reviews almost always save time, money, stress, and frustration in the long run for everyone involved. For this reason, the City will absorb up to \$200 in consultant review costs for conceptual review of each project.



**Tips for Minimizing Your
Development Review Costs:**

A Guide for Applicants

Type of Development Review Being Requested	Planning Consultant Review Cost Range
Minor Site/Building Plan (e.g., minor addition to building, parking lot expansion, small apartment, downtown building alterations)	
When land use is a permitted use in the zoning district, and for minor downtown building alterations	Up to \$600
When use also requires a conditional use permit, and for major downtown building alterations	\$700 to \$1,500
Major Site/Building Plan (e.g., new gas station/convenience store, new restaurant, supermarket, larger apartments, industrial building)	
When land use is a permitted use in the zoning district	\$700 to \$2,000
When land use also requires a conditional use permit	\$1,600 to \$12,000
Conditional Use Permit with no Site Plan Review (e.g., home occupation, sale of liquor request, substitution of use in existing building)	Up to \$600
Rezoning	
To a standard (not PCID) zoning district	\$400 to \$2,000
To Planned Community Development zoning district, assuming complete GDP & SIP application submitted at same time	\$2,100 to \$12,000
Land Division	
Certified Survey Map	Up to \$300
Preliminary Subdivision Plat	\$1,500 to \$3,000
Final Plat (does not include any development agreement time)	\$500 to \$1,500
Annexation	\$200 to \$400
<p>Note on Potential Additional Review Costs: The City also retains a separate engineering consultant, who is typically involved in larger projects requiring stormwater management plans, major utility work, or complex parking or road access plans. Engineering costs are not included above, but will also be assigned to the development review applicant. The consultant planner and engineer closely coordinate their reviews to control costs.</p>	



**Tips for Minimizing Your
Development Review Costs:**

A Guide for Applicants

Section B: Applicant/Property Owner Cost Obligations

----- To be filled out by the City's Neighborhood Services Director -----

Under this agreement, the applicant shall be responsible for the costs indicated below. In the event the applicant fails to pay such costs, the responsibility shall pass to the property owner, if different. Costs may exceed those agreed to herein only by mutual agreement of the applicant, property owner, and City. If and when the City believes that actual costs incurred will exceed those listed below, for reasons not anticipated at the time of application or under the control of the City administration or consultants, the Neighborhood Services Director or his agent shall notify the applicant and property owner for their approval to exceed such initially agreed costs. If the applicant and property owner do not approve such additional costs, the City may, as permitted by law, consider the application withdrawn and/or suspend or terminate further review and consideration of the development application. In such case, the applicant and property owner shall be responsible for all consultant costs incurred up until that time.

- A. Application Fee.....\$ _____
- B. Expected Planning Consultant Review Cost\$ _____
- C. Total Cost Expected of Applicant (A+B)\$ _____
- D. 25% of Total Cost, Due at Time of Application.....\$ _____
- E. Project Likely to Incur Additional Engineering or Other Consultant Review Costs? Yes No

The balance of the applicant's costs, not due at time of application, shall be payable upon applicant receipt of one or more itemized invoices from the City. If the application fee plus actual planning and engineering consultant review costs end up being less than the 25% charged to the applicant at the time of application, the City shall refund the difference to the applicant.

Section C: Agreement Execution

----- To be filled out by the Applicant and Property Owner -----

The undersigned applicant and property owner agree to reimburse the City for all costs directly or indirectly associated with the consideration of the applicant's proposal as indicated in this agreement, with 25% of such costs payable at the time of application and the remainder of such costs payable upon receipt of one or more invoices from the City following the execution of development review services associated with the application.



Signature of Applicant/Petitioner

Signature of Property Owner (if different)

Steve Shulfer

Printed Name of Applicant/Petitioner

Printed Name of Property Owner (if different)

5/26/2023

Date of Signature

Date of Signature

Chapter 19.36 - M-1 GENERAL MANUFACTURING DISTRICT

19.36.010 - Purpose.

The M-1 general manufacturing district is established to accommodate a wide range of industrial uses, and to preserve and protect lands for future industrial use.

(Ord. No. 1914A, 2-18-2016)

19.36.020 - Permitted uses.

Permitted uses in the M-1 district include:

- A. Manufacturing, fabrication, packing, packaging and assembly of products from furs, glass, leather, metals, paper, plaster, plastics, textiles, clays and woods, and similar materials;
- B. Freight terminals, truck servicing and parking, warehousing and inside storage;
- C. Research facilities;
- D. Offices;
- E. Retail sales and services that are linked to a manufacturing or warehousing use;
- F. More than one principal structure on a lot when the additional building is a material and direct part of the primary business;
- G. Any similar uses not specifically listed that can comply with the performance standards listed in Chapter 19.57;
- H. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, with wireless telecommunications support facilities allowed as permitted accessory uses, all per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

19.36.030 - Conditional uses.

Conditional uses in the M-1 district include:

- A. Wireless telecommunications facilities, per the requirements of Chapter 19.55.
- B. Salvage yards;
- C. Day care facilities.

(Ord. No. 1914A, 2-18-2016)

Minimum lot area in the M-1 district is twenty thousand square feet.

(Ord. No. 1914A, 2-18-2016)

19.36.050 - Lot width.

Minimum lot width in the M-1 district is one hundred fifty feet.

(Ord. No. 1914A, 2-18-2016)

19.36.060 - Yard requirements.

Minimum yard requirements for the M-1 district are:

- A. Front, thirty feet;
- B. Side, fifteen feet, corner lots thirty feet;
- C. Rear, thirty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;
- D. Shore, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46, and in addition may require DNR approval.

(Ord. No. 1914A, 2-18-2016)

19.36.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and shall locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

(Ord. No. 1914A, 2-18-2016)

19.36.080 - Building height.

Maximum building height in the M-1 district is one hundred feet, with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district.

The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

19.36.090 - Buffer screening.

Where the M-1 district boundaries adjoin any residential district boundary, a screen or buffer yard as described in Section 19.57.140 shall be required. This provision shall be applied to new construction and alterations to existing structures or uses that result in an increase in the level of nuisance. Only the area of the nuisance shall require screening.

(Ord. No. 1914A, 2-18-2016)

19.36.100 - Architectural review.

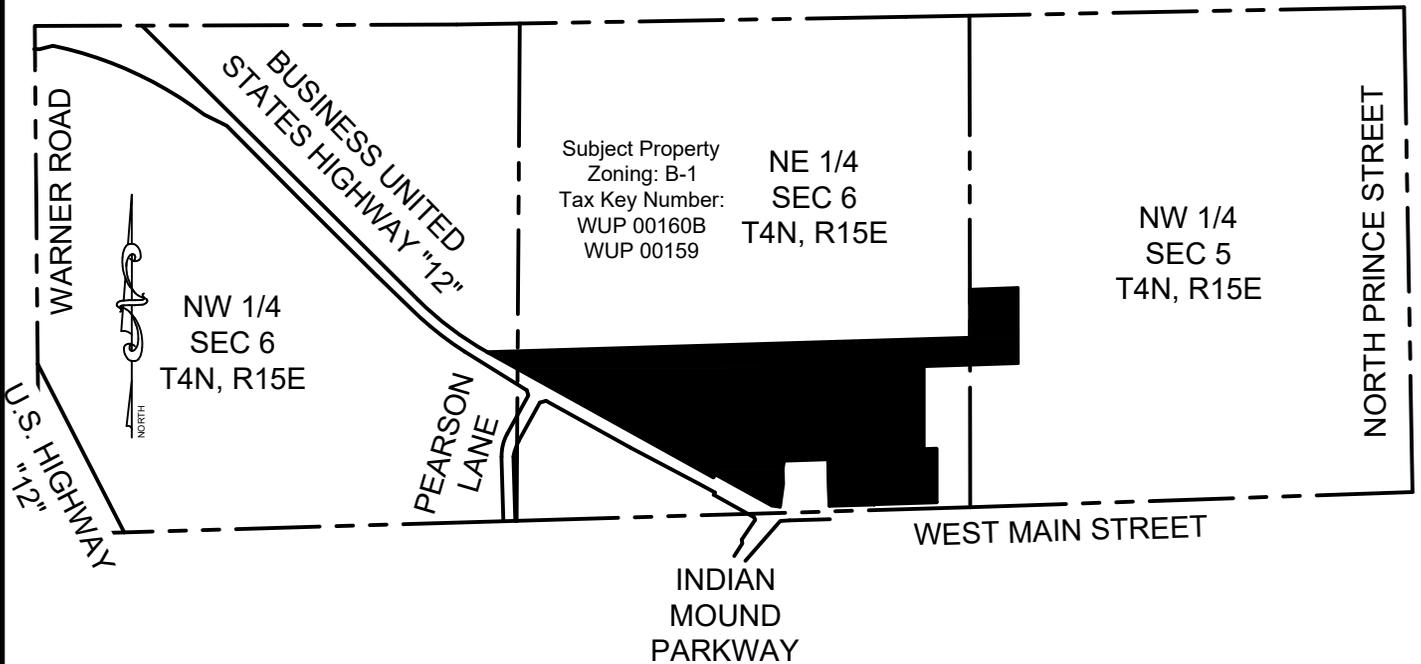
No building or improvements shall be erected, placed or altered on any building site in an M-1 district park until the plans and use for such building or improvements (including site plans, landscaping plans, accommodation of environmental features, building plans, and specifications) have been approved through the architectural review process. The plan and architectural review commission's functions under Chapter 19.63 shall be delegated to the community development authority or its designee as approved by the city council.

(Ord. No. 1914A, 2-18-2016)

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

VICINITY SKETCH
NOT TO SCALE



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Northeast 1/4 of Section 6, Township 4 North, Range 16 East has a bearing of S88°18'22"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55127C0009E with an effective date of SEPTEMBER 3, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.



MAY 18, 2023

Prepared for:
DLK FARM SERVICE INC
1398 Main Street
P.O. Box 239
Whitewater, WI 53190

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

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

DRAFTED BY: ST
PEG JOB#3000.00
SHEET 1 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023

LEGEND:

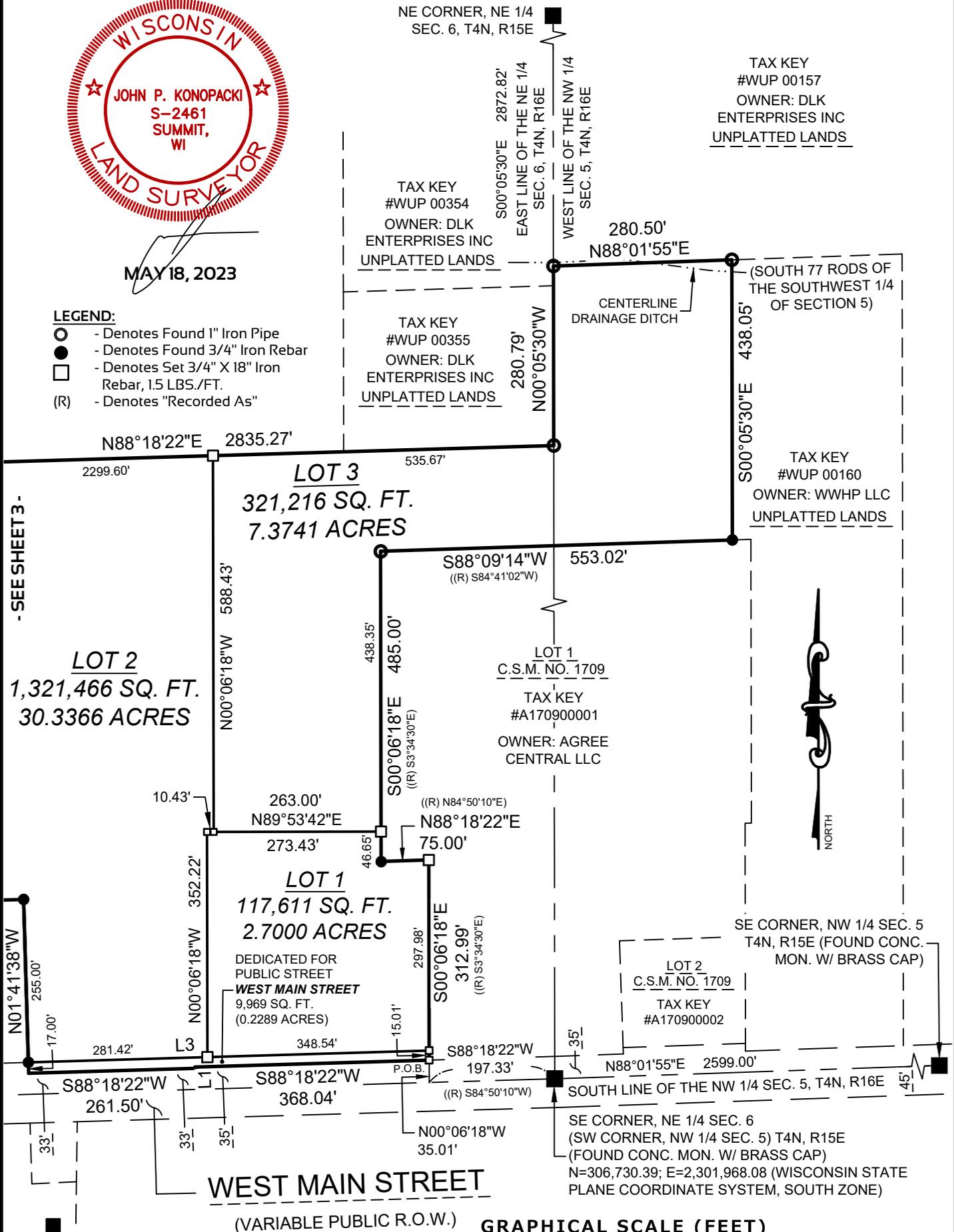
- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

TAX KEY
#WUP 00157
OWNER: DLK
ENTERPRISES INC
UNPLATTED LANDS

TAX KEY
#WUP 00354
OWNER: DLK
ENTERPRISES INC
UNPLATTED LANDS

TAX KEY
#WUP 00355
OWNER: DLK
ENTERPRISES INC
UNPLATTED LANDS

TAX KEY
#WUP 00160
OWNER: WWHP LLC
UNPLATTED LANDS



Prepared By:

PINNACLE ENGINEERING GROUP

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

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

PEG JOB#3000.00
SHEET 2 OF 10

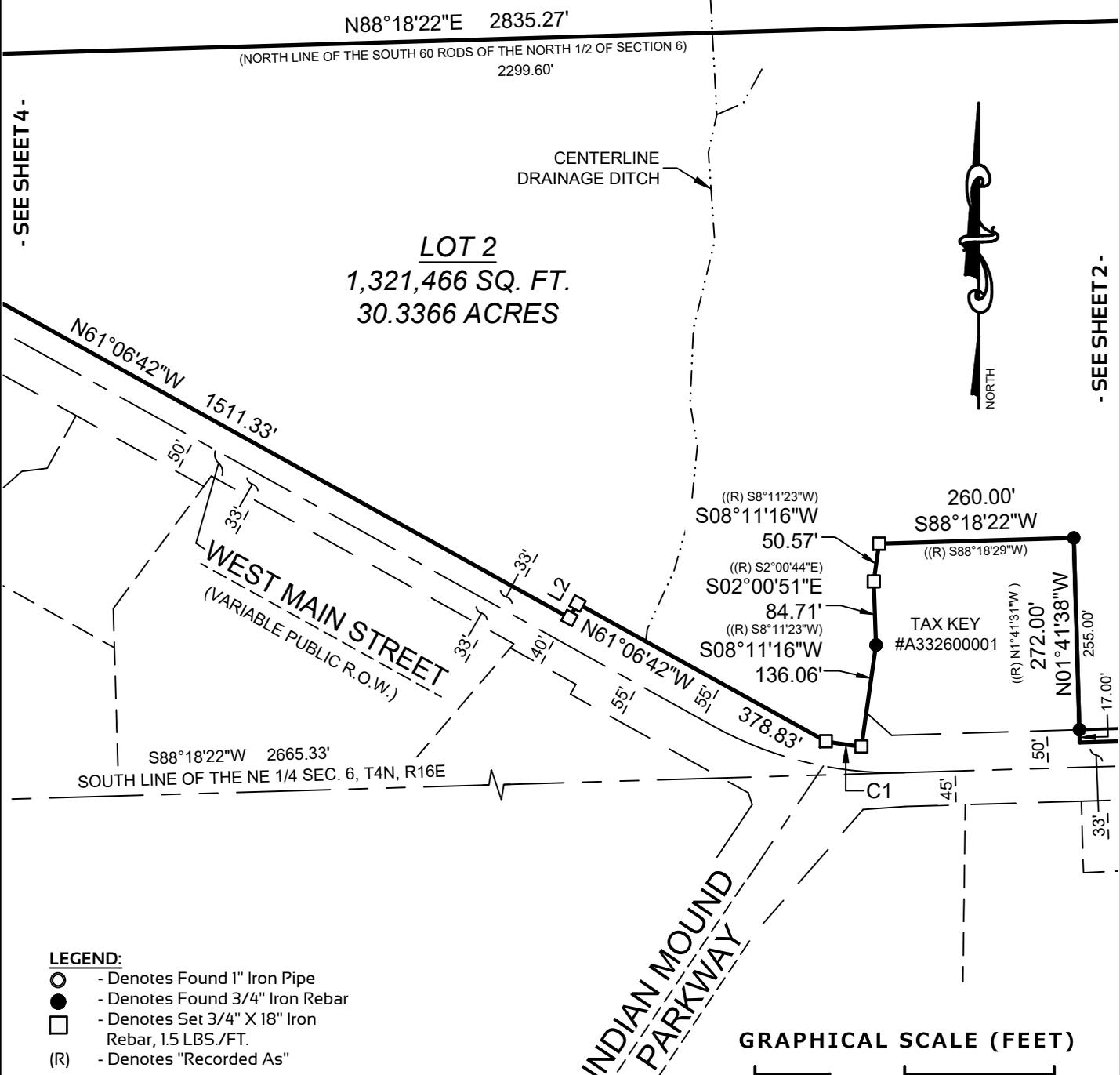
CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



TAX KEY
#WUP 00356
OWNER: DLK
ENTERPRISES INC
UNPLATTED LANDS

MAY 18, 2023



- SEE SHEET 4 -

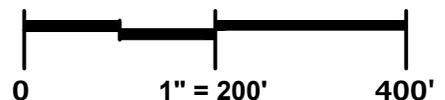
- SEE SHEET 2 -



LEGEND:

- - Denotes Found 1" Iron Pipe
- - Denotes Found 3/4" Iron Rebar
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



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

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

PEG JOB#3000.00
SHEET 3 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



NW CORNER, NE 1/4
SEC. 6, T4N, R15E



TAX KEY
#WUP 00356
OWNER: DLK
ENTERPRISES INC
UNPLATTED LANDS

MAY 18, 2023

TAX KEY
#WUP 00353
OWNER: DLK FARM
SERVICE INC
UNPLATTED LANDS

EAST LINE OF THE NW 1/4
SEC. 6, T4N, R16E

WEST LINE OF THE NE 1/4
SEC. 6, T4N, R16E
N00°21'45"E 2906.12'

N88°18'22"E 2835.27'

(NORTH LINE OF THE SOUTH 60 RODS OF THE NORTH 1/2 OF SECTION 6)
2299.60'

LOT 2
1,321,466 SQ. FT.
30.3366 ACRES

- SEE SHEET 3 -

PEARSON LANE

N61°06'42"W 1511.33'

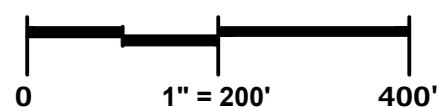
WEST MAIN STREET
(VARIABLE PUBLIC R.O.W.)

SW CORNER, NE 1/4
SEC. 6, T4N, R15E
(FOUND LIMESTONE
MON. W/ BRASS CAP)

S88°18'22"W 2665.33'
SOUTH LINE OF THE NE 1/4 SEC. 6, T4N, R16E

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rebar
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL SCALE (FEET)



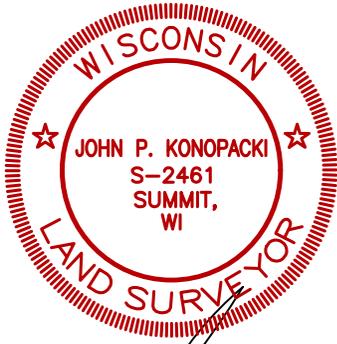
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20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#3000.00
SHEET 4 OF 10

CERTIFIED SURVEY MAP NO. _____

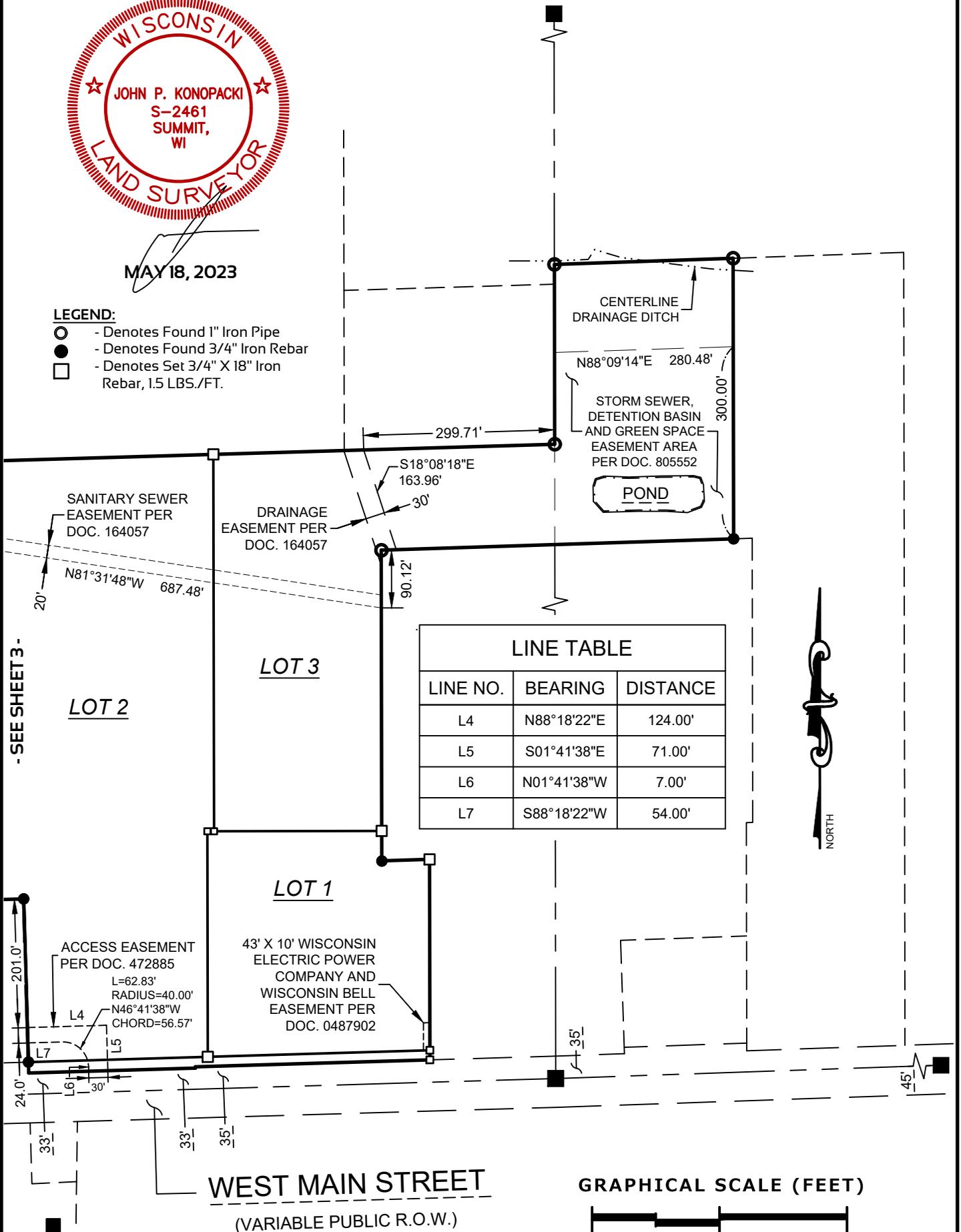
Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023

LEGEND:

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



SANITARY SEWER EASEMENT PER DOC. 164057

DRAINAGE EASEMENT PER DOC. 164057

CENTERLINE DRAINAGE DITCH

N88°09'14"E 280.48'

STORM SEWER, DETENTION BASIN AND GREEN SPACE EASEMENT AREA PER DOC. 805552

POND

N81°31'48"W 687.48'

S18°08'18"E 163.96'

30'

90.12'

ACCESS EASEMENT PER DOC. 472885

L=62.83'
RADIUS=40.00'
N46°41'38"W
CHORD=56.57'

43' X 10' WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL EASEMENT PER DOC. 0487902

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
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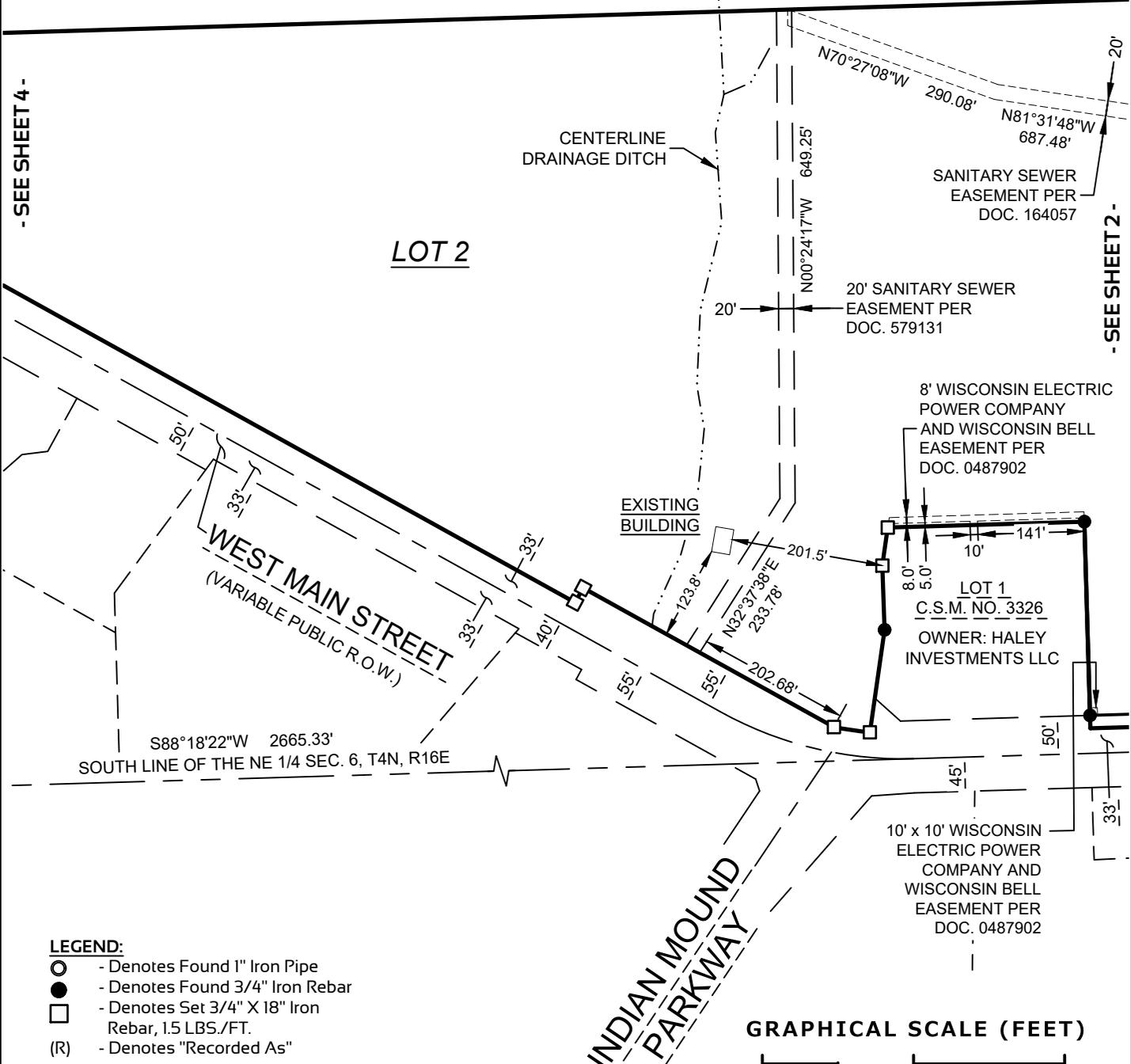
PEG JOB#3000.00
SHEET 5 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin



MAY 18, 2023



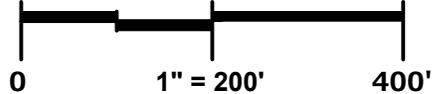
- SEE SHEET 4 -

- SEE SHEET 2 -

LEGEND:

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- ◻ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)



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

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

PEG JOB#3000.00
SHEET 6 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	LENGTH	TANGENT	TANGENT
C1	48.13'	465.22'	005°55'40"	N81°45'59"W	48.11'	N78°48'09"W	N84°43'49"W
C2	5.00'	1876.85'	000°09'09"	N61°02'08"W	5.00'	N61°06'42"W	N60°57'33"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°41'38"E	2.00'
L2	S28°53'18"W	22.00'
L3	S88°18'22"W	629.96'



MAY 18, 2023

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

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

PEG JOB#3000.00
SHEET 7 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin, described as follows:

Commencing at the southeast corner of the Northeast 1/4 of said Section 6; Thence South 88°18'22" West along the south line of said Northeast 1/4, 197.33 feet; Thence North 00°06'18" West, 35.01 feet to the north right of way line of West Main Street and the Point of Beginning;

Thence South 88°18'22" West along said north right of way line, 368.04 feet;
Thence South 01°41'38" East along said north right of way line, 2.00 feet;
Thence South 88°18'22" West along said north right of way line, 261.50 feet;
Thence North 01°41'38" West and then along Certified Survey Map No. 3326, 272.00 feet;
Thence South 88°18'22" West along said Certified Survey Map No. 3326, 260.00 feet;
Thence South 08°11'16" West along said Certified Survey Map No. 3326, 50.57 feet;
Thence South 02°00'51" West along said Certified Survey Map No. 3326, 84.71 feet;
Thence South 08°11'16" West along said Certified Survey Map No. 3326 and then along the aforesaid north right of way line of West Main Street, 136.06 feet to a point on a curve;
Thence northwesterly 48.13 feet along the arc of said curve to the right and said north right of way line, whose radius is 465.22 feet and whose chord bears North 81°45'59" West, 48.11 feet;
Thence North 61°06'42" West along said north right of way line, 378.83 feet;
Thence South 28°53'18" West along said north right of way line, 22.00 feet;
Thence North 61°06'42" West along said north right of way line, 1511.33 feet to a point of curvature;
Thence northwesterly 5.00 feet along the arc of said curve to the right and said north right of way line, whose radius is 1876.85 feet and whose chord bears North 61°02'08" West, 5.00 feet;
Thence North 88°18'22" East, 2835.27 feet to the east line of the Northeast 1/4 of said Section 6;
Thence North 00°05'30" West along said east line, 280.79 feet;
Thence North 88°01'55" East, 280.50 feet;
Thence South 00°05'30" East, 438.05 feet to Certified Survey Map No. 1709;
Thence South 88°09'14" West along said Certified Survey Map No. 1709, 553.02 feet;
Thence South 00°06'18" East along said Certified Survey Map No. 1709, 485.00 feet;
Thence North 88°18'22" East along said Certified Survey Map No. 1709, 75.00 feet;
Thence South 00°06'18" East along said Certified Survey Map No. 1709, 312.99 feet to the Point of Beginning.

Dedicating that portion of subject property as graphically shown for public right of way purposes.

Containing 1,770,262 square feet (40.6396 acres) of land Gross and 1,760,293 square feet (40.4107 acres) of land Net more or less.

That I have made such survey, land division and map by the direction of DLK FARM SERVICE, INC., owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Whitewater Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: MAY 18, 2023




John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#3000.00
SHEET 8 OF 10

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

DLK FARM SERVICE, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

DLK FARM SERVICE, INC., as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

1. City of Whitewater

IN WITNESS WHEREOF, the said DLK FARM SERVICE, INC. has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2023.

In the presence of: DLK FARM SERVICE, INC.

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, (name) _____, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2023.

Date _____ Name - Title _____

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2023, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



MAY 18, 2023

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

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

CERTIFIED SURVEY MAP NO. _____

Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Whitewater on this _____ day of _____, 2023.

Date

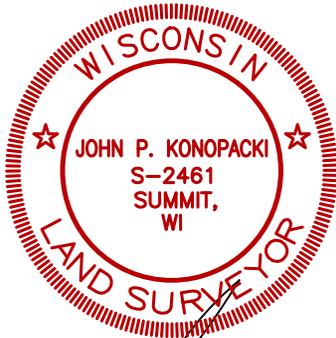
Jeremiah Thomas, City Clerk

COMMON COUNCIL APPROVAL

Approved and dedication of land accepted by the Common Council of the City of Whitewater, Wisconsin, on this _____ day of _____, 2023.

Date

Jeremiah Thomas, City Clerk



[Signature]
MAY 18, 2023

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 2023, AT _____ O'CLOCK __. M. AND RECORDED IN VOLUME _____ OF CERTIFIED SURVEYS OF WALWORTH COUNTY AT PAGES _____.

DOCUMENT NO. _____

CERTIFIED SURVEY MAP NO. _____

MICHELE JACOBS, REGISTER OF DEEDS

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#3000.00
SHEET 10 OF 10

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 6: Review and possible recommendation of approval of a Certified Survey Map (CSM) for: Being a part of the Southwest 1/4 of the Northwest 1/4 of Section 5 and part of the Southeast 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 6 and part of the Southeast 1/4 of the Northwest 1/4 of Section 6, all in Township 4 North, Range 15 East, City of Whitewater, Walworth County, Wisconsin. DLK Farm Service, owner.

Summary of Request	
Requested Approvals:	Review and recommendation of approval of a CSM
Location:	1370, 1380, 1390 and 1390 West Main Street Parcel /WUP 00159
Current Land Use:	Retail
Proposed Land Use:	Retail
Current Zoning:	B-1 – Community Business
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Community Business

Synopsis

In front of the PARC is a request to recommend approval of a Certified Survey Map. The addresses and parcel affected are involved in development of the proposed ALDI grocery store.

Referencing page two of the enclosed CSM – Lot 1 is being created to accommodate and host ALDI. Per 19.27, in B-1 the minimum lot size is 15,000 square feet. The lot for the proposed ALDI is 117,651 square feet. Minimum lot width is 50 feet; Lot 1 is 348.54 feet wide at West Main Street and narrows to 263 feet wide at the rear.

The lot has 348.54 feet of frontage on West Main Street – 30 feet is required per 18.04.060.

The CSM reveals that Lot 3, which is north and east of Lot 1, does not have frontage on West Main Street. The developer is providing an easement to West Main Street for Lot 3, which is marked on the CSM as follows –

“DEDICATED FOR PUBLIC STREET WEST MAIN STREET 9,969 square feet (0.2289 acres)”

9,969 square feet is, in rough math, 99 feet by 99 feet, so the developer is providing ample access to West Main Street for Lot 3.

Recommendation

Approval is recommended, subject to any conditions stipulated by the PARC.

The motion – the PARC is to recommend that the Common Council adopt the proposed CSM. This is per 18.04.046 of the city’s municipal code. The CSM then goes to the Common Council for final approval.

M E M O R A N D U M

To: City of Whitewater Plan and Architectural Review Commission

From: Chris Bennett, Director of Neighborhood Services

Date: June 12, 2023

Re: Item 7: Site plan review and possible approval of a proposed grocery store located at 1380 W. Main Street, Parcel #/WUP 00159, for DLK Farm Service.

Summary of Request	
Requested Approvals:	Site plan review and approval
Location:	/WUP 00159, City of Whitewater - 1370, 1380 and 1390 West Main Street.
Current Land Use:	Retail
Proposed Land Use:	Retail
Current Zoning:	B-1 – Community Business
Proposed Zoning:	Same
Future Land Use, Comprehensive Plan:	Community Business

Synopsis

In front of the PARC for consideration is site plan review for a proposed ALDI grocery store on parcel /WUP 00159. The addressed involved are 1370, 1380 and 1390 West Main Street.

Per the city’s B-1 zoning district, plan review is required for any development.

Site Plan Review

Per 19.27.010 the B-1 Community Business District is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to residential areas and major traffic routes. The proposed grocery store is a permitted use.

A review of the plans submitted, reviewed against the city’s B-1 ordinance, shows the following:

Lot area

- Per B-1: 15,000 square feet.
- Parcel: 117,651 square feet.

Lot width

- Per B-1: 50 feet.
- Parcel: 348.54 feet at the front and 263 feet at the rear.

Yard requirements

- Per B-1
 - Front and street side: 15 feet.
 - Side: 10 feet.
 - Rear: 20 feet.
- Parcel
 - Front and street side: 15 feet.
 - West side: 10 feet.
 - Rear: 20 feet.
 - East side: 10 feet.

Lot coverage

- Per B-1: No provision for maximum.
- Parcel: Total impervious surface area is 75,177 square feet.
 - 45,544 green space (37.91% of lot).
 - 20,664 building area.

Building height

- Per B-1: Maximum five stories or 100 feet, whichever is greater.
- Parcel: 28 feet, 10 inches.

Parking

- Per 19.51.130, there must be one stall for each 200 square feet of primary floor area for restaurants, bars and places of entertainment.
- Per A1.1 in the plans there is 12,589 usable square feet in the building for sales and restrooms, meaning 63 parking stalls are required.
- The developer is providing 95 spaces – four of which are handicapped accessible.

Lighting

- PHO 1.1 provides the photometric plan. Height of light fixtures should be verified.
- Average illumination levels within parking lots shall not exceed 2.5 footcandles. The illumination level at any property line shall not exceed 0.5 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in a residential district, and 2.0 footcandles above the ambient lighting conditions on a cloudless night where the property adjoins land in any other zoning district. Per PHO 1.1, all average illumination levels are within standards.

Landscaping & screening

- There are no minimum requirements for landscaping in B-1. Per the submitted plan 29.1% of the site is landscaped.

Access

- Strand Associates studied traffic at the proposed ALDI. Their memo is included.
- Strand reached the following conclusion:
 - “The proposed Aldi that will replace the vacant Hawk Bowl property should have minimal impacts to traffic on West Main Street. The section of Main Street that this site is located along has substantial excess capacity to support the redevelopment of the site. The eastern

driveway is likely to be experience the highest traffic volumes, but significant delays and queueing are not anticipated.

Given the results of this analysis, it appears that the proposed Aldi is a good fit for this site.”

Architecture

- A-2091 shows the building’s exterior and elevations. The building is to be constructed with quality materials in earth tones. The building will blend well with its surroundings, be aesthetically pleasing and carry design cues from other ALDI locations.

Planner’s Recommendations

The city recommends site plan approval, subject to any conditions stipulated by the PARC.

Site Plan Review for: ALDI, /WUP 00159

Plan Review Standards per Section 1919.63.100:

STANDARD	EVALUATION	COMMENTS
1. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located	Yes	The proposed use is surrounded by B-1 uses.
2. The proposed development will be consistent with the adopted city comprehensive plan	Yes	Comp plan shows area marked for retail.
3. The proposed development will be compatible with and preserve the important natural features of the site	Yes	Site contains no natural features.
4. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property	Yes	The proposed use is consistent with the Comprehensive Plan.
5. The proposed development will not create traffic circulation or parking problems	Yes	The project is consistent with the use requirements of the B-1 District.

<p>6. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area</p>	<p>Yes</p>	<p>The building will fit and augment its surrounding area.</p>
<p>7. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted</p>	<p>N/A</p>	<p>N/A</p>
<p>8. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties</p>	<p>Yes</p>	<p>The structure will not affect the sun and light.</p>



Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

June 6, 2023

Mr. Brad Marquardt, P.E., Public Works Director
City of Whitewater
312 West Whitewater Street
Whitewater, WI 53190

Re: Review of Proposed Aldi Traffic Impact
City of Whitewater, Wisconsin (City)

Dear Mr. Marquardt:

Strand Associates, Inc.® (Strand) reviewed the traffic impacts of the Aldi grocery store that is proposed to replace the vacant Hawk Bowl bowling alley and apartments. This evaluation included a review of Main Street roadway volumes and capacity, and an evaluation of anticipated driveway volumes for the two proposed driveways.

Main Street Daily Traffic Evaluation

Average annual daily traffic (AADT) volumes were reviewed for the segment of Main Street in front of the proposed Aldi on the Wisconsin Department of Transportation (WisDOT) Traffic Count Map interactive mapping Web site. Data was available back through 2006 with the most recent AADT value of 8,700 vehicles per day (vpd) that was counted in 2022. The data shows a roadway that has fluctuated in volume from a low of 5,500 to 9,400 vpd over the past 16 years. The general growth trend taken for the 16 years shows an annual growth rate of slightly more than 2 percent per year.

Main Street is a four-lane undivided roadway through this area. According to the WisDOT Facilities Development Manual, the range of capacity for a four-lane undivided roadway is 17,500 to 47,000 vpd. The exact capacity is influenced by items such as access density and number of left turns. Given the use of Main Street through this area, it was assumed that the capacity is 20,000 vpd. Even the highest AADT of 9,400 vpd from 2018 is only approximately one-half the capacity of Main Street in this area. Exhibit 1 shows the Main Street AADT volumes from 2006 through 2018.

Mr. Brad Marquardt, P.E., Public Works Director
 City of Whitewater
 Page 2
 June 6, 2023

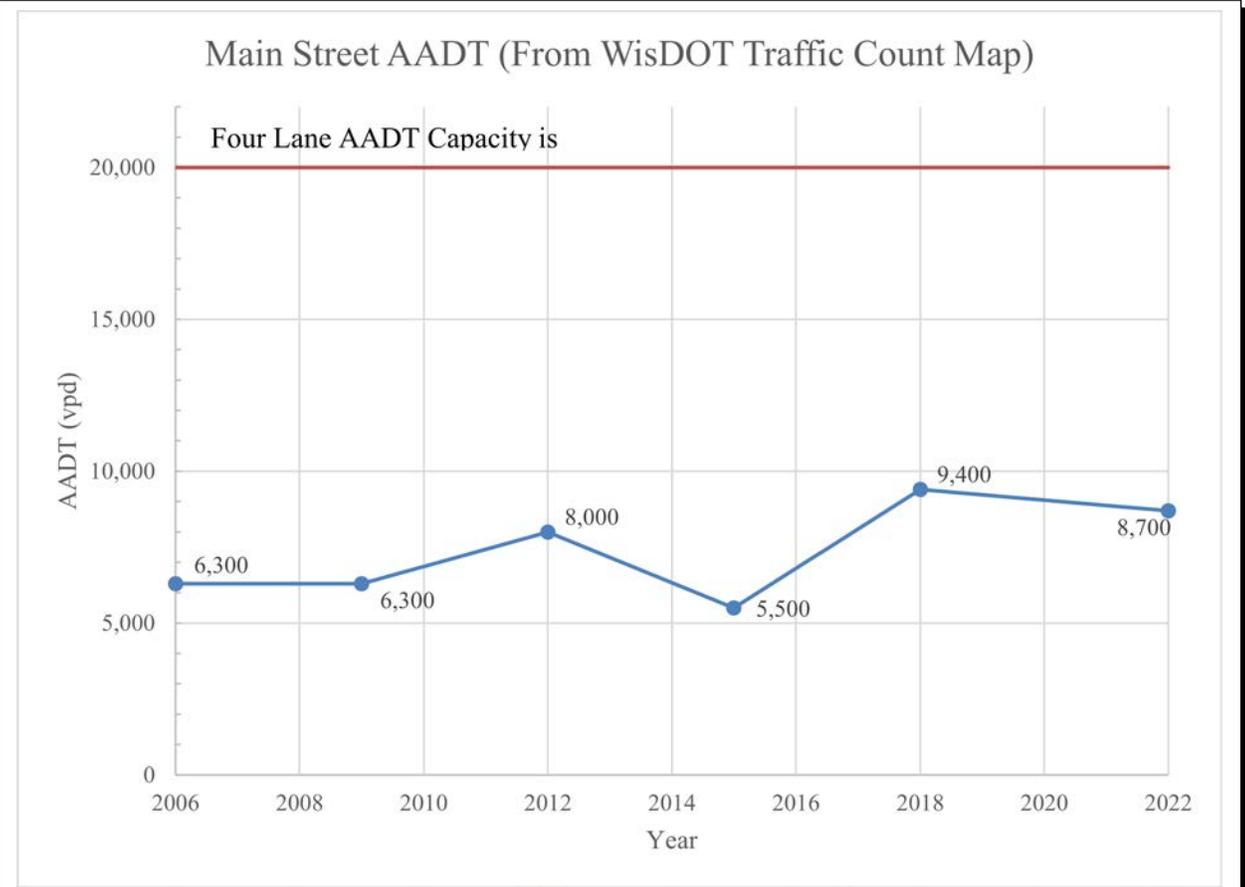


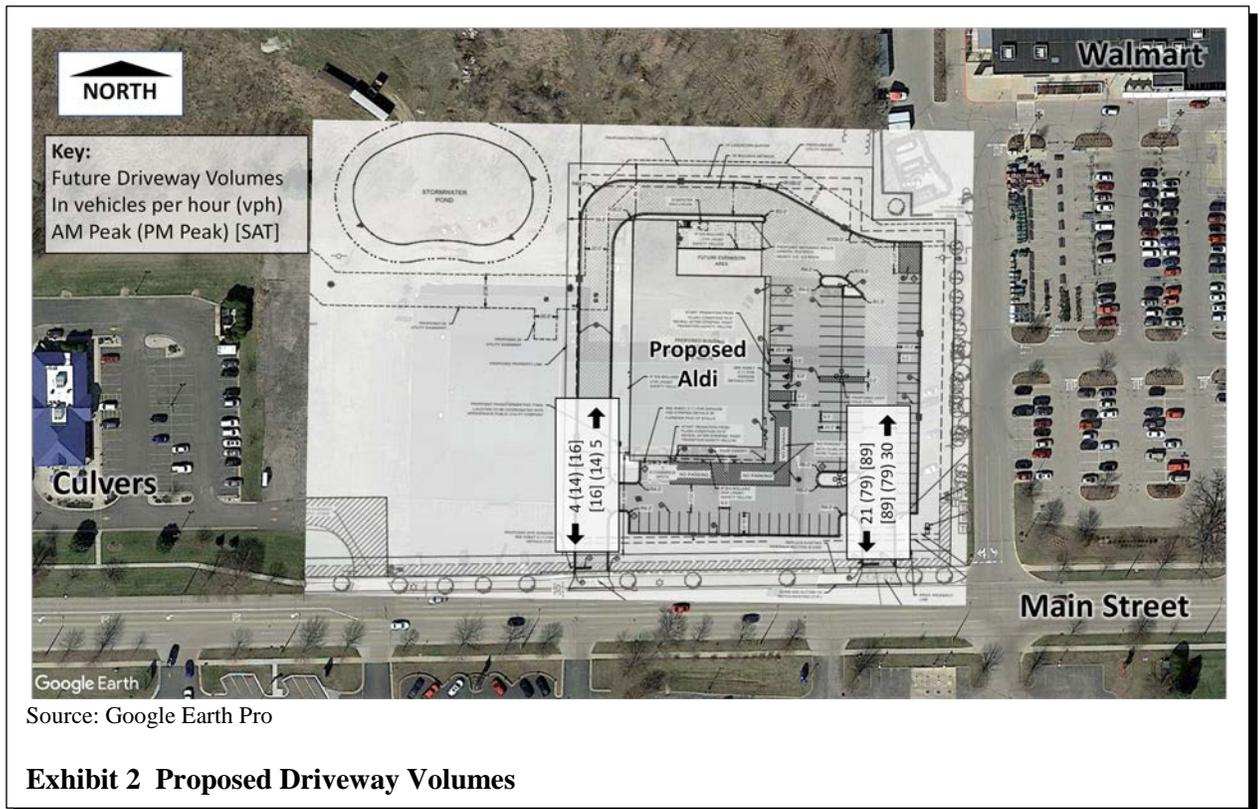
Exhibit 1 Main Street AADT History

Anticipated Driveway Volumes

Strand performed a trip generation using the Institute of Transportation Engineers’ Trip Generation Web-based application based on the *Trip Generation Manual, 11th Edition* to determine the volumes generated by the proposed Aldi grocery store. The proposed store was evaluated with Land Use Code 850: Supermarket. The proposed size of the store was taken from a site drawing provided by the City. The traffic was assigned to the driveways with 15 percent of the traffic using the west driveway and 85 percent using the east driveway (as the majority of the parking is east of the store).

Exhibit 2 shows the driveway volumes with the proposed Aldi.

Mr. Brad Marquardt, P.E., Public Works Director
 City of Whitewater
 Page 3
 June 6, 2023



Driveway traffic volumes from Aldi are minimal. On average, during the PM peak hour or the Saturday peak hour, one car will enter the site every 45 to 50 seconds. With the existing excess capacity on West Main Street, it is not anticipated that these volumes will impact operations on West Main Street. Queueing should also be minimal on the Aldi site for traffic trying to leave the site.

Conclusion

The proposed Aldi that will replace the vacant Hawk Bowl property should have minimal impacts to traffic on West Main Street. The section of Main Street that this site is located along has substantial excess capacity to support the redevelopment of the site. The eastern driveway is likely to be experience the highest traffic volumes, but significant delays and queuing are not anticipated.

Given the results of this analysis, it appears that the proposed Aldi is a good fit for this site.

Please call 608-251-4843 with any questions.

Sincerely,

STRAND ASSOCIATES, INC.®

Kyle R. Henderson, P.E.

NOTICE: The Plan Commission meetings are scheduled on the 2nd Monday of each month. All completed plans must be in by 9:00 a.m. four weeks prior to the scheduled meeting. If not, the item will be placed on the next available Plan Commission meeting agenda.

CITY OF WHITEWATER
PLAN REVIEW APPLICATION PROCEDURE

1. File the application with the Code Enforcement Director's Office at least four weeks prior to the meeting. \$100.00 fee. Filed on _____.
2. Agenda Published in Official Newspaper on _____.
3. Notices of the public review mailed to property owners on _____.
4. Plan Commission holds the public review on _____. They will hear comments of the Petitioner and comments of property owners. Comments may be made in person or in writing.
5. At the conclusion of the public review, the Plan Commission makes a decision.

PLEASE COMPLETE THE FOLLOWING APPLICATION.

Refer to Chapter 19.63 of the City of Whitewater Municipal Code of Ordinances, entitled PLAN REVIEW, for more information on the application.

Twenty complete sets of all plans should be submitted. All plans should be drawn to a scale of not less than 50 feet to the inch; represent actual existing and proposed site conditions in detail; and indicate the name, address, and phone number of the applicant, land owner, architect, engineer, landscape designer, contractor, or others responsible for preparation. It is often possible and desirable to include two or more of the above 8 plans on one map. The Zoning Administrator or Plan and Architectural Review Commission may request more information, or may reduce the submittal requirements. If any of the above 10 plans is not submitted, the applicant should provide a written explanation of why it is not submitted.

City of Whitewater
Application for Plan Review

IDENTIFICATION AND INFORMATION ON APPLICANT(S):

Applicant's Name: _____
Applicant's Address: _____
Phone # _____

Owner of Site, according to current property tax records (as of the date of the application): _____
Street address of property: _____
Legal Description (Name of Subdivision, Block and Lot or other Legal Description): _____ _____ _____
Agent or Representative assisting in the Application (Engineer, Architect, Attorney, etc.)
Name of Individual: _____
Name of Firm: _____
Office Address: _____
Phone: _____
Name of Contractor: _____
Has either the applicant or the owner had any variances issued to them, on any property? YES NO If YES, please indicate the type of variance issued and indicate whether conditions have been complied with. _____

EXISTING AND PROPOSED USES:

Current Land Use:
Principal Use: _____
Accessory or Secondary Uses: _____
Proposed Use

No. of occupants proposed to be accomodated: _____
No. of employees: _____
Zoning District in which property is located: _____
Section of City Zoning Ordinance that identifies the proposed land use in the Zoning District in which the property is located: _____

PLANS TO ACCOMPANY APPLICATION

Applications for permits shall be accompanied by drawings of the proposed work, drawn to scale, showing, when necessary, floor plans, sections, elevations, structural details, computations and stress diagrams as the building official may require.

PLOT PLAN

When required by the building official, there shall be submitted a plot plan in a form and size designated by the building official for filing permanently with the permit record, drawn to scale, with all dimension figures, showing accurately the size and exact location of all proposed new construction and the relation to other existing or proposed buildings or structures on the same lot, and other buildings or structures on adjoining property within 15 feet of the property lines. In the case of demolition, the plot plan shall show the buildings or structures to be demolished and the buildings or structures on the same lot that are to remain.

STANDARDS

STANDARD	APPLICANT'S EXPLANATION
A. The proposed structure, addition, alteration or use will meet the minimum standards of this title for the district in which it is located;	
B. The proposed development will be consistent with the adopted city master plan;	
C. The proposed development will be compatible with and preserve the important natural features of the site;	
D. The proposed use will not create a nuisance for neighboring uses, or unduly reduce the values of an adjoining property;	

STANDARD	APPLICANT'S EXPLANATION
E. The proposed development will not create traffic circulation or parking problems;	
F. The mass, volume, architectural features, materials and/or setback of proposed structures, additions or alterations will appear to be compatible with existing buildings in the immediate area;	
G. Landmark structures on the National Register of Historic Places will be recognized as products of their own time. Alterations which have no historical basis will not be permitted;	
H. The proposed structure, addition or alteration will not substantially reduce the availability of sunlight or solar access on adjoining properties.	

CONDITIONS

The City of Whitewater Zoning Ordinance authorizes the Plan Commission to place conditions on approved uses. Conditions can deal with the points listed below (Section 19.63.080). Be aware that there may be discussion at the Plan Commission in regard to placement of such conditions upon your property. You may wish to supply pertinent information.

“Conditions” such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, plantation, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Plan and Architectural Review Commission upon its finding that these are necessary to fulfill the purpose and intent of this Ordinance.

“Plan Review” may be subject to time limits or requirements for periodic reviews where such requirements relate to review standards.

Tom Howald Digitally signed by Tom Howald
Date: 2023.03.14 13:09:56 -05'00'

Applicant’s Signature

Date

APPLICATION FEES:

Fee for Plan Review Application: \$100

Date Application Fee Received by City _____ Receipt No. _____

Received by _____

TO BE COMPLETED BY CODE ENFORCEMENT/ZONING OFFICE:

Date notice sent to owners of record of opposite & abutting properties: _____

Date set for public review before Plan & Architectural Review Board: _____

ACTION TAKEN:

Plan Review: _____ Granted _____ Not Granted by Plan & Architectural Review Commission.

CONDITIONS PLACED UPON PERMIT BY PLAN AND ARCHITECTURAL REVIEW COMMISSION:

Signature of Plan Commission Chairman

Date

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR

ALDI WHITEWATER

WHITEWATER, WI

PLANS PREPARED
FOR

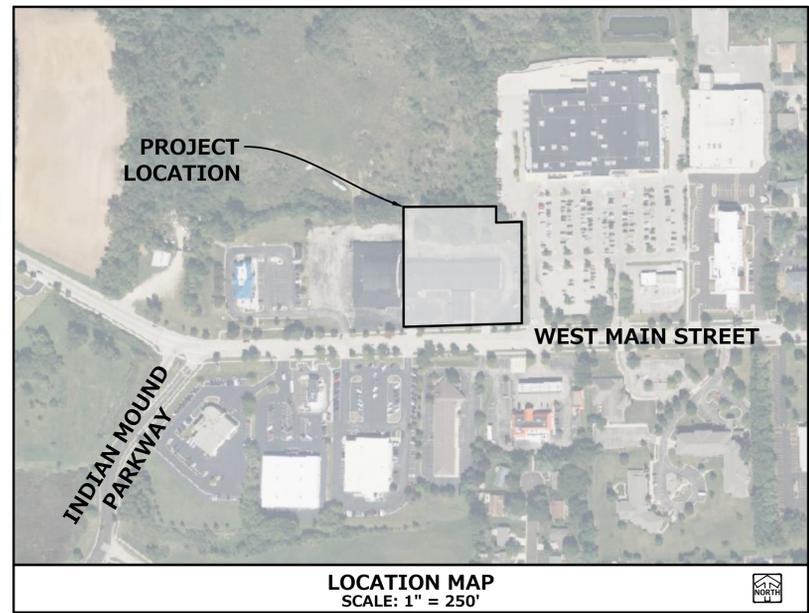
ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154



INDEX OF SHEETS	
C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSIONAL & PAVING PLAN
C-5	GRADING PLAN
C-6	STORM SEWER PLAN
C-7	SANITARY & WATERMAIN PLAN
C-8	PUBLIC SANITARY PLAN & PROFILE
C-9	PUBLIC WATERMAIN PLAN & PROFILE
C-10	EROSION CONTROL PLAN
C-11	SIGNAGE PLAN
C-12	CONSTRUCTION DETAILS
C-13	CONSTRUCTION DETAILS

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	□	■
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	△	▲
CONCRETE HEADWALL	∩	∩
VALVE BOX	∩	∩
FIRE HYDRANT	⊙	⊙
CLEANOUT	⊙	⊙
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
UTILITY CROSSING	—	—
GRANULAR TRENCH BACKFILL	▨	▨
LIGHTING	⊙	⊙
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
CAUTION EXISTING UTILITIES NEARBY	⊙	⊙
ELECTRICAL TRANSFORMER OR PEDESTAL	⊙	⊙
POWER POLE	⊙	⊙
POWER POLE WITH LIGHT	⊙	⊙
GUY WIRE	⊙	⊙
STREET SIGN	⊙	⊙
CONTOUR	749	749
SPOT ELEVATION	x(750.00)	+750.00
WETLANDS	▨	▨
PRIMARY ENVIRONMENTAL CORRIDOR	▨	▨
FLOODWAY	▨	▨
FLOODPLAIN	▨	▨
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	→	→
DITCH OR SWALE	—	—
DIVERSION SWALE	→	→
OVERFLOW RELIEF ROUTING	→	→
TREE WITH TRUNK SIZE	⊙	⊙
SOIL BORING	⊙	⊙
TOPSOIL PROBE	⊙	⊙
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON	□	□
FENCE LINE, WOOD OR PLASTIC	□	□
CONCRETE SIDEWALK	▨	▨
CURB AND GUTTER	▨	▨
MOUNTABLE CURB	▨	▨
REVERSE PITCH CURB & GUTTER	▨	▨
EASEMENT LINE	▨	▨
RETAINING WALL	▨	▨



PROJECT TEAM CONTACTS	
CIVIL ENGINEER: MARK T. SEIDT PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: MSEIDL@PINNACLE-ENGR.COM	SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD, SUITE 100 BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: john.konopacki@pinnacle-engr.com
APPLICANT: TOM HOWALD ALDI INC. 9342 SOUTH 13TH STREET OAK CREEK, WI 53154 E-MAIL: Tom.Howald@aldi.us	CONSTRUCTION MANAGER: ROB MERKEL ALDI INC. OAK CREEK DIVISION 9342 S 13TH STREET OAK CREEK, WI 53154 MAIN: (414) 216-7078 E-MAIL: Rob.Merkel@aldi.us

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A GEOTECHNICAL REPORT PREPARED BY GESTRA DATED APRIL 20TH, 2023 HAS BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORSEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIGGERS HOTLINE

Toll Free (800) 242-8511
Milwaukee Area (414) 258-1181
Hearing Impaired TDD (800) 545-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 21, 2024

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

ABBREVIATIONS			
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C & G	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
CB	CURB AND GUTTER	PT	POINT OF TANGENCY
CL	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
EP	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
MC	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE
NTS	NOT TO SCALE		

BENCHMARKS & DATUM

CONCRETE MONUMENT WITH BRASS CAP
AT THE SOUTHEAST CORNER OF THE
NORTHEAST ¼ SECTION 6, TOWN 4 NORTH,
RANGE 15 EAST,
ELEVATION = 863.07 (NAVD88)

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
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MILWAUKEE OFFICE:
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ALDI WHITEWATER

1380 W MAIN STREET
WHITEWATER, WI

COVER SHEET

REVISIONS		SHEET
NO.	DATE	
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		C-13

REG JOB No. 3000.00

REG PM MTS

START DATE 04-29-22

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GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 380, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL CITY OF WHITEWATER CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDER THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN ENGINEER. ALL FILL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487) FOR STRUCTURAL FILL. THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 95 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL +3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY, DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE. AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SYSTEMS TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HOPE AND CLASS "C" FOR CONNECTIONS. MANHOLES, INLETS AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE, ASTM C-476. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
- CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
- 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NON-RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THURST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED FOR ALL UTILITIES. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- TRACER WIRE (NO. 12 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED IN ORDER TO LOCATE NON-METALLIC UNDERGROUND UTILITIES IN ACCORDANCE WITH THE WISCONSIN ADMINISTRATIVE CODE, CHAPTER SPS 382. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END.

SPECIFICATIONS FOR PAVING

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANUEVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1 1/2 INCH DIAMETER LIMESTONE UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS SHALL BE PER THE SECTION IDENTIFIED IN THE SITE DIMENSIONAL AND PAVING PLAN. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-94, 8 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.8 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES) PERMIT NO. WI-5067831-124 FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL NON CHANNELIZED AREAS SHALL BE STABILIZED WITH CURLEX I EROSION MATTING AND ALL CHANNELS SHALL BE STABILIZED WITH CURLEX II EROSION MATTING OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

DEMOLITION NOTES

- PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
- EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES. BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
- DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DETAILS ASSIGNED TO THE SAME ASSIGNED TO THE SAME MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
- CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

SPECIFICATIONS FOR PUBLIC UTILITIES

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE TWO-PIECE BOLTED STAINLESS STEEL TYPE WITH MECHANICAL JOINTS. SLEEVE MODEL/MANUFACTURER SHALL BE CASCADE CST EXTRA HEAVY DUTY AND VALVE MODEL/MANUFACTURER TO BE CLOW F-5093 OR KENNEDY C950.
- CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL. WATER UTILITY REQUIRES A 48-HOUR NOTICE PRIOR TO WATER SHUT OFF.
- MATERIALS FOR DRIVEWAY CULVERTS SHALL BE MINIMUM 15-INCH DIAMETER RCP OR CMP WITH CONCRETE FLARED END SECTIONS.
- TRENCH SECTIONS FOR STORM SEWER SHALL BE CLASS "C" BEDDING FOR CONCRETE (PER STANDARD SPECIFICATIONS); 3/4" CRUSHED LIMESTONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE MINIMUM 8" PVC, ASTM D-3034, SDR-26 WITH RUBBER GASKETED JOINTS. ADDITIONAL MANHOLE SPECIFICATIONS ON SHEET C-12.
- CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. PROVIDE DUCTILE IRON RISER TEE ON DEEPER INSTALLATIONS. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE CONFORMING TO AWWA C-900, CLASS 150, SDR 18. CONNECTION SHALL BE MADE WITH A WET TAP WITH STAINLESS STEEL SADDLE WITH O-RING AND GRADE 30 RUBBER GRID MAP. CASCADE STYLE CSC1, CSC2, CS22, OR EQUAL. VALVES 4-INCH TO 12-INCH SHALL BE RESILIENT WEDGE GATE VALVE, NON-RISING STEM MEETING AWWA C-509, CLOW MODEL 263992640. ADDITIONAL HYDRANT SPECIFICATIONS ARE ON SHEET C-12.
- ALL FITTINGS SHALL BE FULL-BODIED STYLES. PROVIDE 8 MIL POLYETHYLENE WRAP ON VALVES, VALVE BOXES, FITTINGS AND FIRE HYDRANT BARREL SECTIONS. USE RESTRAINED JOINTS ON ALL FITTINGS. BOLTS AND NUTS SHALL BE COR-BLUE OR 1-304 STAINLESS STEEL. THRUST BLOCKING (IN ADDITION TO RESTRAINED MECHANICAL JOINTS) SHALL BE SOLID CONCRETE MASONRY UNITS OR CLASS F POURED CONCRETE PER SECTION 4.3.13 OF THE STANDARD SPECIFICATIONS.
- TRENCH SECTIONS FOR SANITARY & WATERMAIN SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS); 3/4" CRUSHED LIMESTONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL PUBLIC UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL, TOPPED WITH 10 TO 14-INCHES OF 1-1/4" DENSE GRADED BASE COURSE IS REQUIRED UNDER & WITHIN 4 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS AND ASPHALT PATHS.
- USE ONLY CLEAN GRADED SAND, CLEAN GRANULAR BANK RUN, AGGREGATE SLURRY, OR EXCAVATED GRANULAR MATERIAL, WITH VILLAGE ENGINEER'S APPROVAL. CONSOLIDATION OF BACKFILL IS TO BE 95% STANDARD PROCTOR DENSITY FOR IMPORTED GRANULAR MATERIAL AND 100% FOR EXCAVATED MATERIAL. EXISTING AGGREGATE MATERIAL IN THE ADJACENT TRENCH WALL. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- MANDREL TESTING ON SANITARY LINES AFTER 30-DAYS. INTERNAL SEWER INSPECTION SHALL BE CLOSED CIRCUIT COLOR TELEVISION. LOW-PRESSURE AIR TEST AND MANHOLE VACUUM TEST ARE TO BE DONE PER STANDARD SPECIFICATIONS.
- WATER MAIN TESTING IS TO BE A ONE-HOUR PRESSURE TEST AT 150 PSI WITH NO LOSS. IF PRESSURE TEST FAILS, A LEAKAGE TEST WILL BE DONE FOR TWO HOURS AT SYSTEM PRESSURE PER STANDARD SPECIFICATIONS.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
- SANITARY TRACER WIRE AND TERMINAL POST. NO. 10 AWG SINGLE STRAND INSULATED COPPER WIRE AND 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - VALVCO TERMINAL BOX.
- WATERMAIN TRACER WIRE SHALL BE NO. 10 AWG SINGLE STRAND BLUE INSULATED COPPER WIRE INSTALLED ON TOP OF PVC PIPE AND FITTINGS, SECURED AT MIN. 10-FOOT INTERVALS. TERMINAL BOX SHALL BE 2-1/2 INCH BY 18-INCH C.P. TEST SERVICES - VALVCO. EXTEND LOCATOR WIRE TO TOP OF TERMINAL BOXES LEAVING 12 INCHES OF SLACK FOR FUTURE CONNECTION AND CONNECT TO TERMINAL BOX.
- SECURE TERMINAL BOX TO BACK SIDE OF FIRE HYDRANT BARREL AND SET TOP OF BOX FLUSH WITH FINISHED GRADE. CONNECT SERVICE LOCATOR WIRE TO WATER MAIN LOCATOR WIRE.

REVISIONS

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—	—	—	—	—	—

REG JOB No. 3000.00
REG PM MTS
START DATE 04-29-22
SCALE N.T.S.

SHEET
C-2
OF
C-13
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DESIGNED: DMS
DRAWN: MTS
REVIEWED:

DRAFTED: DMS

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WHITEWATER, WI

GENERAL NOTES

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GENERAL NOTES

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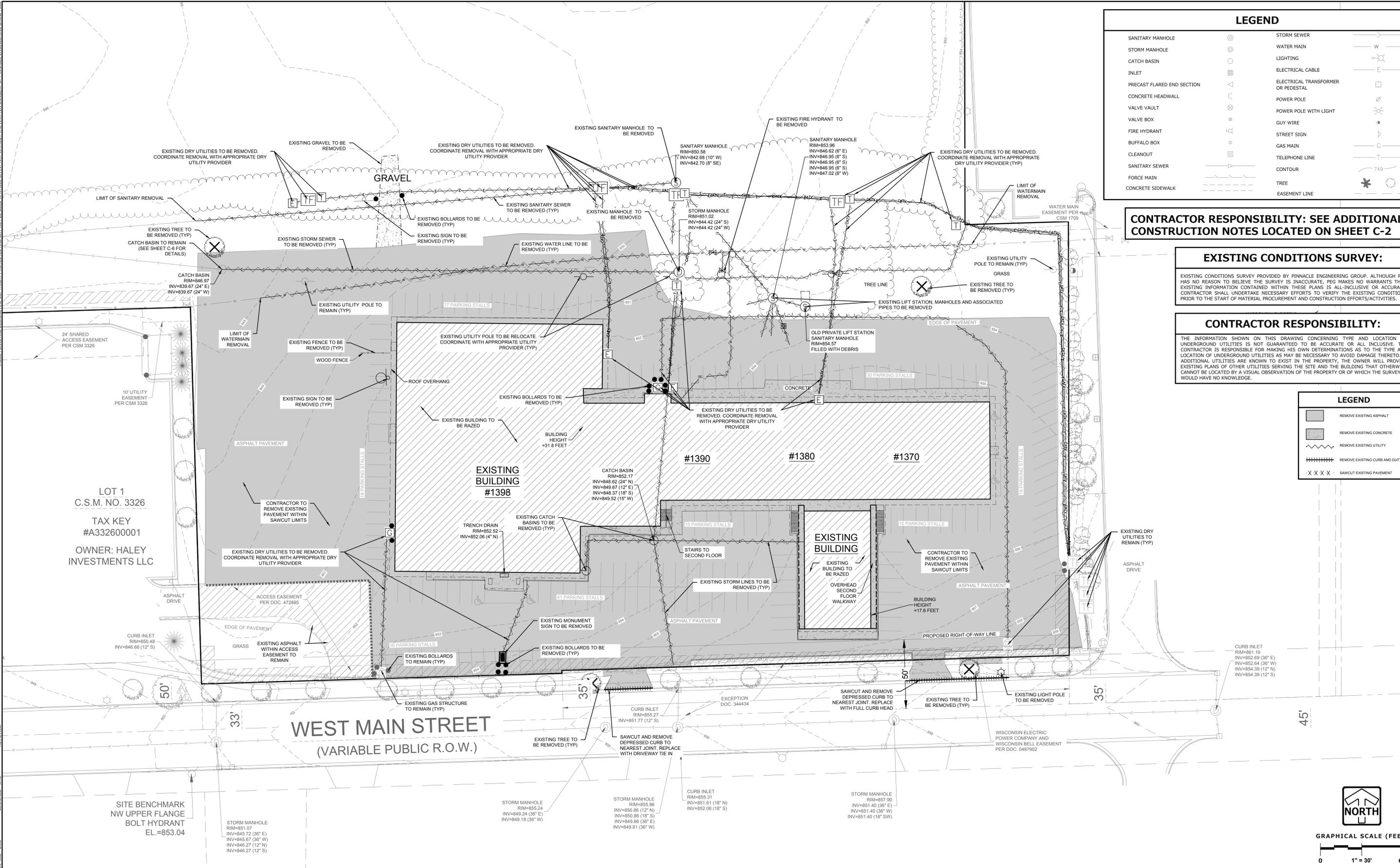
LEGEND	
SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

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

CONTRACTOR RESPONSIBILITY:
 THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

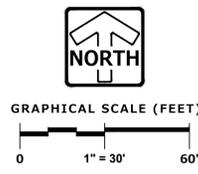
LEGEND	
[Hatched Box]	REMOVE EXISTING ASPHALT
[Hatched Box]	REMOVE EXISTING CONCRETE
[Wavy Line]	REMOVE EXISTING UTILITY
[Dashed Line]	REMOVE EXISTING CURB AND GUTTER
[X X X X]	SAWCUT EXISTING PAVEMENT



LOT 1
 C.S.M. NO. 3326
 TAX KEY
 #A332600001
 OWNER: HALEY INVESTMENTS LLC

WEST MAIN STREET
 (VARIABLE PUBLIC R.O.W.)

SITE BENCHMARK
 NW UPPER FLANGE
 BOLT HYDRANT
 EL.=853.04



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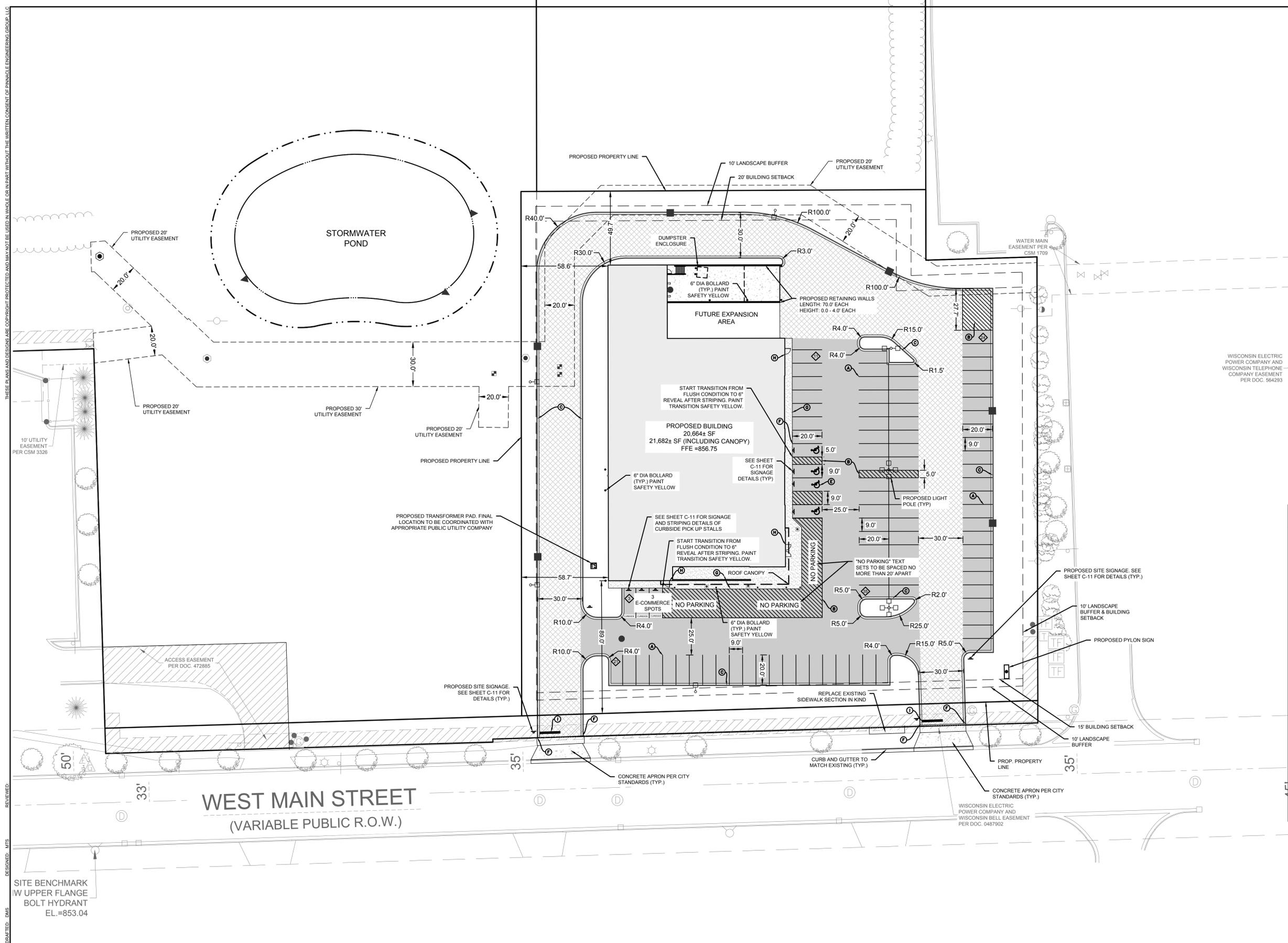
EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS	

REG JOB No. 3000.00	MTS	SHEET C-3 OF C-13
REG PM	START DATE 04-29-22	SCALE 1" = 30'

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PROPOSED POND ON ADJACENT LOT TO BE CONSTRUCTED BY ALDI

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI

SITE DATA

SITE AREA:	2.70 AC (120,721 S.F)
DISTURBANCE LIMITS:	5.90 AC (257,161 S.F)
PARKING STALLS:	95 STALLS (4 ADA)
BUILDING AREA:	0.50 AC (21,831 S.F)
GRASS AREA:	1.05 AC (45,544 S.F)
TOTAL IMPERVIOUS AREA:	1.72 AC (75,177 S.F)
GREEN SPACE (%):	37.91%

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

LEGEND

	LIGHT DUTY ASPHALT PAVEMENT - 5" - 3 1/2" CRUSHED AGGREGATE TB - 4" HMA PAVEMENT (2 LIFTS) 2" BINDER COURSE - 3 LT 58-28 S 2" SURFACE COURSE - 5 LT 58-28 S
	HEAVY DUTY ASPHALT PAVEMENT - 10" - 1 1/2" CRUSHED AGGREGATE TB - 4 1/2" HMA PAVEMENT (2 LIFTS) 2 1/2" BINDER COURSE - 3 LT 58-28 S 2" SURFACE COURSE - 5 LT 58-28 S
	CONCRETE BUILDING SIDEWALK - SEE ARCHITECTURAL PLAN FOR DETAIL
	CONCRETE PAVEMENT - SEE ARCHITECTURAL PLAN FOR DETAIL
	CONCRETE SIDEWALK - TO MATCH CURRENT CITY OF WHITEWATER STANDARDS
	4" SOLID STRIPE (REFER TO C-11 FOR DETAILS)
	4" DIAGONAL AT 45° SPACED 2" O.C. (REFER TO C-11 FOR DETAILS)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE PITCH CURB & GUTTER (SEE DETAIL)
	ADA STALL INSIGNIA (REFER TO C-11 FOR DETAILS)
	TAPER CURB HEAD (SEE DETAIL)
	INTEGRAL CURB AND GUTTER (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	12" STOP BAR (REFER TO C-11 FOR DETAILS)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

DESIGNED: MTS
DRAFTED: DMS

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SITE DIMENSIONAL & PAVING PLAN

REVISIONS

REG JOB No. 3000.00
REG PM MTS
START DATE 04-29-22
SCALE 1" = 30'

SHEET
C-4
OF
C-13

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SITE DIMENSIONAL & PAVING PLAN

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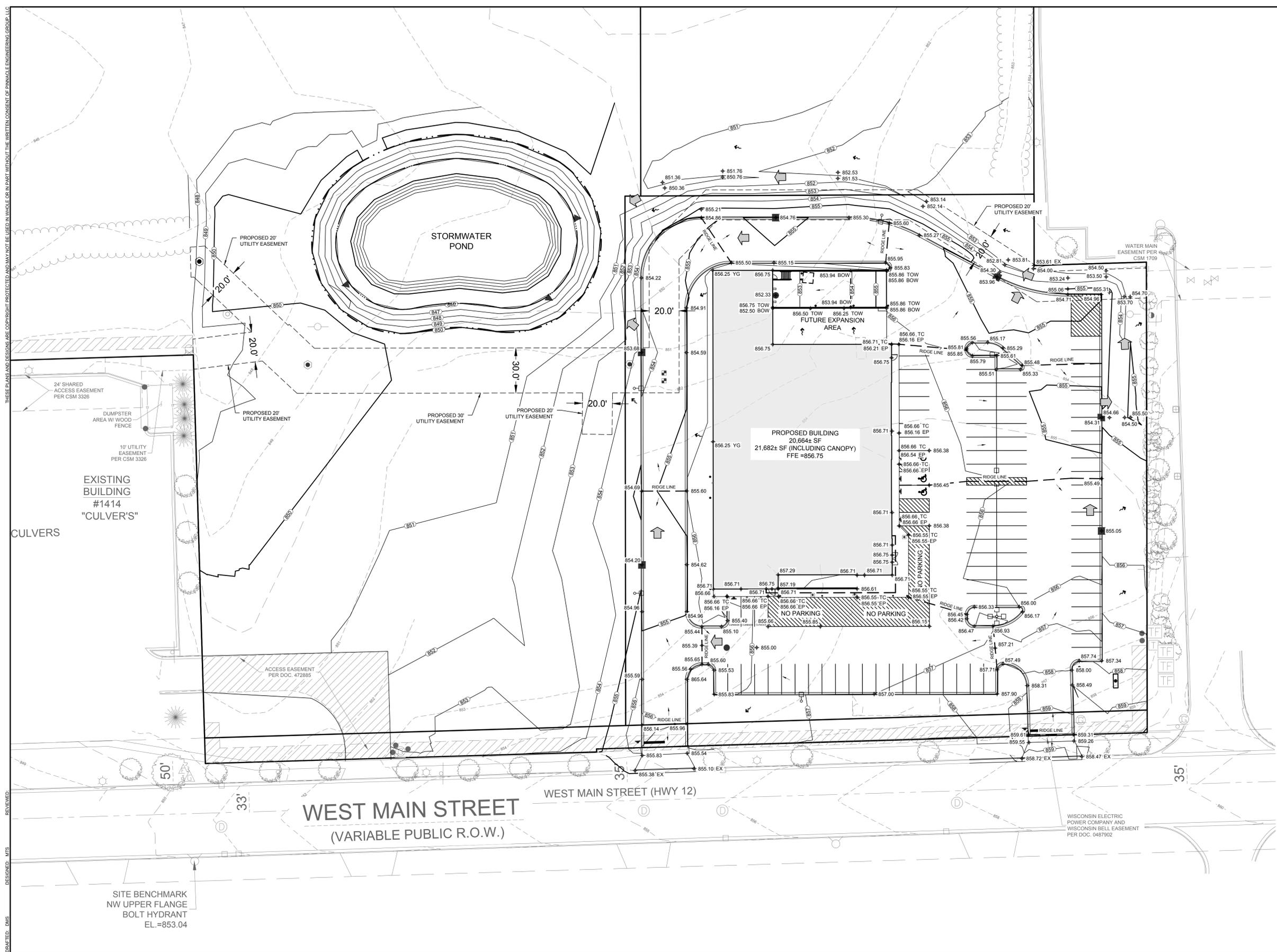
LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- ◆ 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- FLOODPLAIN
- HIGH WATER LEVEL (HWL)
- DIRECTION OF SURFACE FLOW
- NORMAL WATER LEVEL (NWL)
- DITCH OR SWALE
- DIVERSION SWALE

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

PROPOSED POND ON ADJACENT LOT TO BE CONSTRUCTED BY ALDI

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI



GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

DESIGNED: MTS
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WHITEWATER, WI

GRADING PLAN

REVISIONS

NO.	DESCRIPTION

REG JOB No. 3000.00
REG PM MTS
START DATE 04-29-22
SCALE 1" = 30'

SHEET
C-5
OF
C-13

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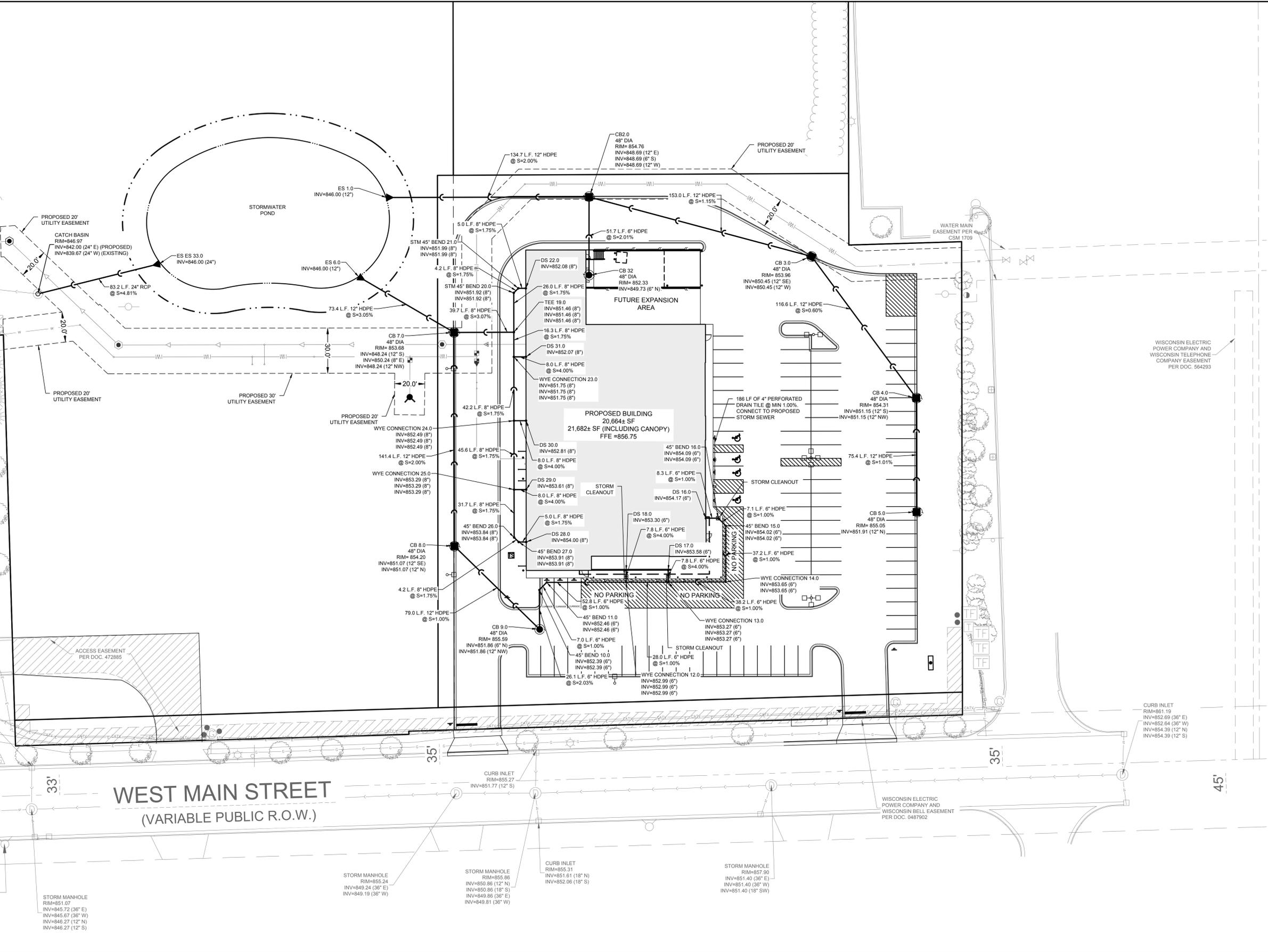
LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	SANITARY SEWER (PUBLIC)
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	WATER MAIN (PUBLIC)
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

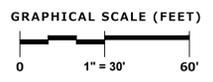
ALL STORM SEWER STRUCTURES SHALL HAVE DONUT DRAINTILE IN ACCORDANCE WITH DETAIL ON SHEET C-12

PROPOSED POND ON ADJACENT LOT TO BE CONSTRUCTED BY ALDI

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI



WEST MAIN STREET
(VARIABLE PUBLIC R.O.W.)



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STORM SEWER PLAN

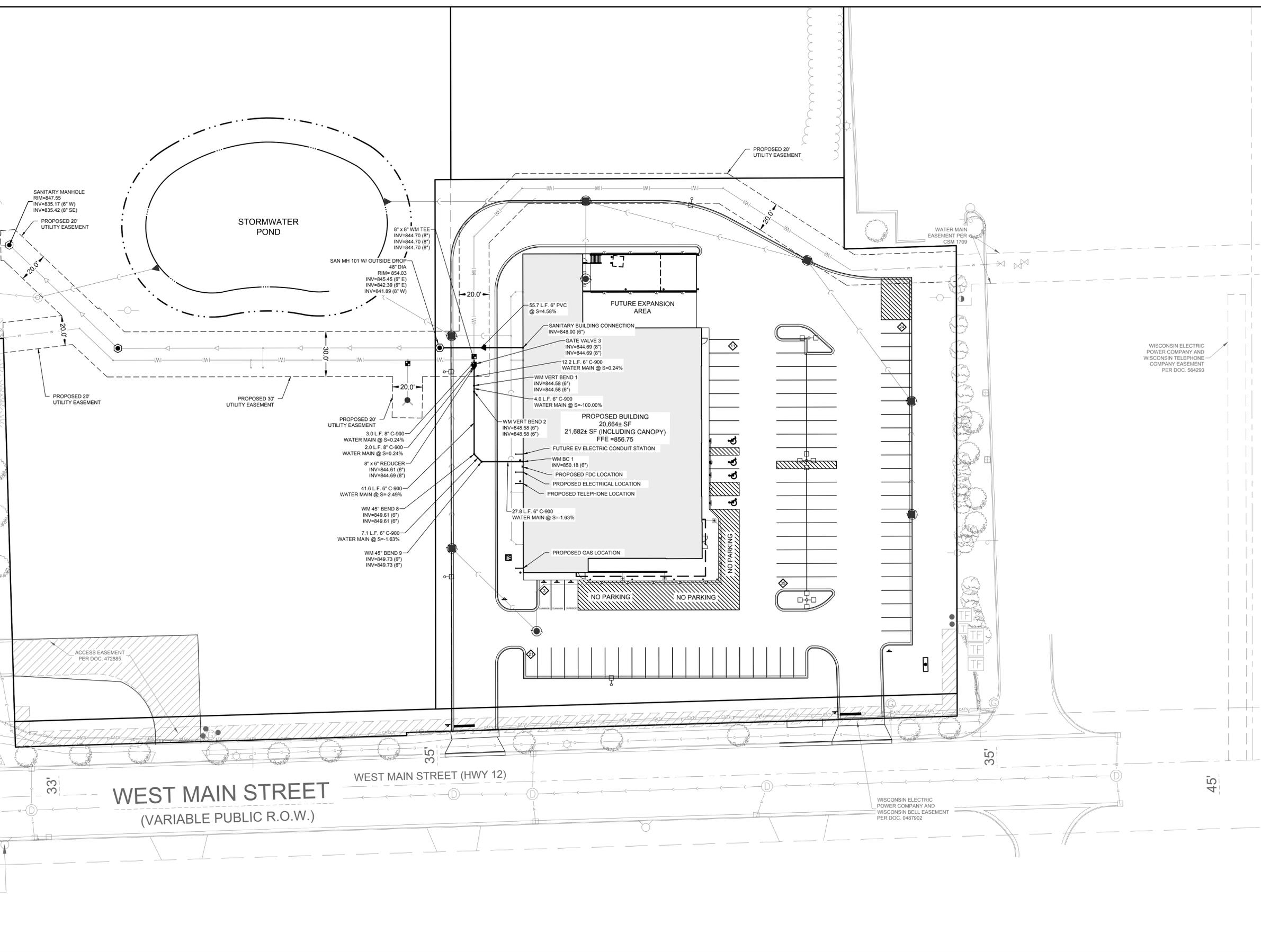
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REG PM MTS
START DATE 04-29-22
SCALE 1" = 30'

SHEET
C-6
OF
C-13

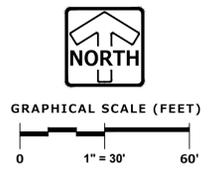
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LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	SANITARY SEWER (PUBLIC)
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	WATER MAIN (PUBLIC)
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2
CONTRACTOR TO FIELD VERIFY UTILITY CONNECTION LOCATION AND ELEVATION PRIOR TO CONSTRUCTION



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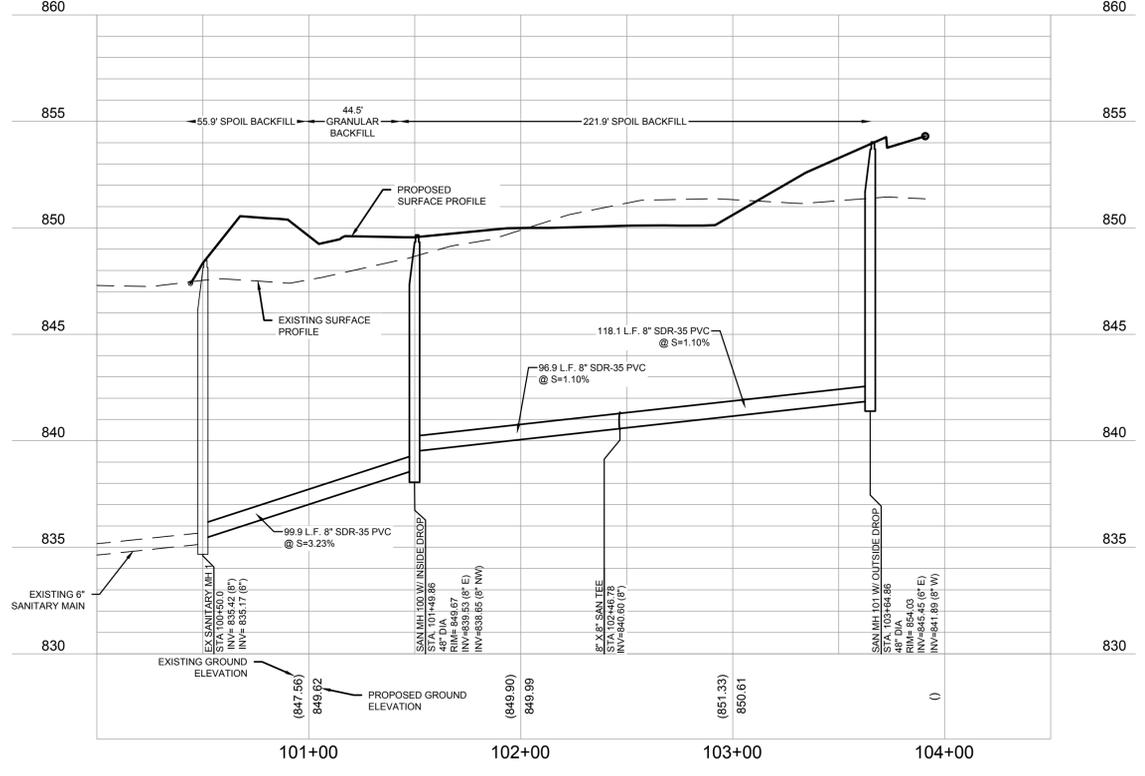
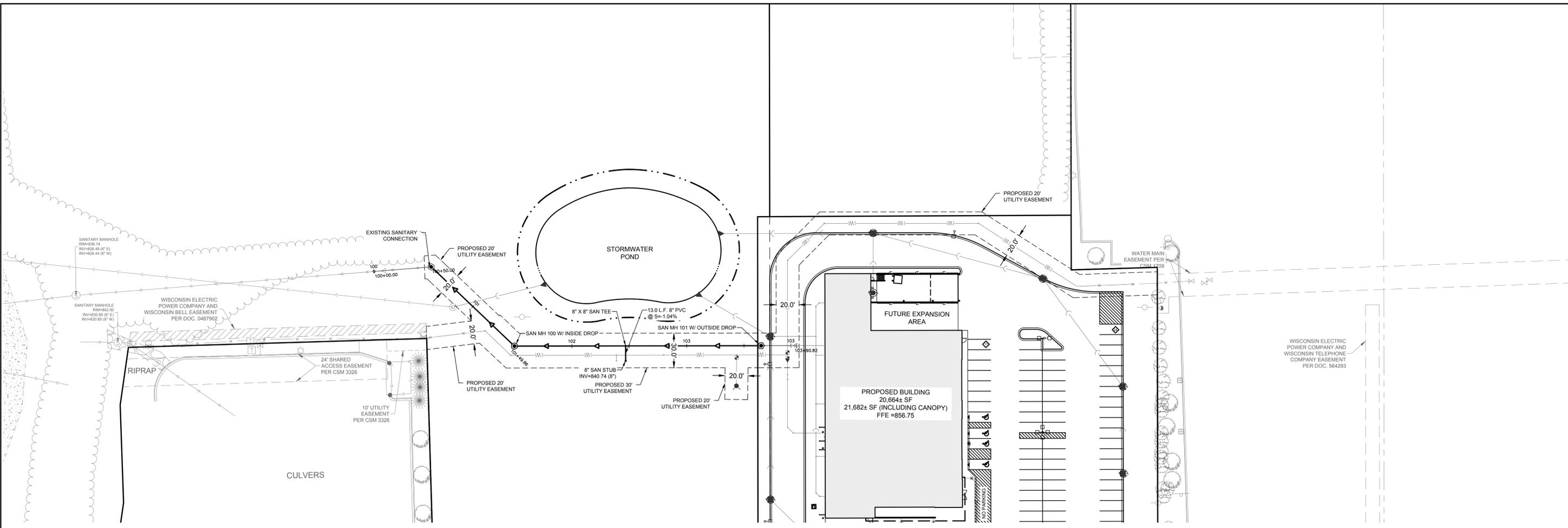
SANITARY & WATERMAIN PLAN

REVISIONS	

SHEET
C-7
 OF
C-13

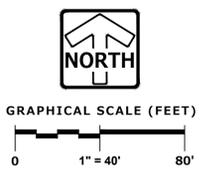
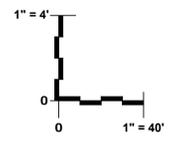
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 SANITARY & WATERMAIN PLAN

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CONTRACTOR TO FIELD VERIFY UTILITY CONNECTION LOCATION AND ELEVATION PRIOR TO CONSTRUCTION

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI



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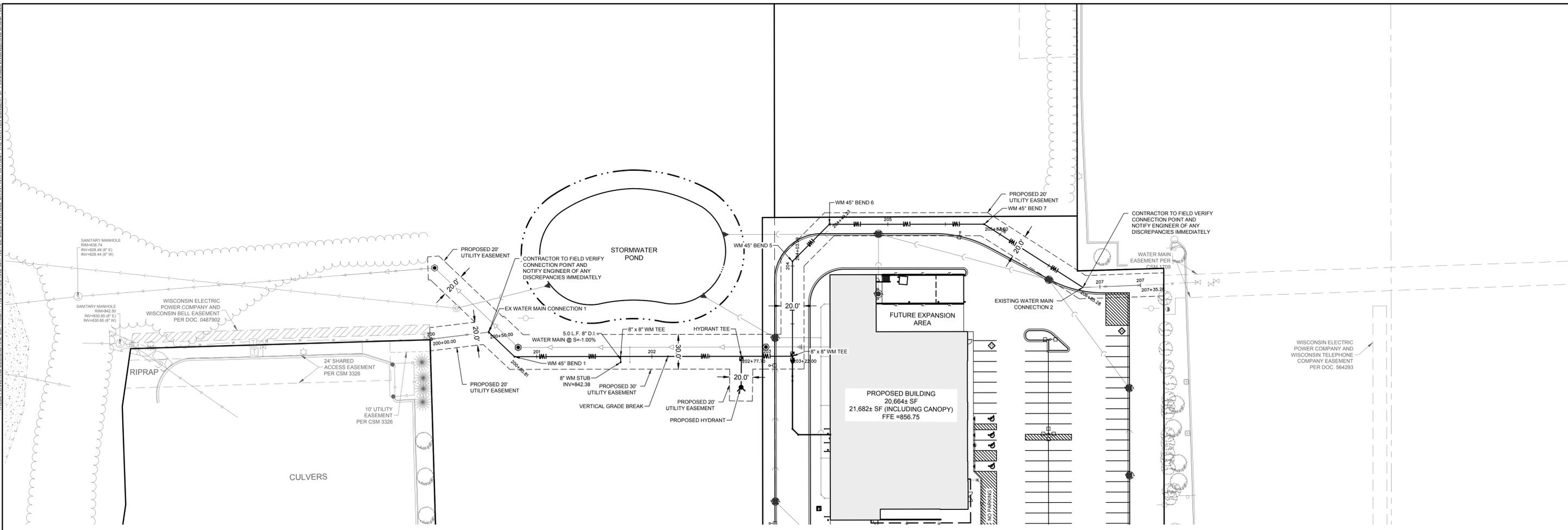
PUBLIC SANITARY PLAN & PROFILE

REVISIONS	

REG. JOB NO. 3000.00
 REG. PM. MTS
 START DATE 04-29-22
 SCALE 1" = 40'
 SHEET C-8 OF C-13
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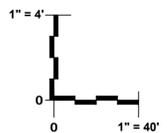
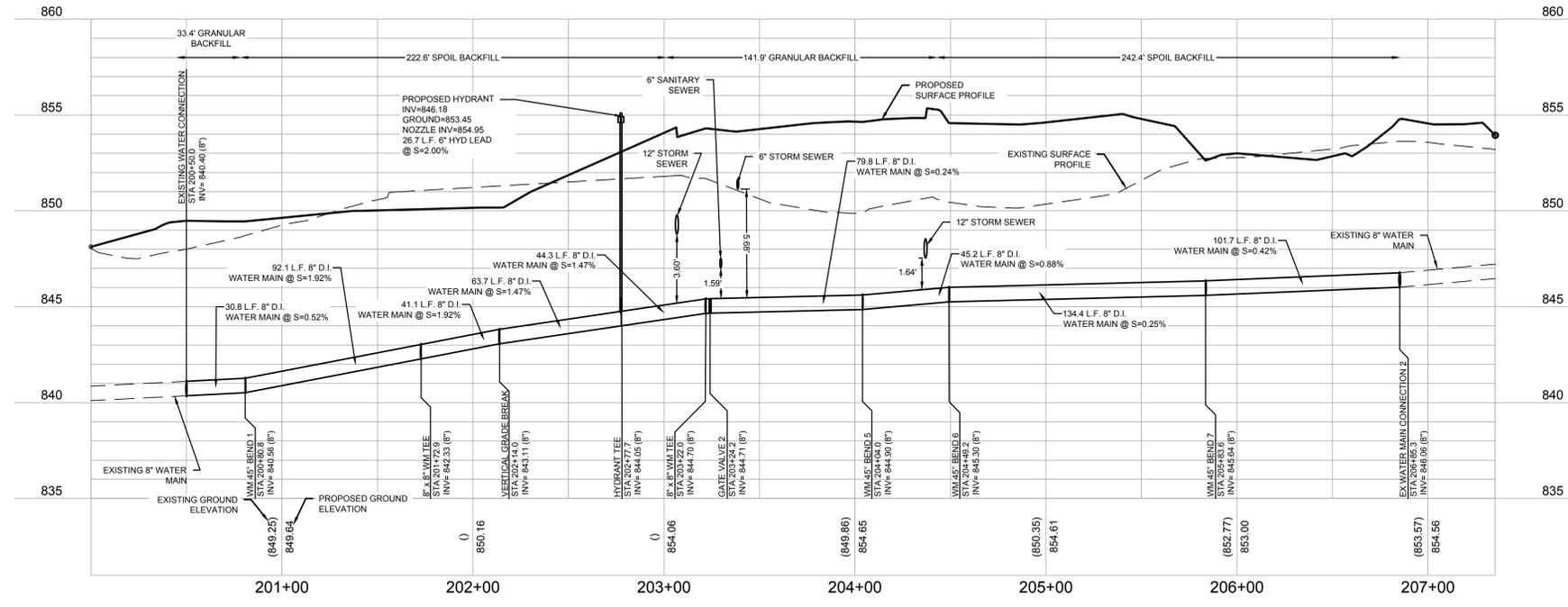
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CONTRACTOR TO FIELD VERIFY UTILITY CONNECTION LOCATION AND ELEVATION PRIOR TO CONSTRUCTION

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI



GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

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 WHITEWATER, WI

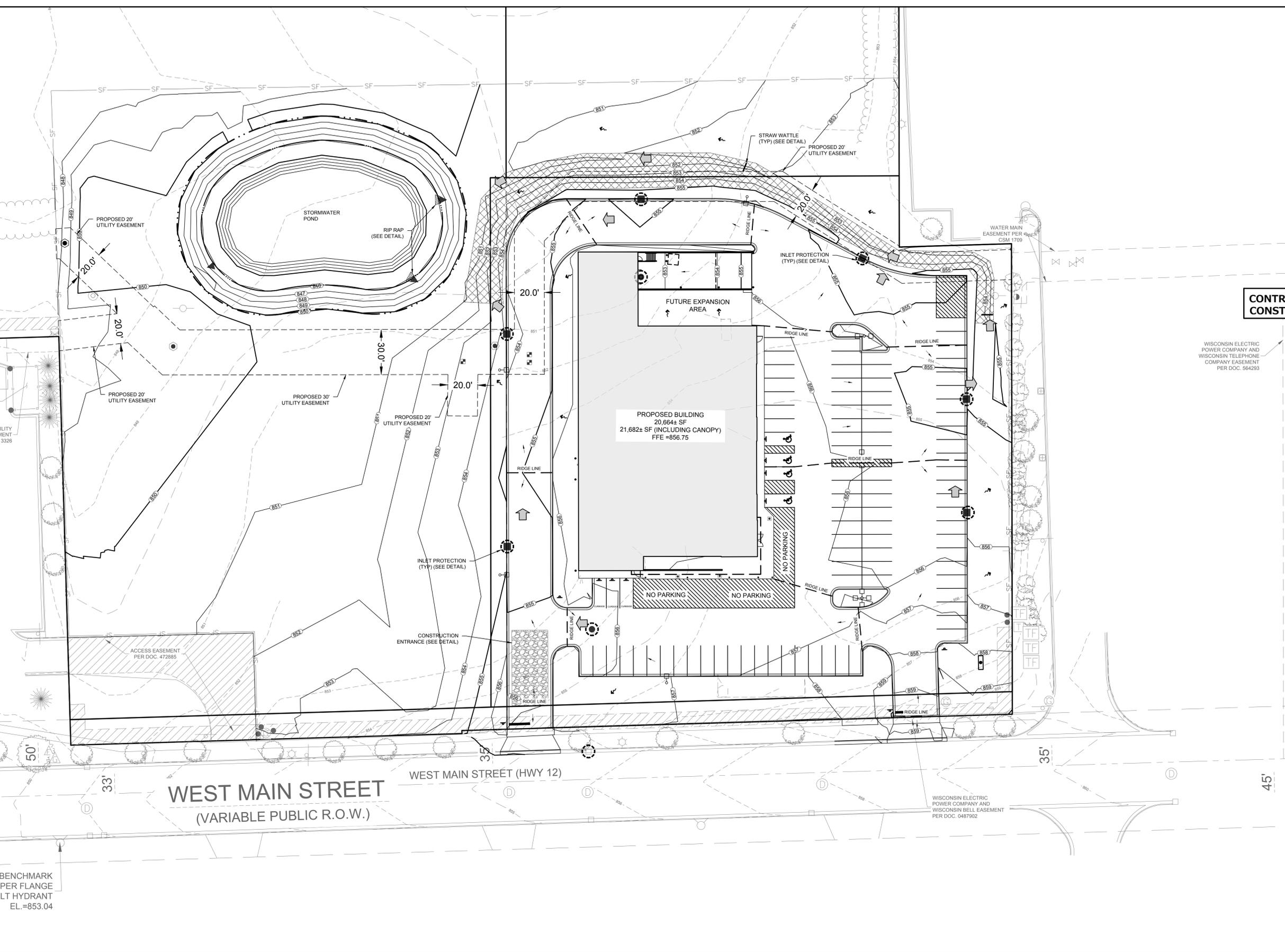
**PUBLIC WATERMAIN PLAN
 & PROFILE**

REVISIONS	

REG JOB No. 3000.00
 REG PM MTS
 START DATE 04-29-22
 SCALE 1" = 40'
 SHEET
C-9
 OF
C-13

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PUBLIC WATERMAIN PLAN & PROFILE

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 REVIEWED:



LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM CATCH BASIN (ROUND CASTING)
	STORM CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	PROPOSED CONTOUR
	WETLANDS
	FLOODPLAIN
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	DIVERSION SWALE
	PROPOSED SPOT ELEVATION
	TYPE D INLET PROTECTION
	CONSTRUCTION ENTRANCE
	EROSION CONTROL BLANKET

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION, TEMPORARY CONSTRUCTION ENTRANCE AND ANY OTHER EROSION CONTROL MEASURES.
 2. DEMOLITION AND REMOVALS OF BUILDINGS, PAVEMENTS & LANDSCAPING.
 3. CONDUCT ROUGH GRADING EFFORTS.
 4. CONSTRUCTION OF FOUNDATIONS AND BUILDING.
 5. INSTALL UTILITY PIPING & STRUCTURES.
 6. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 7. INSTALL TOPSOIL AND LANDSCAPING. IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 8. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NOTE :
 ALL DISTURBED GRASS AREAS SHALL BE STABILIZED WITH CURLEX BLANKET. EROSION MAT CLASS 1 TYPE A

PROPOSED POND ON ADJACENT LOT TO BE CONSTRUCTED BY ALDI

ALL WORK WITHIN PROPOSED EASEMENTS TO BE CONSTRUCTED BY ALDI

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY EASEMENT PER DOC. 564293

WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN BELL EASEMENT PER DOC. 0487902

BENCHMARK UPPER FLANGE OF HYDRANT EL.=853.04

WEST MAIN STREET
 (VARIABLE PUBLIC R.O.W.)

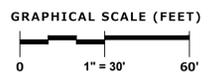
WEST MAIN STREET (HWY 12)

PROPOSED BUILDING
 20,654± SF
 21,682± SF (INCLUDING CANOPY)
 FFE = 856.75

NO PARKING

NO PARKING

NO PARKING



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 CHICAGO | MILWAUKEE | NATIONWIDE

ALDI WHITEWATER
 1380 W MAIN ST
 WHITEWATER, WI

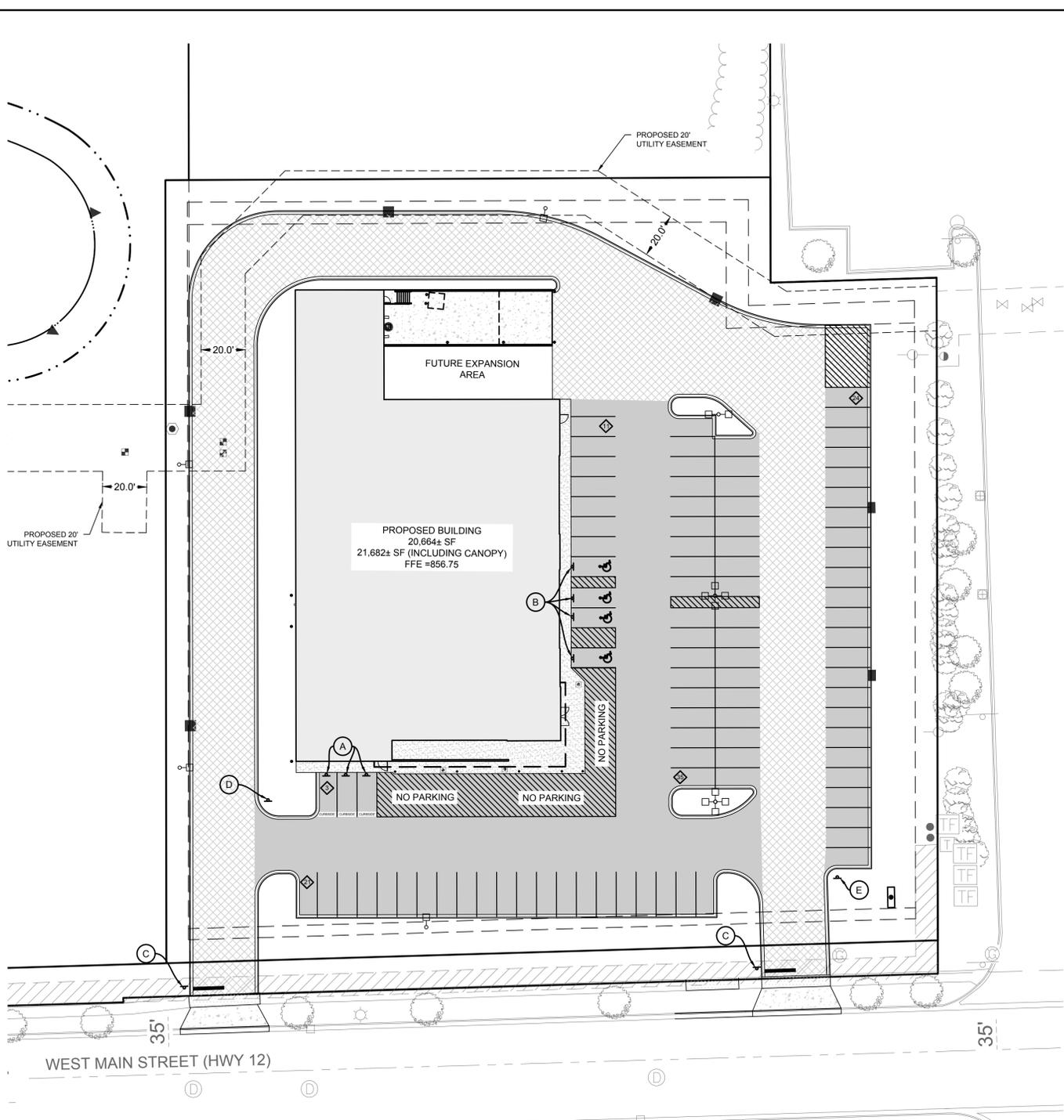
EROSION CONTROL PLAN

REVISIONS	

SHEET
C-10
 OF
C-13
 REG. JOB NO. 3000.00
 REG. PM MTS
 START DATE 04-29-22
 SCALE 1" = 30'
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 EROSION CONTROL PLAN

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 DESIGNED: MTS
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 Z:\PROJECTS\2022\3000.00-WI\CAD\SHEETS\3000.00 SIGNAGE PLAN.DWG



SITE LEGEND:

- ① PAINT CURBSIDE PARKING STALL (REFER TO DETAIL)
- ② EMPLOYEE INGRESS/EGRESS

SIGN SCHEDULE/LEGEND:

LEGEND	SIGN	DESCRIPTION	TYPE OF MOUNT	MOUNTING HEIGHT (BOTTOM OF SIGN)	QUANTITY
(A)		12" x 18" CURBSIDE PICK-UP PARKING SIGN	POST MOUNTED ON BOLLARD	5'	3
(B)		12" x 18" ADA PARKING SIGN	POST MOUNTED ON BOLLARD	5'	4
(C)		30" x 30" STOP SIGN	POST MOUNTED IN GRASS	7'	2
(D)		12" x 18" DIRECTIONAL SIGNAGE, RIGHT ARROW	POST MOUNTED IN GRASS	5'	1
(E)		12" x 18" DIRECTIONAL SIGNAGE, LEFT ARROW	POST MOUNTED IN GRASS	5'	1

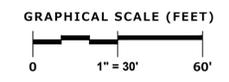
SIGNS A, B, D & E TO BE PROVIDED BY ALDI. CONTRACTOR TO PROVIDE BOLLARD, POST, ETC. FOR ALL SIGNS

LEGEND OF IMPROVEMENTS

- BACK OF CURB
- FACE OF CURB/BACK OF CURB
- SUBJECT PARCEL PROPERTY LINE
- ALDI BUILDING
- SITE SIGN

TRAFFIC SIGNAGE AND PAVEMENT MARKINGS:

1. FONT STYLE FOR CURBSIDE SIGNAGE, PARKING SPACE LETTERING AND PARKING SPACE NUMBERING SHALL BE ARIAL BOLD.
2. PAVEMENT MARKINGS SHALL BE THE TYPE, COLOR, SIZE, AND LOCATIONS SHOWN ON THE PLANS. CONTRACTOR SHALL PROVIDE TWO (2) COATS OF PAINT FOR ALL PAVEMENT MARKINGS. IF THE INFORMATION ON THE PLANS AND DETAILS IS NOT COMPLETE AND THE AUTHORITY HAVING JURISDICTION DOES NOT HAVE REQUIREMENTS REGARDING THIS, USE THE FOLLOWING:
 - 2.1. PAINT SHALL BE SUPPLIED IN ACCORDANCE WITH AASHTO: M 248 LATEST ADDITION.
 - 2.2. COLORS SHALL BE AS FOLLOWS:
 - 2.2.1. YELLOW - PARKING STALLS, PARKING ISLANDS, AND FIRE LANES
 - 2.2.2. WHITE - STOP BARS AND LETTERING, PEDESTRIAN CROSSINGS, HANDICAP PARKING SYMBOL AND CHARACTERS, TRAFFIC CONTROL LETTERING AND CHARACTERS
 - 2.2.3. BLUE - BACKGROUND OF HANDICAP PARKING SYMBOL
 - 2.3. REFER TO CURBSIDE PARKING DETAIL FOR PAINT TYPE, COLOR AND FONT
3. THE PAVEMENT SHALL BE CLEAN AND FREE OF DIRT, DUST, MOISTURE, OILS, AND OTHER FOREIGN MATERIALS. ANY OLD PAVEMENT MARKINGS SHALL BE REMOVED UNLESS PAINTS ARE COMPATIBLE AND OVERLAY IDENTICAL. THE SURFACE OF THE PAVEMENT PRIOR TO APPLICATION SHALL BE 45 DEGREES F AND RISING UNLESS MANUFACTURER'S RECOMMENDATIONS ARE GREATER. ALL PAINTING SHALL BE APPLIED IN APPROPRIATE WEATHER CONDITIONS (E.G. TEMPERATURE, WIND, PRECIPITATION), AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
4. THE SIGNAGE AND PAVEMENT MARKINGS SHALL BE THE TYPE AND AT THE GENERAL LOCATION SHOWN ON THE DRAWINGS.
5. POSTS, BRACKETS, AND FRAMES SHALL BE STEEL PER ASTM A-36, A-242, A-441, A-572, A588, GRADE 50, AND HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A123. ALL CUTTING, DRILLING, OR OTHER POLE MODIFICATIONS SHALL BE PAINTED WITH GALVANIZING PAINT. ALL BOLTS, NUTS, AND WASHERS SHALL BE STAINLESS STEEL.
6. POST HOLES IN PAVEMENT SHALL BE IN ACCORDANCE WITH THE DETAIL UNLESS POOR SOILS OR FROST CONDITIONS REQUIRE GREATER DEPTH. SIGN POSTS SHALL BE KEPT PLUMB, 6 INCHES OFF BOTTOM AND CENTERED AS 4,000 PSI CONCRETE IS PLACED AROUND THE POST. THE OVERALL SIGN AND POST SYSTEM SHOULD BE ABLE TO WITHSTAND 33 POUNDS PER SQUARE FOOT.
7. CONTRACTOR CAN PLACE SIGNS ON POSTS AFTER CONCRETE HAS CURED FOR SEVEN DAYS OR 3/4 STRENGTH IS ACHIEVED.
8. ALL HANDICAP STRIPING AND SIGNAGE, INCLUDING SPACES, CROSSWALK, ACCESSIBLE PATH, AND CURB RAMPS, SHALL MEET AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. FIRE LANE STRIPING AND SIGNAGE SHALL MEET THE REQUIREMENTS OF THE LOCAL BUILDING INSPECTOR AND FIRE DEPARTMENT.



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SIGNAGE PLAN

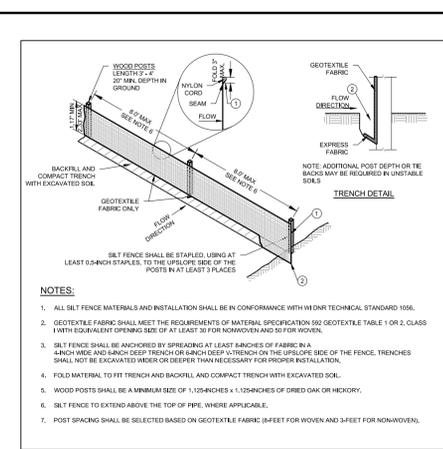
REVISIONS

NO.	DATE	DESCRIPTION

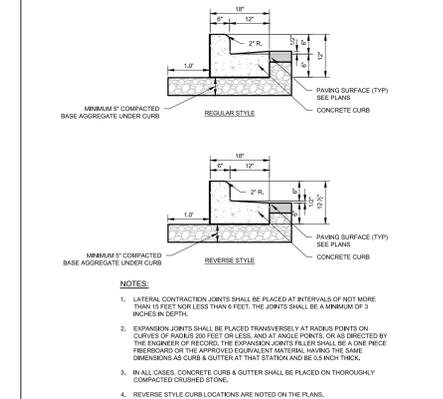
SHEET
C-11
 OF
C-13

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 SIGNAGE PLAN

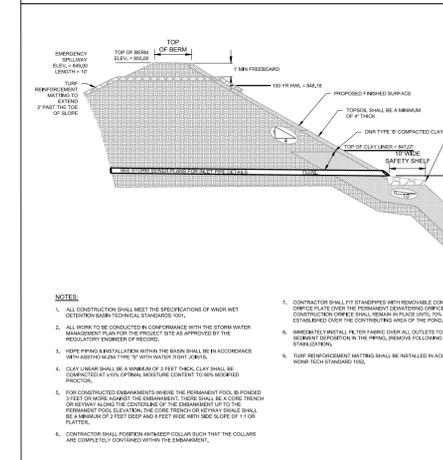
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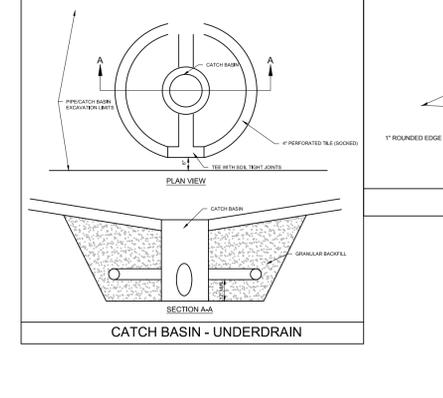
SILT FENCE



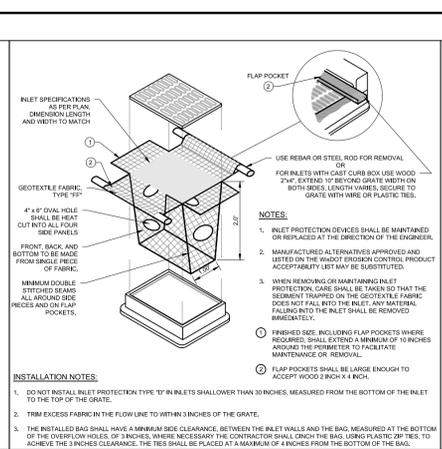
TYPE D INLET PROTECTION



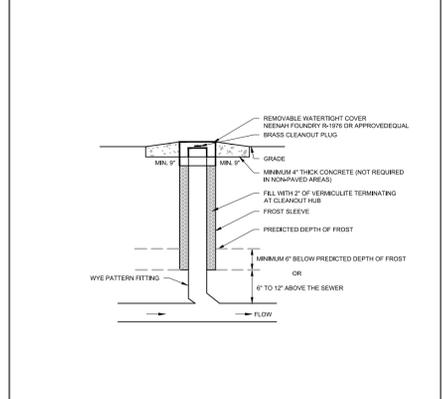
CONSTRUCTION ENTRANCE



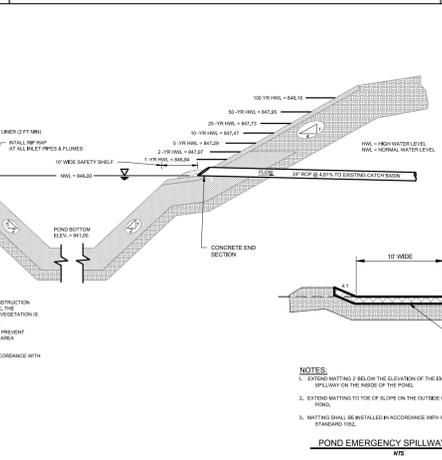
CATCH BASIN



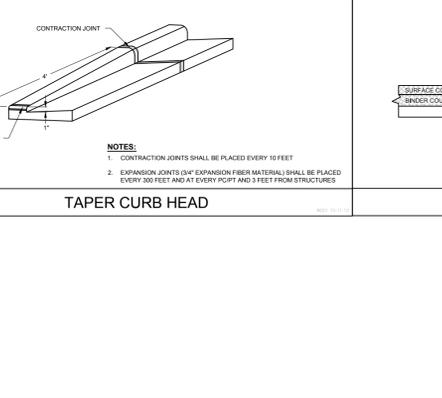
STORM SEWER MANHOLE



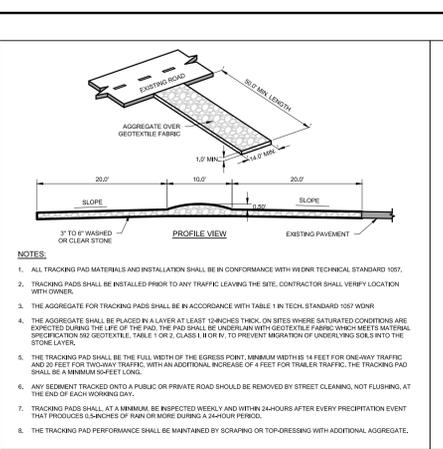
SANITARY MANHOLE



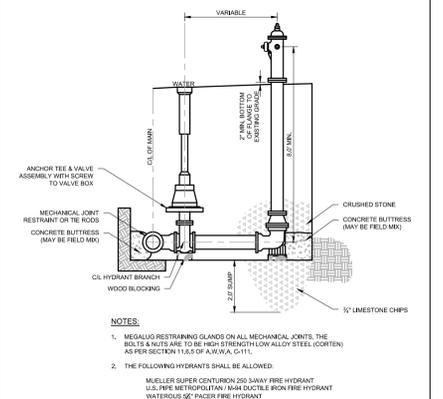
18" VERTICAL FACE CURB



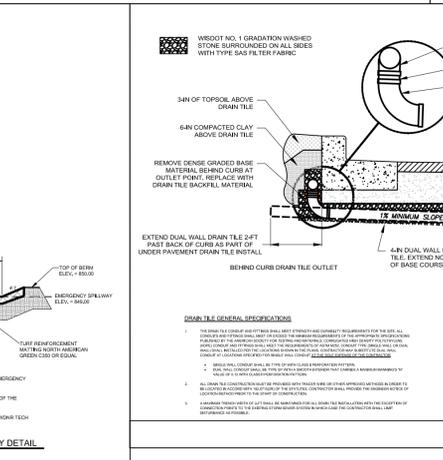
STORM CLEANOUT



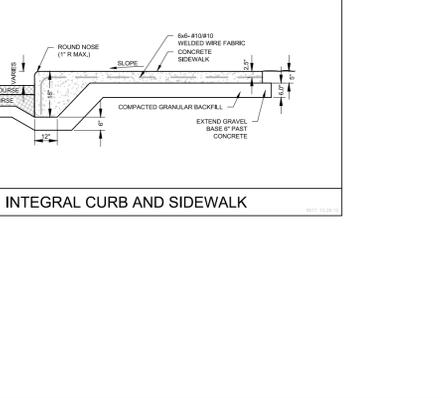
FIRE HYDRANT



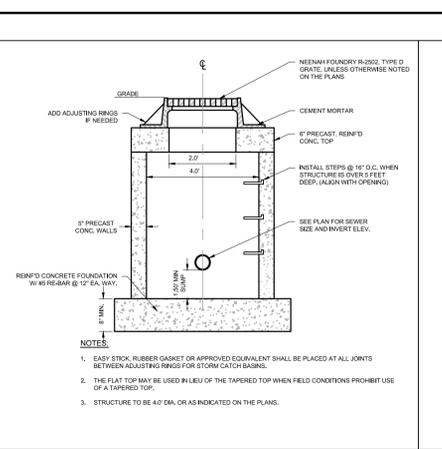
ADA SIGN



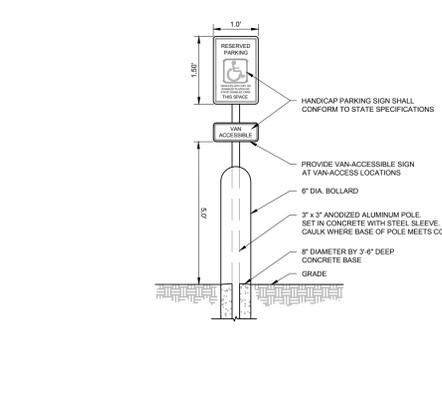
DRAINTILE



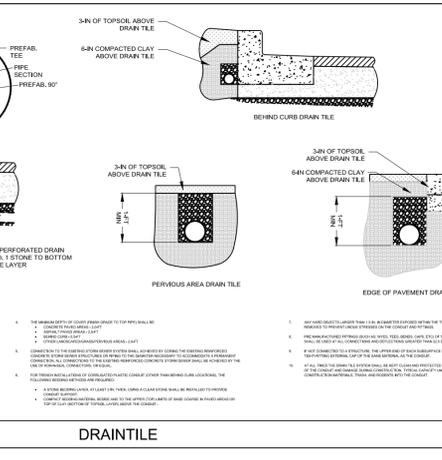
WET POND CROSS SECTION



TAPER CURB HEAD



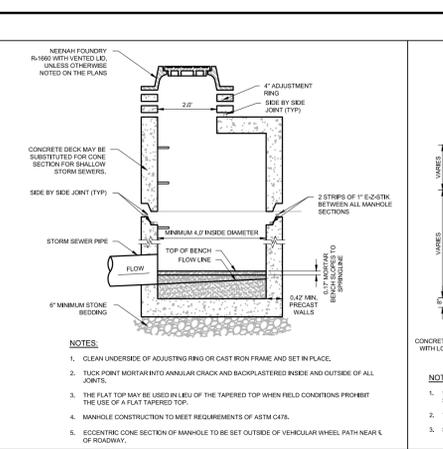
INTEGRAL CURB AND SIDEWALK



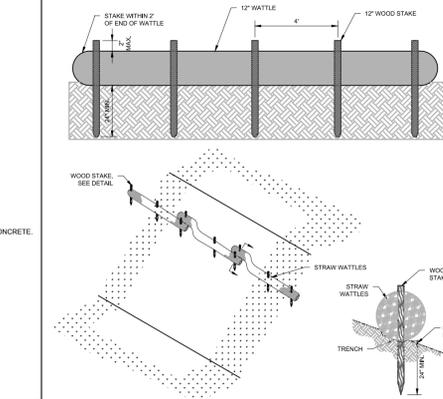
OUTSIDE DROP MANHOLE



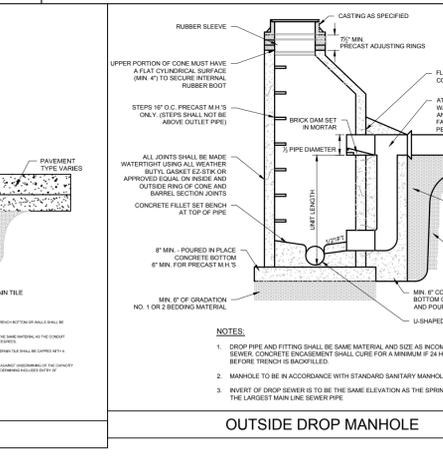
INTERIOR DROP MANHOLE



STRAW WATTLE



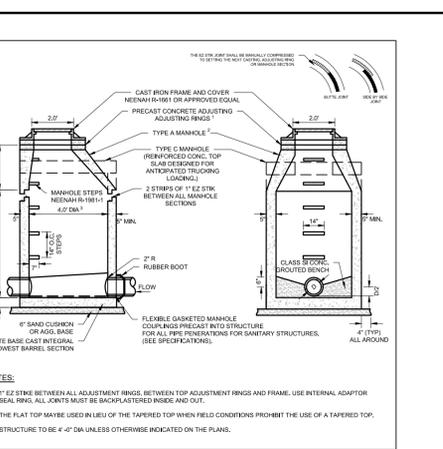
HANDICAP PARKING SIGN



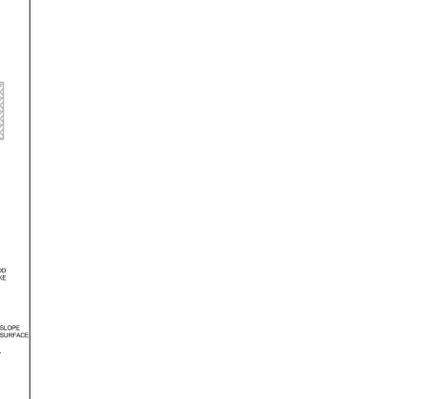
CATCH BASIN - UNDERDRAIN



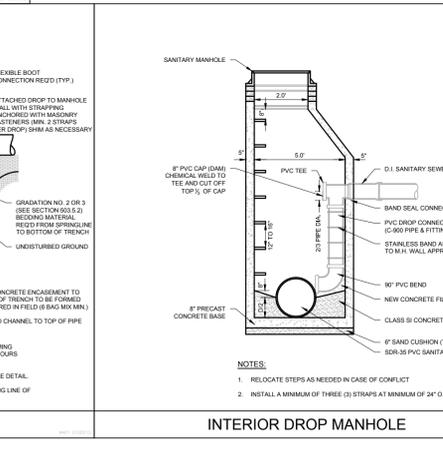
TAPER CURB HEAD



INTEGRAL CURB AND SIDEWALK



OUTSIDE DROP MANHOLE



INTERIOR DROP MANHOLE

PINNACLE ENGINEERING GROUP logo and contact information: 20725 WATERLOO ROAD, SUITE 100, BROOKFIELD, WI 53186, (262) 754-8888

ALDI WHITEWATER 1380 W MAIN ST WHITEWATER, WI

CONSTRUCTION DETAILS

REVISIONS table with columns for date, description, and initials.

PROJECT INFORMATION: SHEET C-12 OF C-13, DATE 04-29-22, SCALE N.T.S.

www.pinnacle-engr.com CONSTRUCTION DETAILS

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DESIGNED: DMS
DRAWN: MTS
REVIEWED:

1.0 POTENTIAL POLLUTANT SOURCES

OTHER THAN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION. REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST. REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM # AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOLS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED. I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

- PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SOODING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS.

SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAP/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARP/AULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.
FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN, UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES, ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER, AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRACES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

- 1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

- 1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ON-SITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURER'S RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM "NPDES" PERMIT NO. WI-50787314) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE NPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ON-SITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ON-SITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

Table with 3 columns: CONTROL MEASURE GROUP, CONTROL MEASURE, CONTROL MEASURE CHARACTERISTICS. Rows include VEGETATIVE SOIL COVER, NON VEGETATIVE SOIL COVER, DIVERSIONS, ENCLOSED DRAINAGE, OUTLETS, SEDIMENT BASINS, SEDIMENT FILTERS, MUD AND DUST CONTROL.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

Stabilization effectiveness chart showing utilization percentages for various stabilization types (Permanent Seeding, Dormant Seeding, Temporary Seeding, Sodding) across months from Jan to Dec.

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

PINNACLE ENGINEERING GROUP logo and contact information: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186. (262) 754-8888. CHICAGO | MILWAUKEE | NATIONWIDE.

ALDI WHITEWATER logo and address: 1380 W MAIN ST, WHITEWATER, WI.

CONSTRUCTION DETAILS title block.

REVISIONS table with columns for revision number, description, and date.

Project information: SHEET C-13 OF C-13, SCALE N.T.S., and registration details.

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE ALDI FOOD STORE #48 PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED ALDI FOOD STORE #48 PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS, ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOODED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 6". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4"-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRA-VIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.
- LAWN INSTALLATION: PER ALDI SPECIFICATIONS, CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (4" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PER ALDI SPECIFICATION REQUIREMENTS: METHOD OF INSTALLATION BE SEEDED BY BROADCAST SPREADER METHOD; ALL SEEDING OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER THAT THE SEED IS APPLIED IN THE SPECIFIED QUANTITIES EVENLY DISTRIBUTED THROUGHOUT THE AREA SOWN AND UNIFORMLY TEXTURED LAWN. IN THE DESIGNATED TURF GRASS AREAS. APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE AND SEED AT A MINIMUM OF 200 POUNDS PER ACRE. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF.
- PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND E-STAPLES, A 100% BIODEGRADABLE TURF STAPLE FOR ALL TURF AREAS SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX 1 CL BLANKET AND E-STAPLE FROM AMERICAN EXCELSIOR COMPANY. LOCAL SUPPLIER: REINDER'S (800) 785-3301. A CURLEX EROSION CONTROL MATTING AND E-STAPLES SHOULD BE USED IN SWALES AND STEEP GRADES WITH SLOPES GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL RISE AND WHERE APPLICABLE.
- 25. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
 - 20% KENTUCKY BLUE GRASS
 - 15% NEWPORT KENTUCKY BLUE GRASS
 - 15% SR 2100 Kentucky Bluegrass
 - 25% Creeping Red Fescue
 - 15% Replicator Perennial Ryegrass
 - 10% Fiesta 4 Perennial Ryegrass
 - APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED),
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPARATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

SITE INFORMATION

USDA PLANT HARDINESS ZONE	5a (-20 to -15 Degrees F)	TOTAL IMPERVIOUS	85,619 SQ. FT. (1.97 Acres)
LOT ZONING	B-1 - General Business District	TOTAL GREENSPACE	35,103 SQ. FT. (0.81 Acres)
LOT AREA	120,722 SQ. FT. (2.77 Acres)	SITE LANDSCAPE PERCENTAGE	29.1%
DESIGN BUILDING AREA	20,644 SQ. FT.	TOTAL PARKING STALLS	95 STALLS

- SITE COMPLIANCE:** THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF WHITEWATER LANDSCAPING GUIDELINES RECOMMENDED LOCATIONS AND AMOUNT OF NEW LANDSCAPING
- STREET FRONTAGES. ONE DECIDUOUS TREE MUST BE PLANTED FOR EACH 35 FEET ALONG EACH SIDE OF ASTREET RIGHT-OF-WAY. STREET TREES SHOULD BE PLANTED MIDWAY BETWEEN THE STREET CURB AND THE SIDEWALK, OR WITHIN 15 FEET OF THE PROPERTY LINE ADJOINING THE STREET.
348.5 LINEAL FEET OF STREET FRONTAGE
10 STREET TREES REQUIRED
10 STREET TREES PROVIDED
 - PAVED AREAS. ONE LARGE DECIDUOUS TREE AND 60 POINTS OF ADDITIONAL LANDSCAPING SHOULD BE PLANTED FOR EACH 1,500 SQUARE FEET OF PAVED AREA. PLANTS SHOULD BE INSTALLED IN LANDSCAPED ISLANDS WITHIN THE PAVED AREA OR WITHIN 15 FEET OF THE EDGES OF THE PAVED AREA. LANDSCAPED ISLANDS OR PENINSULAS MUST BE PROVIDED AT THE END OF EVERY PARKING ROW, AND INTERIOR ISLANDS SHOULD BE PROVIDED FOR EVERY 20 PARKING SPACES IN NONINDUSTRIAL PROJECTS.
64,955 SQUARE FEET OF PAVED AREA
43 TREES AND 2598 LANDSCAPE POINTS ARE REQUIRED
21 TREES AND 2661 LANDSCAPE POINTS ARE REQUIRED PROVIDED
 - BUILDING FOUNDATIONS. 160 POINTS OF LANDSCAPING SHOULD BE PLANTED FOR EACH 100 LINEAL FEET OF EXTERIOR BUILDING WALL THAT IS VISIBLE FROM PUBLIC RIGHTS-OF-WAY AND ADJOINING SITES. PLANTS REQUIRED BY THIS SECTION SHOULD BE INSTALLED WITHIN 20 FEET OF THE BUILDING FOUNDATION.
665 LINEAL FEET OF FOUNDATION
399 LANDSCAPE POINTS ARE REQUIRED
366 LANDSCAPE POINTS ARE REQUIRED PROVIDED

19.51.100 - LANDSCAPED ISLANDS FOR PARKING BAYS. LANDSCAPED ISLANDS SHALL BE REQUIRED AT THE ENDS OF PARKING BAYS TO CLEARLY DEFINE LANE AND TURNING PATTERNS, 19.57.150 - OUTDOOR LIGHTING STANDARDS.
D.MAXIMUM LUMINAIRE HEIGHT. THE MAXIMUM PERMITTED LUMINAIRE HEIGHT SHALL BE THIRTY-FIVE FEET IN ALL COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL DISTRICTS, AND TWENTY-FIVE FEET IN ALL RESIDENTIAL DISTRICTS. THE HEIGHT OF BOTH THE POLE AND BASE SHALL BE CONSIDERED IN THE MEASUREMENT OF LUMINAIRE HEIGHT.
E.MAXIMUM ILLUMINATION LEVELS. AVERAGE ILLUMINATION LEVELS WITHIN PARKING LOTS SHALL NOT EXCEED 1.0 FOOTCANDLE WITHIN RESIDENTIAL DISTRICTS, AND 2.5 FOOTCANDLES WITHIN ALL OTHER DISTRICTS. THE ILLUMINATION LEVEL AT ANY PROPERTY LINE SHALL NOT EXCEED 0.5 FOOTCANDLES ABOVE THE AMBIENT LIGHTING CONDITIONS ON A CLOUDLESS NIGHT WHERE THE PROPERTY ADJOINS LAND IN A RESIDENTIAL DISTRICT, AND 2.0 FOOTCANDLES ABOVE THE AMBIENT LIGHTING CONDITIONS ON A CLOUDLESS NIGHT WHERE THE PROPERTY ADJOINS LAND IN ANY OTHER ZONING DISTRICT.
F.USE OF SHIELDED LIGHT FIXTURES. ALL OUTDOOR LIGHTING FIXTURES SHALL BE SHIELDED AS DEFINED IN SECTION 19.09.623.
H.LIGHTING. NO EXTERIOR LIGHT FIXTURE SHALL BE LOCATED WITHIN ANY REQUIRED LANDSCAPE BUFFERYARD OR WITHIN THREE FEET OF ANY PROPERTY LINE.

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF WHITEWATER. THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF WHITEWATER

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING EASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

Proposed Plant Material Table

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Points	Mature Size	Comments
Broadleaf Deciduous Tree								
3	Acgr		Acer griseum	Paperbark maple	2'-Col - B&B	150	25' x 20'	1
3	BepIW		Betula papyrifera japonica 'Whitespire'	Whitespire Japanese White Birch	1 1/2' Col - B&B	150	35' x 15'	1
3	GibIP		Ginkgo biloba 'Pinceton Sentry'	Pincelton Sentry Maidenhair Tree	2'-Col - B&B	150	40' x 25'	1, 6
2	MaAr		Malus 'Adirondack'	Adirondack Flowering Crab	2'-Col - B&B	60	20' x 10'	1
3	Osvl		Ostrya Virginiana	American Hophornbeam (Ironwood)	2'-Col - B&B	150	35' x 25'	1
4	PycaC		Pyrus calleryana 'Chanticleer'	Chanticleer Pear	2'-Col - B&B	60	30' x 15'	1
3	TicoGS		Tilia cordata 'Green Spire'	Green Spire Linden	2'-Col - B&B	150	50' x 30'	1
-	Extg		Existing to Remain	Existing to Remain	Existing	Existing	Existing	2
Conifer Evergreen Tree								
3	Piomb		Picea omorika 'Bruns'	Brums Serbian Spruce	4' - 5' - B&B	40	25' x 9'	3
3	PIIV		Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Limber Pine	4' - 5' - B&B	40	25' x 13'	3
Broadleaf Deciduous Shrub								
18	SbpeT		Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	18" - Cont	20	3.5' x 3.5'	4
23	Spjot		Spiraea japonica 'Tracy'	Double Flay Big Bang Spiraea	18" - Cont	20	2.5' x 2.5'	4
Conifer Evergreen Shrub								
12	JupISG		Juniperus x pfitzeriana 'MorSan'	Sea of Gold Juniper	18" - 24" - B&B	20	3' x 4'	4
18	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	4' - 5' - B&B	20	16' x 4.5'	3
Perennial Grass								
3	PavIn		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	2	2.5' x 5'	5
27	SppeT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	2	2.5' x 2.5'	5
Perennial								
45	HeSW		Hemerocallis x Swirling Water'	Swirling Water Daylily	4 1/2" pot	1	1.5' x 1.5'	5

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Prune existing trees, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Evenly shaped upright tree with full branching to the ground.
- Full, well rooted plant, evenly shaped.
- Full, well rooted plant.
- Male only

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

DIGGERS HOT LINE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.	TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK www.diggershotline.com (800)-242-8511 OR
--	---

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	8	CPY250-A-DM-F -C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 5700K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AW7 LEDs on white square PCB. 5700K color temperature.	CPY250-A-xxx-F-4L-w-57K_RESTL-2013-0002.les	Absolute	1.00	43.4
	B	6	XSPW-A-0-3-M -C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWx3FC-U_RESTL-2014-0018.IES	Absolute	1.00	42.7
	C	5	P5642-3030K9	P5642-3030K9 6" diameter up/down wall mount LED cylinder with LEDs moved closer to opening.	40-Nichia LEDs 3000K	P5642-3030K_160002_0.IES	Absolute	1.00	58
	D	2	OSQ A NM 4M E K 57K-UL-CS CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, K Input Power Designator, 5700K	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4M E K w- OSQ 57K_CONFIGU RED.les	Absolute	1.00	520
	E	2	OSQ A NM 3ME T 57K-UL-CS-BLSLF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type III Medium w/ Backlight Shield, T Input Power Designator, 5700K	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 3ME T w- OSQ-BLSLF 57K_CONFIGU RED.les	Absolute	1.00	166
	F	1	OSQ A NM 4M E T 57K-UL-CS CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, T Input Power Designator, 5700K	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 3ME U w- OSQ 57K_CONFIGU RED.les	Absolute	1.00	332
	G	2	OSQ A NM 2ME K 57K-UL-CS-BLSLF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium, K Input Power Designator, 5700K	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 2ME K w- OSQ 57K_CONFIGU RED.les	Absolute	1.00	130

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6		1.8 fc	19.8 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1

LUMINAIRE NOTES

- FIXTURE 'D' (2) IS A NEW POLE LOCATION W/ NEW POLE MOUNTED FIXTURES (QUAD HEAD AND TENONS). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 22'-0" SQUARE SILVER POLE.
- FIXTURE 'E' (2) IS A NEW POLE LOCATION W/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENONS W/ BACKLIGHT/HOUSE SIDE SHIELD). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 22'-0" SQUARE SILVER POLE.
- FIXTURE 'F' (1) IS A NEW POLE LOCATION W/ NEW POLE MOUNTED FIXTURES (TWIN HEAD, TENON). FIXTURES ARE TO BE INSTALLED ON A NEW 1'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 22'-0" SQUARE SILVER POLE.
- FIXTURE 'G' (2) IS A NEW POLE LOCATION W/ NEW POLE MOUNTED FIXTURES (SINGLE HEAD AND TENONS W/ BACKLIGHT/HOUSE SIDE SHIELD). FIXTURES ARE TO BE INSTALLED ON A NEW 2'-6" TALL REINFORCED POURED CONCRETE FOUNDATION AND NEW 22'-0" SQUARE SILVER POLE.
- ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH ESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISHES TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
- ALL NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIN COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- ALL NEW PROPOSED AREA LIGHT POLES SHALL BE LOCATED 3'-0" FROM BACK OF CURB TO THE EDGE OR FACE OF THE REINFORCED LIGHT POLE BASE, UNLESS NOTED OTHERWISE.
- INSTALLATION CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR CONDUIT ROUTING OF LIGHT POLES AND SIGNAGE LIGHTING CONTROL AND WIRING.
- CONTRACTOR TO REFER TO REINFORCED LIGHT POLE BASE SECTION AND DETAIL FOR FURTHER INFORMATION.
- PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) ARE TO HAVE A SILVER FINISH W/ OPTIONAL PHOTOCELL CONTROL.
- ALL EXTERIOR FIXTURES, BOTH LIGHTING MOUNTED AND POLE FIXTURES SHALL BE DESIGNED AND INSTALLED SUCH THAT THE LIGHT EMITTED FROM THE LUMINAIRE AT AN ANGLE OF 72 DEGREES FROM VERTICAL (OR MORE) AND NO LIGHT SHALL TRESPASS ACROSS PARCEL BOUNDARIES INTO ADJACENT LOTS, BUILDINGS OR STREETS IN EXCESS OF 1.0 FOOT CANDLE OR GREATER.
- ALL BUILDING MOUNTED LIGHT FIXTURES ARE TO BE COORDINATED WITH THE ARCHITECTURAL ELEVATIONS FOR EXACT MOUNTING HEIGHTS AND LOCATIONS. FOR PURPOSES OF CALCULATING THE SITE POLE LIGHTING AND PHOTOMETRIC OUTPUT LUMINAIRE WERE PLACED AT 22'-0" ABOVE FINISHED FLOOR ELEVATION AND ALL BUILDING MOUNTED FLOOR LIGHTS COORDINATED WITH THE ARCHITECTURAL ELEVATIONS AND PLACED AT HEIGHTS SPECIFIED ON THE BUILDING ELEVATIONS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENT AND ILLUMINATION LEVELS. CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDs AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDs AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS, CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC PLAN GENERAL NOTES

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
 - THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
 - IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATION OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATION.
 - ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIN COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- EXISTING CONDITIONS GENERAL NOTES**
- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
 - VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, ELECTRICAL, TELECOMMUNICATION AND ACCESS PANELS FOR ALL UTILITIES AND ALL ASSOCIATED EQUIPMENT FOR ACCESSIBILITY OF THOSE ITEMS.
 - VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.



Landscaping Consulting & Master Planning Design Services

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www.insitedesigninc.com
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Project:

ALDI FOOD STORE #XX

West Main Street (Hwy 12)
Whitewater, WI 53190

Issuance and Revisions:

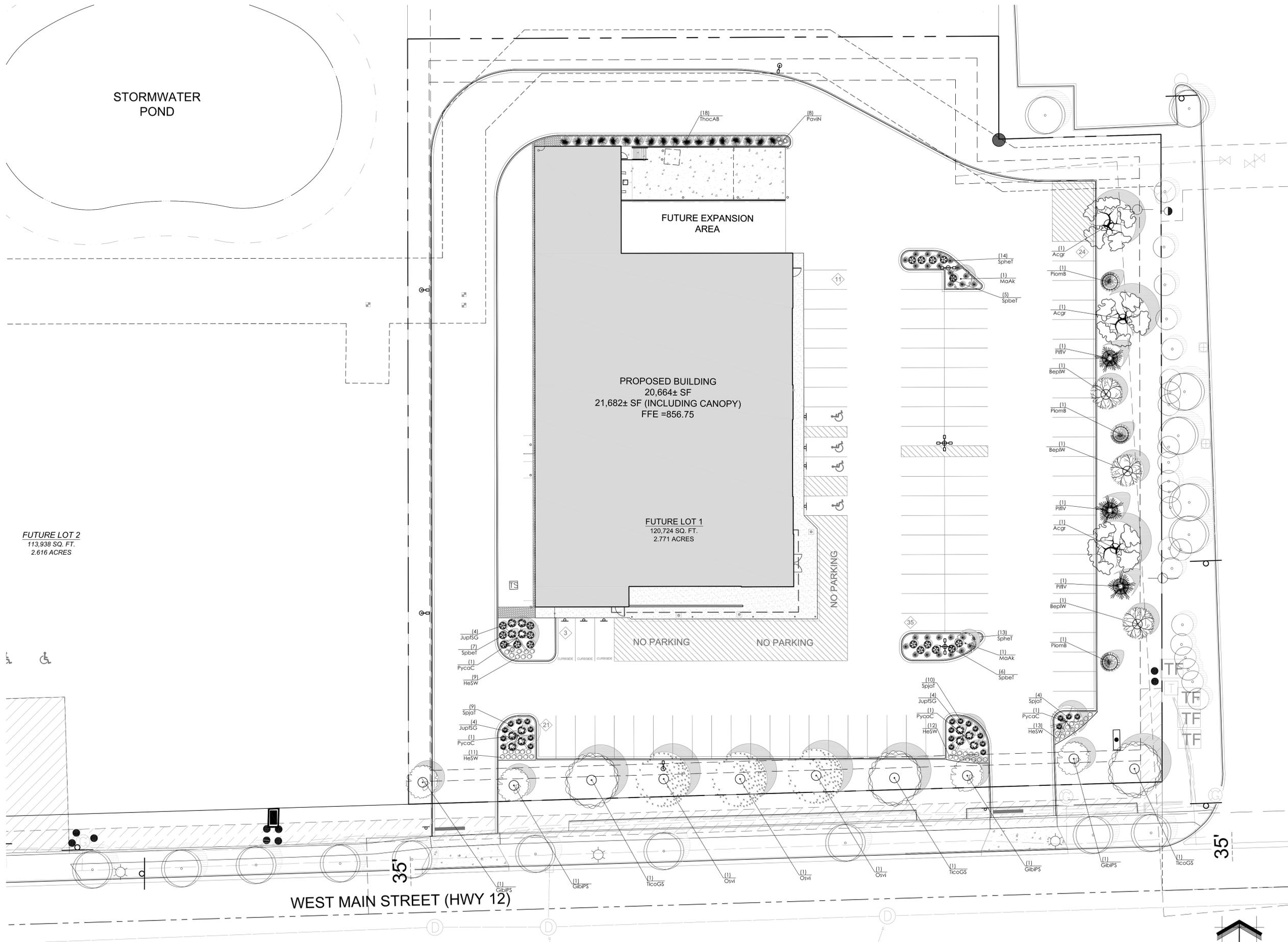
Date	Number	Description
04/19/23		Client Review Submittal
04/20/23		Client Review Submittal
04/23/23		Plan Commission Submittal

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Sheet Title:

PROPOSED LANDSCAPE AND PHOTOMETRIC PLANS GENERAL NOTES, PLANT MATERIAL TABLE, AND LAIGHT FIXTURE TABLE

Date of Drawing:	04/23/23
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L23-031



Project:

ALDI FOOD STORE #XX

West Main Street (Hwy 12)
Whitewater, WI 53190

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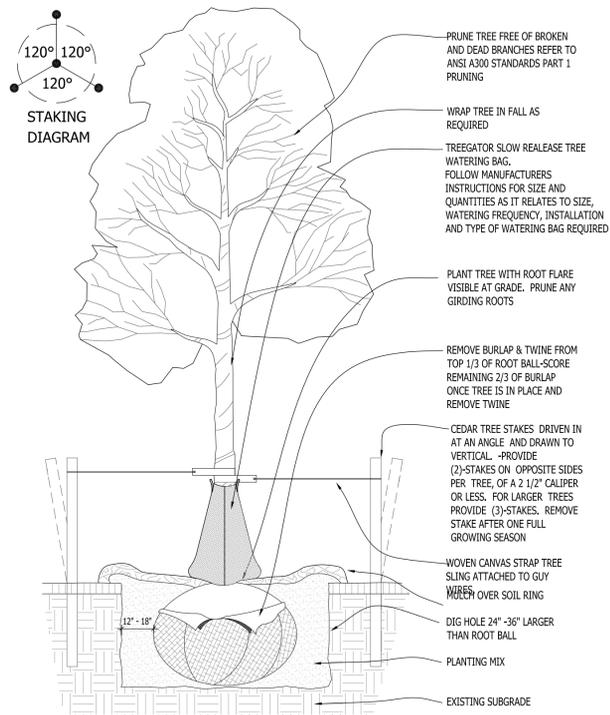
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Sheet Title:

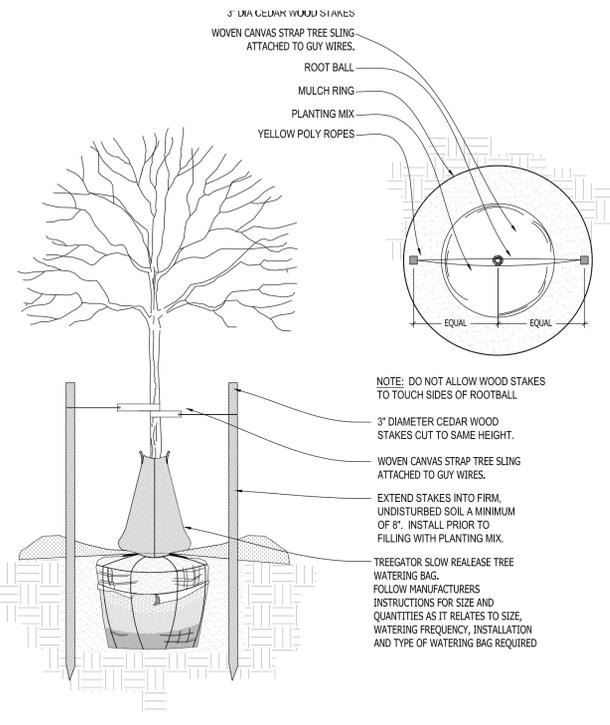
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

Date of Drawing: 04/23/23
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L23-031
Sheet Number:

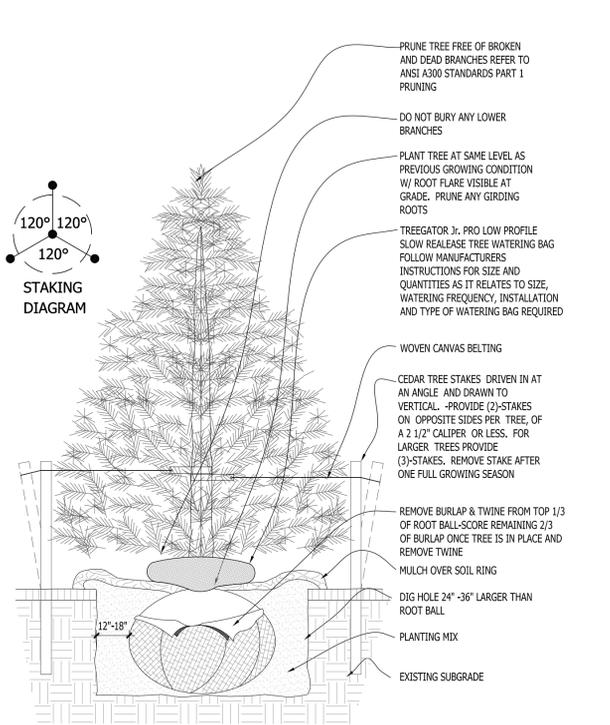
LSP1.1



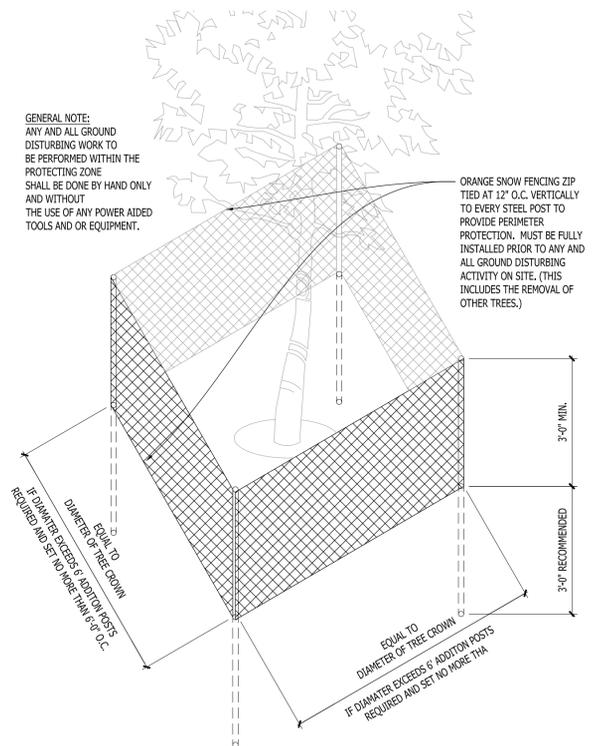
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



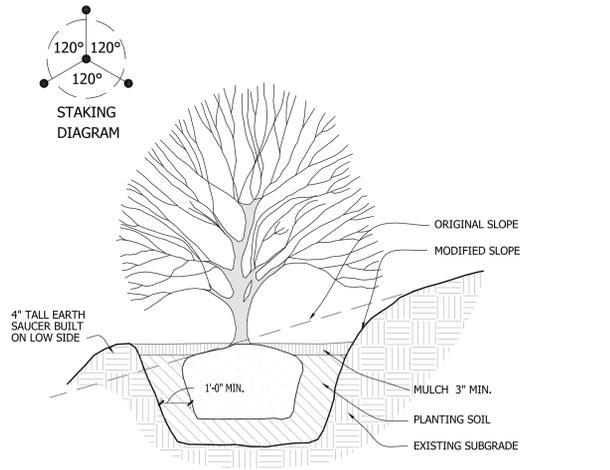
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



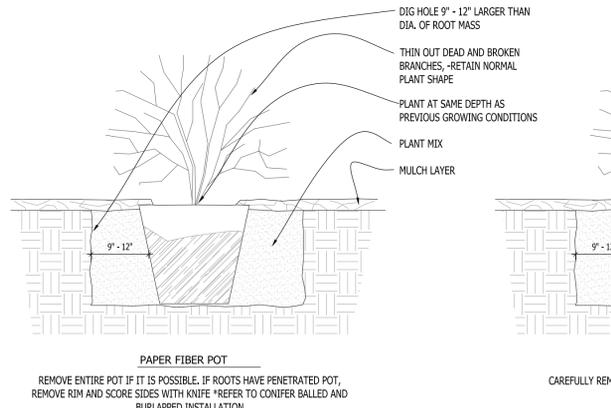
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



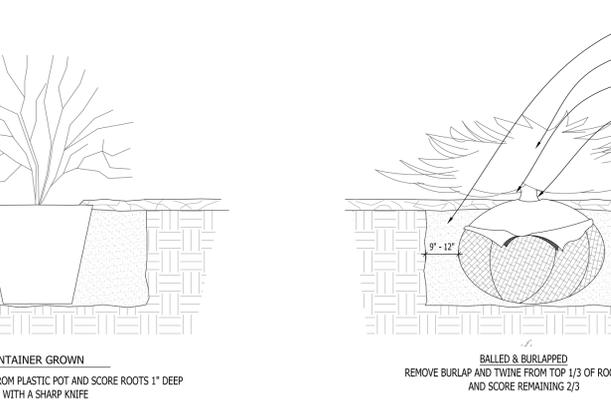
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



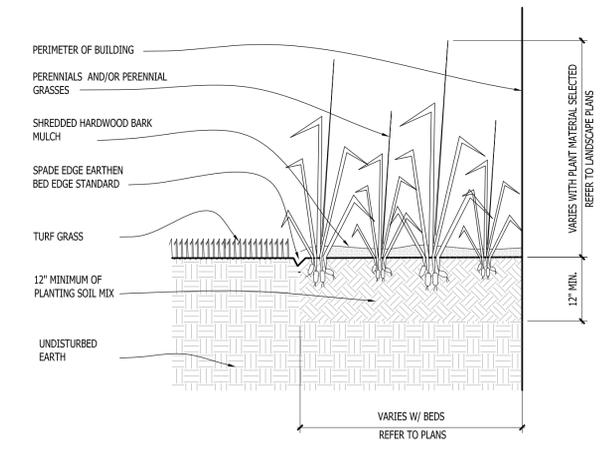
5 SLOPE PLANTING DETAIL SCALE: NONE
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



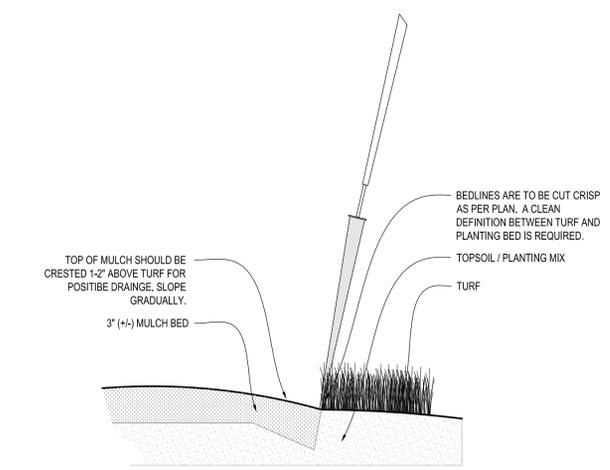
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



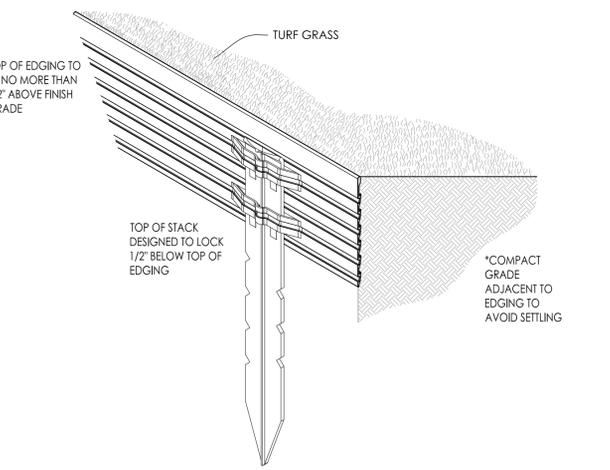
7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



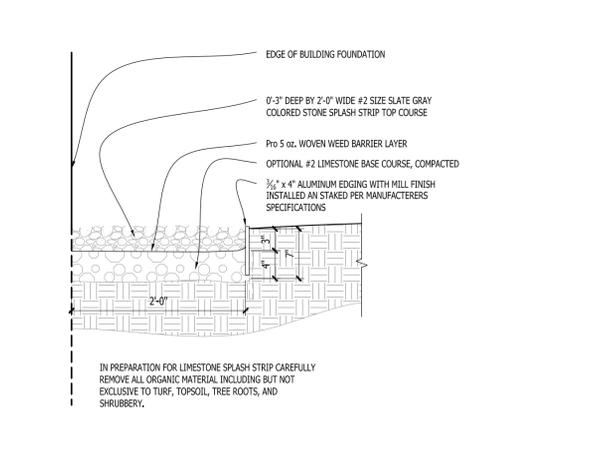
8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE



10 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2" = 1'-0"



11 COMPACTED GRAVEL SPLASH STRIP SCALE: 1" = 1'-0"

Project:
ALDI FOOD STORE #XX
West Main Street (Hwy 12)
Whitewater, WI 53190

Issuance and Revisions:

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Sheet Title:
PROPOSED LANDSCAPE PLAN, PLANTING DETAILS

Date of Drawing: 04/19/23
Scale: As Noted
Drawn By: MCD
Job Number: L23-031
Sheet Number:

LSP1.2

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Project:

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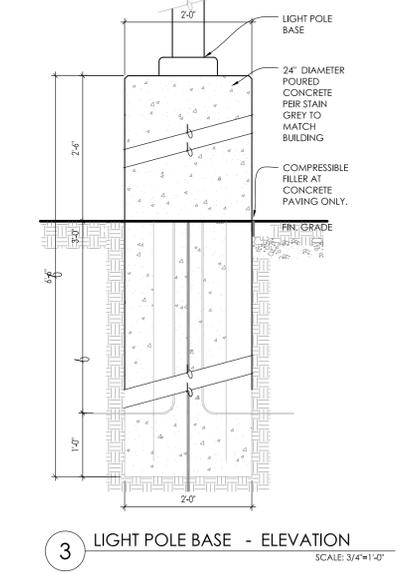
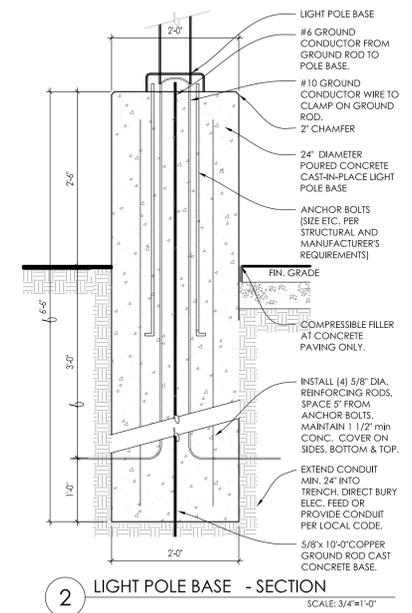
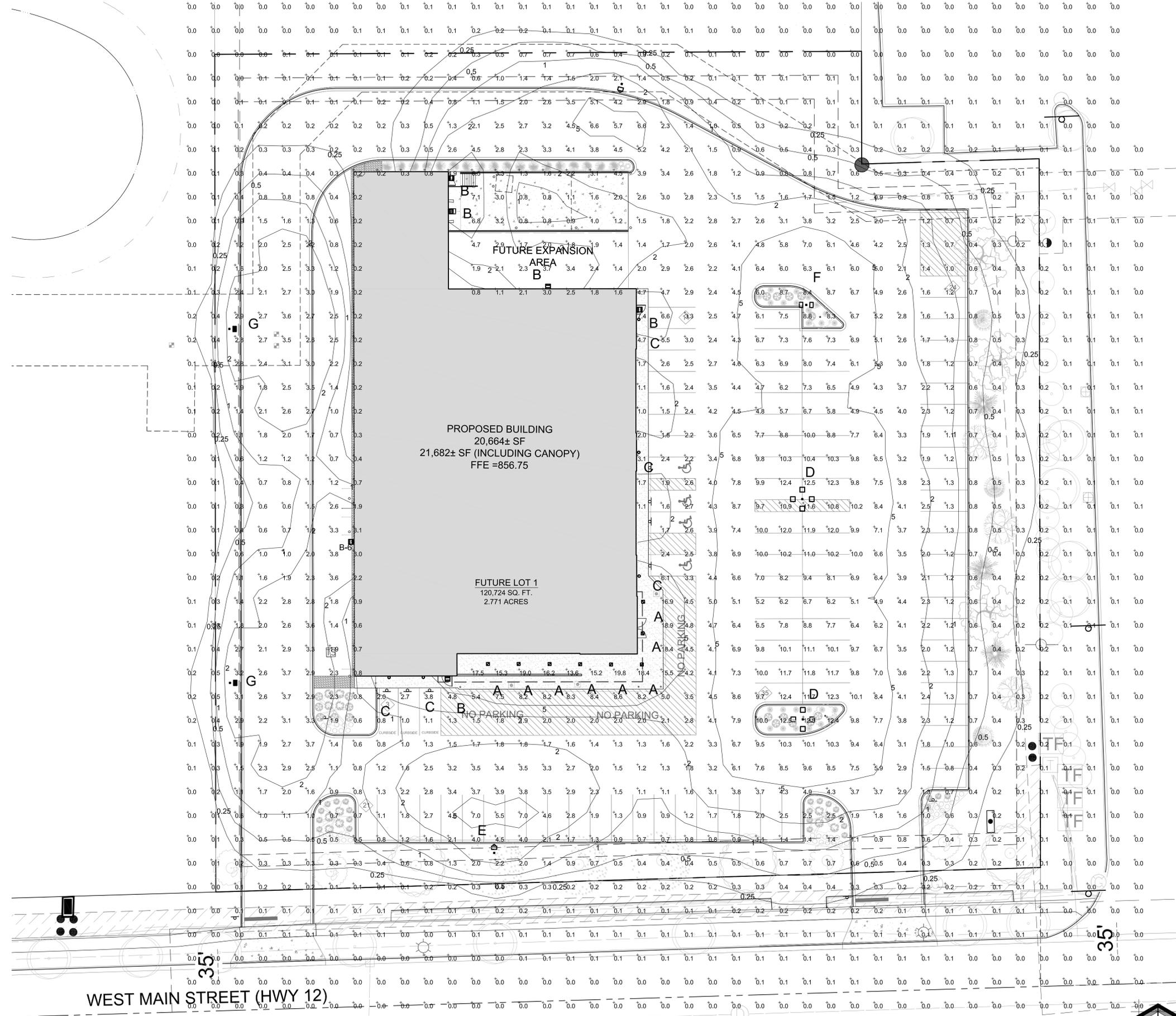
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Sheet Title:

PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN AND LIGHT POLE BASE SECTIONS

Date of Drawing: 04/23/23
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L23-031
Sheet Number:

PHO1.1



1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

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Chapter 19.27 - B-1 COMMUNITY BUSINESS DISTRICT

19.27.010 - Purpose.

The B-1 community business district is established to accommodate retail shopping and service needs in a manner compatible with the desired community character. The district should be located in relative proximity to residential areas and major traffic routes.

(Ord. No. 1914A, 2-18-2016)

19.27.020 - Permitted uses.

Permitted uses in the B-1 district include:

- A. Art, music and school supply stores and galleries;
- B. Antique, hobby and craft shops;
- C. Automotive and related parts stores, without servicing;
- D. Hotels and motels;
- E. Small appliance repair stores, computer or software sales and service;
- F. Barbershops and beauty parlors;
- G. Banks and other financial institutions without drive-through facilities;
- H. Camera and photographic supply stores;
 - I. Caterers;
 - J. Clothing and shoe stores and repair shops;
 - K. Clinics, medical and dental;
 - L. Department stores;
 - M. Drugstores;
 - N. Florist shops;
 - O. Food and convenience stores without gasoline pumps;
 - P. Furniture stores;
 - Q. Hardware stores;
 - R. Insurance agencies;
 - S. Jewelry stores;
 - T. Liquor stores without drive-through facilities;
 - U. Meat markets;
- Resale shops;

- V. W. Paint, wallpaper, interior decorating and floor covering stores;
- X. Professional offices;
- Y. Restaurants without drive-through facilities;
- Z. Self-service laundries and drycleaning establishments;
- AA. Sporting goods stores;
- BB. Stationery stores, retail office supply stores;
- CC. Variety stores;
- DD. Movie theaters;
- EE. Charitable or nonprofit institutions and facilities;
- FF. Tourist homes and bed and breakfasts;
- GG. Existing residences must meet the following standards:
 - 1. Limited to no more than four unrelated persons.
 - 2. Number of parking spaces is determined using the R-3 parking regulations for the residential units.
- HH. Any other similar uses not specifically listed above that are consistent with the purpose of this district;
- II. The second or greater wireless telecommunications facility located on an alternative support structure already supporting a wireless telecommunications facility or on a pre-existing wireless telecommunications facility, per the requirements of Chapter 19.55.
- JJ. Light assembly uses including electronics, pottery, printing, contractor shops (heating, electrical, plumbing, general contracting) provided that there are no significant environmental emissions (odor and waste).

(Ord. No. 1914A, 2-18-2016)

19.27.025 - Permitted accessory uses.

Permitted accessory uses in the B-1 district include:

- A. Garages for storage of vehicles, equipment or materials in conjunction with operation of the principal use on the lot;
- B. Off-street parking and loading areas, subject to landscaping and screening requirements where applicable;
- C. Outside storage and trash dumpsters where located outside of the required yards in Section 19.27.060 of this chapter and enclosed by a decorative opaque fence, wall or landscaping designed to provide a total visual screen;
- D.

Outside display of merchandise, which may be subject to limitations as part of site plan review;

- E. Outside display and temporary storage of motor vehicles where the principal use on the lot includes the sale, repair or servicing of such motor vehicles. No vehicle in inoperable condition shall be stored for greater than thirty days;
- F. Up to two vending machines for dispensing of a product, but only if accessory to a commercial business use. Vending machines may be lit only when the principal use on the lot is in operation, unless such machines are screened from the public right-of-way and adjacent properties;
- G. Outdoor seating for restaurants within designated areas;
- H. Temporary retail uses, such as seasonal and special event sales, subject to the approval of the zoning administrator, who may set specific time and area limitations;
- I. Essential services;
- J. Wireless telecommunications support facilities, per the requirements of Chapter 19.55.

(Ord. No. 1914A, 2-18-2016)

19.27.030 - Conditional uses.

Conditional uses in the B-1 district include:

- A. Entertainment establishments, including clubs, but excluding adult entertainment;
- B. All uses with drive-in and drive-through facilities (for which the conditions shall, among other issues, maintain visual continuity and attractive pedestrian movement along the street fronts);
- C. Automobile and small engine vehicle sales or rental facilities, including incidental repair and service within the principal building;
- D. Automobile repair and service within the principal building;
- E. Car washes;
- F. Private recreation uses;
- G. Public and semipublic uses;
- H. Taverns and other places selling alcoholic beverages by the drink; for which consideration shall be given but is not limited to conditions regarding, the following issues:
 - 1. Parking;
 - 2. Type of business;
 - 3. Signage;
 - 4. Outdoor seating;
 - 5. Provisions for avoiding noise and lighting nuisances;

6. Buffering and fencing consistency;
 7. Compatibility with the immediately surrounding neighborhood or district.
- I. Light assembly/retail uses not permitted elsewhere in this district. Subject to the following restrictions:
 1. No environmental emission (noise, odor, waste);
 2. All truck delivery during weekdays;
 3. All of the requirements of Chapter 19.51, traffic, parking and access, and Chapter 19.57, general performance standards, to be met;
 - J. Gasoline service stations, including incidental repair and service within the principal building;
 - K. Day care centers, adult and child;
 - L. Funeral homes and crematory services;
 - M. Veterinary clinics, provided that no service including animal boarding is offered outdoors;
 - N. More than one principal structure on a lot;
 - O. Large retail and commercial service developments, as described and regulated in Chapter 19.485.
 - P. The first wireless telecommunications facility located on an alternative support structure only, per the requirements of Chapter 19.55.
 - Q. New residential construction or existing residential modification resulting in addition of units or bedrooms. The residential unit must meet the following standards:
 1. A limit of four unrelated persons.
 2. Three hundred fifty square feet of usable open space shall be required for each dwelling unit for structures with two or more units.
 3. Number of parking spaces is determined using the R-3 parking regulations for the residential units.
 4. A first floor residential unit may be permitted if it meets the following standards:
 - a. The unit is ADA compliant.
 - b. Any residential unit access must:
 - i. Exit from the rear of the principal structure; or
 - ii. Have a main street access which must be through a common entryway used by a nonresidential use.
 - c. Not occupy more than fifty percent of the first floor.

(Ord. No. 1914A, 2-18-2016)

19.27.040 - Lot area.

Minimum lot area in the B-1 district is seven thousand square feet for lots existing at the time of adoption of the ordinance codified in this chapter, and fifteen thousand square feet for all other lots.

(Ord. No. 1914A, 2-18-2016)

19.27.050 - Lot width.

Minimum lot width in the B-1 district is fifty feet.

(Ord. No. 1914A, 2-18-2016)

19.27.060 - Yard requirements.

Minimum required yards for principal buildings, outside storage, and dumpsters in the B-1 district are:

- A. Front and street side, fifteen feet (but may be greater if needed to meet fire safety requirements);
- B. Interior side, ten feet, except that no side yard will be required for buildings designed for common wall construction;
- C. Rear, twenty feet, except the rear yard setback to any railroad right-of-way shall be at least fifteen feet under a conditional use;
- D. Shore yard, seventy-five feet. All shoreland shall be in compliance with Chapter 19.46 and in addition may require DNR approval;
- E. Any yard abutting a residential district or residential use, thirty feet or the height of the nearest principal building or structure on the lot being developed, whichever is greater. Such yards shall be subject to the landscape buffer yard requirements of Section 19.57.140, except where abutting a railroad right-of-way with the approval of the plan and architectural review commission;
- F. There shall be no accessory buildings within the required front yard setback.

(Ord. No. 1914A, 2-18-2016)

19.27.070 - Lot coverage.

There is no maximum percentage lot coverage for buildings with the exception of the provisions needed for landscape, circulation, and other site planning considerations. Building size, coverage, and locations must still conform to the other regulations including stormwater management. Landscape and environmental features shall follow principles of sustainability and environmental quality and locate landscape elements in highly visible locations, especially in the fronts of buildings, and should include canopy trees, understory and/or evergreen trees, and shrubs.

(Ord. No. 1914A, 2-18-2016)

19.27.080 - Building height.

Maximum building height in the B-1 district is five stories or one hundred feet (whichever is greater), with the exception that the maximum building height is three stories within one hundred feet of a residential use or a property zoned as a residential district. The maximum building height is also subject to fire safety limitations. The maximum building height may be increased under the provisions of a conditional use permit which will include, but is not limited to, consideration of issues regarding shadows cast by buildings, views, impacts on neighbors, and microclimate.

(Ord. No. 1914A, 2-18-2016)

19.27.090 - Plan review.

Plan review in accordance with Chapter 19.63 shall be required for any development in the B-1 district. Building design shall be consistent with the recommendations of the city's comprehensive (master) plan; contribute to the uniqueness and character of the neighborhood, district and community; and include materials, colors, styles and features tailored to the building's site and context. Substantial modifications to standardized prototype and corporate franchise designs may be required to meet these criteria. Landscaping shall be consistent with the recommendations of the city's comprehensive (master) plan; generous in quantity; aesthetically pleasing; appropriate to the site, community and region; and in accordance with accepted professional standards.

(Ord. No. 1914A, 2-18-2016)

19.27.100 - Park fees.

All residential development shall be subject to a park acquisition fee per dwelling unit and a park improvement fee per dwelling unit, payable before a building permit is issued.

The amount of these fees may be reduced by any fee amount previously paid or credited at the time of subdivision, or by fifty percent if the new housing units are created as a result of the conversion or remodeling of a preexisting building. The park acquisition fee may also be reduced if sufficient land area was provided for park purposes at the time of subdivision, based on the calculations in Section 18.04.030(a) (1) of the Whitewater Municipal Code. The fee amounts shall be set by the city council. The fee will be recommended by the parks and recreation board and then approved by the common council. The fee will be on record at the city clerk's office.

(Ord. No. 1914A, 2-18-2016)