City of Oconomowoc
Plan Commission

Wednesday, May 13, 2020 - 6:30 PM
City Hall - Council Chambers

Notice: If a person with a disability requires that the meeting be accessible or that materials at the meeting be in accessible format, call the City Clerk at least 48 hours prior to the meeting to request adequate accommodations. Tel: 569-2186.

1. Call to Order, roll call and confirmation of appropriate meeting notification.

2. Approval of previous meeting minutes

   a. Minutes of March 11 and April 8, 2020

3. Regular Business

   a. Consider / act on the Major Design Review Plans for the Pabst Farms Apartments, located on Valley Road, east of Old Schoolhouse Road

4. Planning Department Correspondence

   a. April Correspondence 2020

5. Adjourn

_____
Diane Coenen, City Clerk
City of Oconomowoc

Notice is hereby given that a majority of the Common Council may be present at the meeting of the Plan Commission to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the Common Council pursuant to State ex rel. Badke v. Greendale Village Board, 173Wis. 2d 553, 494 N.W. 2d 408 (1993) and must be noticed as such, although the Common Council will not take any formal action at this meeting.

City of Oconomowoc
Plan Commission Meeting Minutes
March 11, 2020

Chairman Nold called the meeting to order at 6:30 pm.

Members Present: Commissioners Steve Ritt, Dean Frederick, Charlie Shaw, John Gross, Ken Brotheridge and Chairman David Nold
Members Absent: Commissioner Robert Lex
Others Present: Sarah Kitsembel, Jason Gallo, Ald. Karen Spiegelberg and Chris Dehnert

2. Approve Minutes of February 12, 2020: Motion by Ritt to approve the February 12, 2020 minutes; second by Brotheridge. Motion carried 6-0.

3a. Consider / recommend the Preliminary Plat to create Pine Ridge Estates West, a 45-lot single-family subdivision and includes an extension of Juniper Lane (Tax Key #OCOC 0539-983.001): Gallo gave a PowerPoint presentation which showed an overview of the location for the proposed subdivision. The property is zoned Suburban Residential, and the applicant is proposing a 45-lot single family residential subdivision which is primarily surrounded by other subdivisions located in the City and Town of Oconomowoc. Gallo noted when the property was initially brought into the City, there appeared to be several options for access points. However, the plat has changed since it was initially brought forth. The use complies with the master plan, and Gallo said the proposed layout includes a main access to the proposed subdivision through Juniper Lane but the City Zoning Code requires there be a second access. Gallo said the plat reflects a secondary road extension which connects to a Town road for an emergency access point only. However, the Town Board denied the applicant's request to allow emergency access on this secondary road extension at their March 2, 2020 meeting. Gallo is concerned with allowing this Plat to proceed with one single access point. He added, according to the Western Lakes Fire District Fire Chief, if there would be a major fire event at the opening of the subdivision it could block access to the remaining homes for up to 8 hours. Gallo noted even if the emergency access point is approved by the Town, there are other issues with the layout: it includes a 600' long cul de sac which does not comply with the zoning code; other options for a second access point have issues; and plats must be acted on within 90 days and this plat was already granted an extension. Gallo recommended denial based on the outstanding issues and the 90 day timeline. Brian Lindgren of Neumann Developments Inc. handed out a summary of access options and reviewed 6 different options. They have been to the Town Board 3 times and heard concerns by the board and residents due to safety. Lindgren believes there is a misunderstanding about the emergency exit and hopes to clarify everything at the Town Board meeting next Monday. Lindgren requested approval of the Plat conditioned on the Town Board approving an emergency access point onto Indianhead Trail. Members asked if they deny or take no action, would the Plat still require Council action; believes they should recommend to deny because nothing has been approved yet by the Town Board; they hope something can be worked out between the Town and developer; could they recommend approval on the condition that the Town Board allow the secondary access point; noted there are other areas in the City where roads have access points for emergency situations only and are gated to the Town or Village; hard to tell the developer that they can't develop because of the Town; and approval of the Plat is not a big issue if the Town allows emergency access. Kitsembel clarified the Plat would still need to go to Council for action but there would also be updated information from the Town at that point. Motion by Ritt to recommend to Council approval of the Preliminary Plat to create Pine Ridge Estates West; subject to the applicant receiving approval from the Town of Oconomowoc Town Board for a second emergency access point only off Indianhead Trail; second by Frederick. There was discussion of whether to insert language into the motion if the Town Board would allow a public road connection but it was agreed to not include this language. Motion carried 6-0.

3b. Consider / recommend the Condominium Plat for Vespera II, Phase I, located on the NE corner of Valley Road and St. Andrews Drive: Gallo reported this property is zoned Residential Multi-Unit Low with a PD overlay district. This is the first phase of this project and includes 4 duplex units for a total of 8 units. The overall development was approved for 13 duplex units or 26 total units. The layout is not changing and the remaining buildings will go in as part of several phases. Gallo provided history of the development and recommended approval of Phase I of Vespera II. Members inquired of the owner, Craig Caliendo, on how many phases there will be. Caliendo said there will be approximately 3 or 4 total phases which is being done for financing purposes. He hopes that all phases will be done within 3 years. Motion by Ritt to recommend to Council the Condominium Plat for Phase I of Vespera II; second by Brotheridge. Motion carried 6-0.

4. Planning Department Correspondence – February: Gallo reported in the month of February there were no requests for temporary use permits, 3 letters were sent for issues and 1 request was received for the expansion of an existing business which he recently heard is not moving forward at this time.

5. Adjourn: Motion by Shaw to adjourn at 7:08 pm; second by Brotheridge. Motion carried 6-0.

Chris Dehnert, Deputy City Clerk

City of Oconomowoc
Plan Commission Meeting Minutes
April 8, 2020

Chairman Nold called the meeting to order at 6:30 pm.

Members Present: Chairman Nold, Commissioners Steve Ritt, Dean Frederick, Charlie Shaw, Robert Lex and Ken Brotheridge

Members Absent: Commissioner John Gross

Others Present: Sarah Kitsembel, Jason Gallo, Mark Frye, Ivan Lam, Atty Stan Riffle

2a. Consider / Recommend the Final Plat for Weston Meadows II, located south of Weston Meadows Subdivision and east of Reddelien Road. Gallo explained this is the final subdivision plat for Weston Meadows II. The plat will create 34 single-family lots, 10 duplex lots for 20 residential units, and an outlot for future multi-family development, which has already been approved by the Plan Commission. The preliminary plat was approved by the City in 2016 and the proposed final plat resembles the layout of the preliminary plat. The zoning is already in place that allows for the single-family, duplex and multi-family. Gallo confirmed the existing woods are to remain and will be preserved as an isolated natural area. There are no outstanding technical concerns with City Staff. The Commissioners were pleased that the woods are to remain, and that language is on the plat that prohibits cutting trees in that area. Motion by Ritt to recommend to Council approval of the Final Plat for Weston Meadows II; second by Lex. Motion carried 6-0.

2b. Consider / Recommend the Condominium Plat Addendum No. 2 for Village Crossing II, located on Belmont Lane, south of Valley Road. Gallo explained this is a condominium plat for Village Crossing II, Addendum #2. The project is located in Pabst Farms. The overall project plan consists of 26 duplex buildings, for a total of 52 units. This plat grants approval for 6 of those buildings, which is 12 units. To date, including the proposed phase, the City approved plats for 16 buildings, which is 32 units. The remaining 20 units will be requested in future phases. The proposed Addendum #2 plat resembles the approved General Development Project Plan that was previously approved. All City Staff are comfortable with the proposed plat. The Commissioners complimented the project and stated the sales of the units must be strong for the applicant to continue to build more units. Motion by Ritt to recommend to Council approval of the Condominium Plat for Village Crossing II, Addendum #2; second by Brotheridge. Motion carried 6-0.

2c. Consider / Recommend the Certified Survey Map to divide one lot into three lots, located on the NE corner of Old School House Road and Valley Road. Gallo stated this is a certified survey map that is located in Pabst Farms that creates three lots and one outlot. The parcel is approximately 71 acres and create lots of around 11 acres, 24 acres and 34.5 acres, plus the outlot at 1.5 acres. Gallo confirmed all lots will comply with zoning requirements. Lot 1 will be used for a future development called the Pabst Farms Apartments. Lots 2 & 3 are currently vacant and there are no known plans for those. The outlot will at some point be dedicated to the City for a future public street that will serve as a second access for the apartment development. The zoning of lot 1 is for multi-family residential and lot 3 is zoned Business Park. Lot 2 will have two different zonings being Suburban Residential and Business Park. Gallo feels the zoning will be addressed when the site develops. City Staff has no concerns with the proposed

certified survey map. The Commissioners asked about the curve in a lot line and future stormwater management pond that will be located in lot 1. Ian Martin from the Mandel Group was present and explained curve was a leftover piece that will be incorporated into lot three. It is acceptable to do this since all lands are under ownership of Pabst Farms. The stormwater pond size has not been determined yet. Engineering is about 90% complete. With the land closing scheduled for May 1, 2020, the focus has been to create the overall lot. Once the engineers know the size and location for the stormwater area, they understand they will need to come back to subdivide lot 1. Also, a CSM only allows up to 4 lots on the document, and the pond outlot would have exceeded that. The Mayor confirmed the stormwater matter has been before the Pabst Farms Joint Stormwater District for preliminary review. Once created, the future pond will be transferred to the District and be designed to be expandable for developments to the west, becoming a regional pond. Attorney Riffle recognizes this CSM does not dedicate or create a reservation for a future City street. The Commission wanted the Meeting Minutes to reflect that Outlot 1 will be dedicated to the City in the future and used for a public street. Mr. Martin confirmed that the outlot will be dedicated through a developer's agreement or any other means that the City may request. The outlot is located in a spot that matches up with the road per their site plan. The outlot is wide enough to accommodate a City public street. Also, the amount of land remaining in lot 3 is large enough to allow for a future development. Motion by Ritt to recommend to Council approval of the Certified Survey Map for Pabst Farms; second by Brotheridge. Motion carried 6-0.

3a. Planning Department Correspondence – March 2020: Gallo reported in the month of March there were 2 temporary use permits, 2 letters sent for various issues and 1 request was received for occupancy for an existing business that is changing ownership.

The Mayor stated that this was his last meeting as a Plan Commissioner, and it has been an honor to serve on the Commission. He feels the City is being left in good hands. He also wanted to recognize that this is the last meeting for Commissioners Lex and Shaw. He thanked them both for their years of service to the City.

4. Adjourn: Motion by Lex to adjourn at 6:51 pm; second by Ritt. Motion carried 6-0.

Jason Gallo, AICP
City Planner / Zoning Admin.

Planning Staff Report

City of Oconomowoc

Plan Commission –5/13/2020

Pabst Farms Apartments

Major Design Review

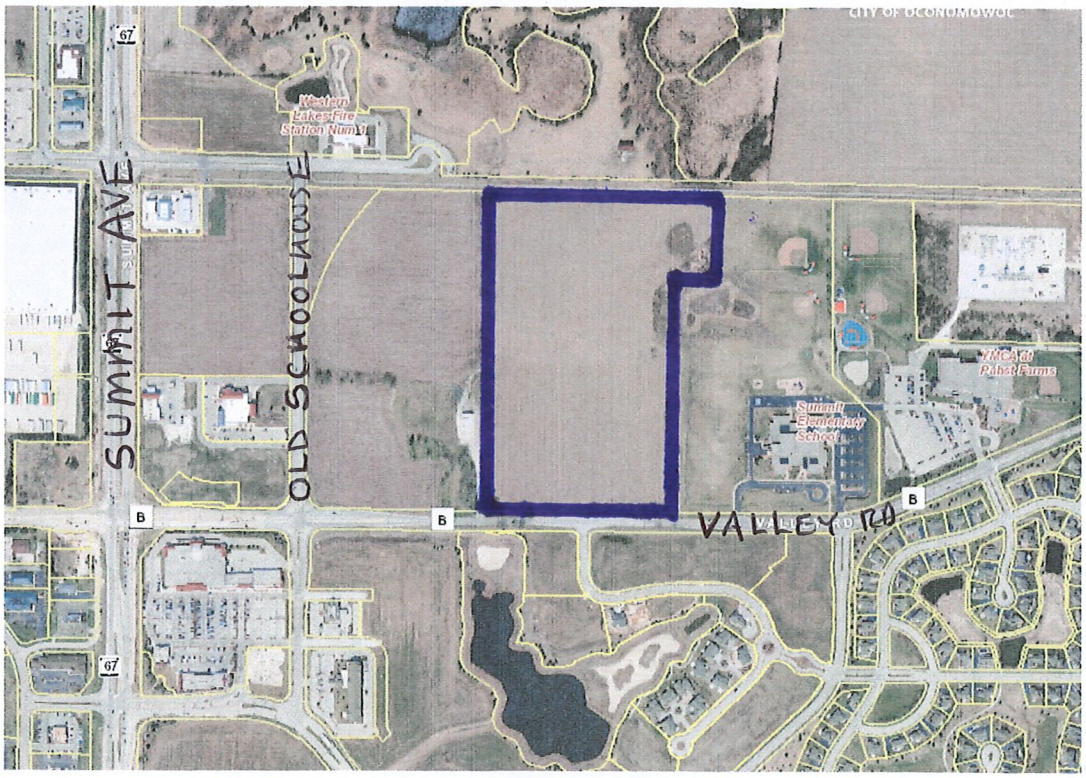
Summary: The applicant submitted Major Design Review site plans for the new construction of 302 residential apartments. The project includes a clubhouse and various detached parking garages.

Property Location: North side of Valley Road, east of Old Schoolhouse Road
Lot 1 of a recently approved certified survey map

Property Owner: Mandel Group
Emily Cialdini & Ian Martin
330 E. Kilbourn Avenue, Suite 600 South
Milwaukee, WI 53202

Applicant: Emily Cialdini & Ian Martin
Same as Owners

Existing Zoning: RMH – Residential Multi-Unit (High)
Existing Land Use: vacant
Proposed Land Use: 302 Residential Apartments



Location Map

Major Design Review (Site Plan): Bulk Requirements:

Setback/Code Requirements	Proposed (ft)	Code (ft)	Compliance
Front (Valley Road)	20'	20' min.	**Yes**
Side (east)	40'	10' min.	**Yes**
Side (west)	30'	10' min.	**Yes**
Rear (south)	300'+	20' min.	**Yes**
Building Height	39' - tallest (Townhomes)	45'	**Yes**
Paved Surface Setback	15'	3' (Side)	**Yes**
Parking	600*	613	**See note**

* The 600-parking count number does NOT include the garage apron stalls (6 per building, but not on the Townhome buildings) that would yield an additional 108 on-site parking stalls for guests or residents.

Use:
This project includes 302 apartment units. The units will be grouped in either 14-unit buildings, 18-unit buildings or 5-unit Townhomes. There is also a clubhouse building, detached garages, dog enclosures, and other community outdoor areas. The intended use complies with the existing zoning and the City's Comprehensive Land Use Plan.

Number of Units:
There will be a total of 302 apartment units. This includes (8)14-unit buildings (112 units); (10) 18-unit buildings (180 units); and (2) townhouse buildings (10 units).

Housing Ratio:
The additional apartment units increase the multi-family ratio from 38.7% to **40.6%** and reduces the single-family from 61.3% to **59.4**%. Many of these multi-family units are under condominium ownership. The Land Use Plan encourages that condominiums should be removed from multi-family and counted as single-family. If the condos were transferred to the single-family the ratio would change to approximately 70% single-family and 30% multi-family. Additional single-family development is also in the pipeline. Staff feels there is a good balance of housing mix in the City and will continue to track the housing inventory.

Density:
In the RMH zoning district the maximum density is up to 12 dwelling units per acre. The site is approximately 34.44 acres in size allowing for up to residential dwelling 413 units. This project is well below the allowable density with 302 units. In calculating density this project is at 8.77 units per acre, 302 units / 34.44 acres.

Parking:
The Zoning Ordinance requires 1.5 parking stalls for each studio or one-bedroom apartment; 2 parking stalls per unit for 2 bedroom or greater and .25 parking stalls per

unit for visitors. There are 134 one-bedroom units, resulting in the need for 201 stalls, there are 168 two- and three-unit apartments, resulting in the need for 336 stalls. A total of 76 stalls are required for visitors. The total parking requirement is 613 (201+336+76). The applicant is proposing a total of 600 stalls, this includes inside garages and striped stalls. The 600 number does not include garage apron stalls, which would yield an additional 108 stalls for guests and residents (708 total). Staff is comfortable with the parking counts provided. If parking becomes an issue, there is space on the site to add additional asphalt such as north of buildings 4 & 15.

Landscaping:

A landscaping plan was submitted that slightly exceeds the City requirements. The submitted plan indicates 34,531 points of landscaping plantings, while 34,414 are required. The plantings include a mix of deciduous trees, evergreen trees, shrubs, grasses, and perennials. Staff is more than comfortable with the proposed landscaping.

Wetland:

There is one documented wetland in the northeast corner of the site. The wetland was delineated by a wetland ecologist in 2016. Since the delineation is less than 5 years old, it is considered a valid report. The report identified one wetland pocket that is .32 acres in size. This area is shown as a wetland on the site plans and will remain as undisturbed area.

The Army Corps of Engineers has confirmed in the letter dated 2/3/20, there are no on-site waters related to the wetland.

Drainage / Stormwater:

The applicant has prepared a detailed stormwater report for the development. The plans were reviewed by City Staff. The site is located in the Pabst Farms area, so the plans also require review by the Pabst Farms Stormwater District. The Plans are on the PFSD agenda for final approval in May. The site is very flat. The applicants will be draining all parking areas and rooftops to the north.

Utilities:

The City Utilities has the capacity to handle the additional wastewater, water and electrical demands. Staff has reviewed the utility plans there are some outstanding technical items that need to be addressed. These can be a condition of approval. The applicants are aware of the outstanding concerns and are working on getting those addressed. No building permits will be released until the final technical items are addressed. The outstanding matters will not affect the overall layout and project site design.

Lighting:

The applicant has submitted a detailed lighting photometric plan. The plan shows the point by point photometrics identifying the amount of foot candles of light. The plan shows a combination of the Pabst Farms decorative poles, wall mounted fixtures and bollards There will be low light levels at the property lines, conforming with the .5 maximum foot-candle of light at any property line. The parking lots will have less than

the required .5 foot-candle lighting levels. In the April 16, 2020 letter the applicant is asking for relief to allow areas to be reduced to .1 foot-candle levels. They feel with the residential use, the lower lighting levels is a better fit for the intended use.

Architecture:

The Architectural Commission is reviewing the building architectural design, materials and colors on May 13, 2020.

Access:

The site will have two access points. One being the main access point from Valley Road, and the other being from a secondary roadway that is to be installed connecting to Old Schoolhouse Road. All internal roadways will be private drives. The property owner will be responsible for maintaining the private drives. Staff is comfortable with the proposed number, location & layout of the proposed access points and private drives.

Sidewalks:

The applicant agreed to place sidewalk the entire length of the property adjacent to Valley Road. This sidewalk will be dedicated as public. There will also be private sidewalk throughout the project area. No sidewalk is being provided on the street extension to Old Schoolhouse Road. That will go in as the lots to the north and south develop. The Apartments will have sidewalk abutting to this right-of-way for a future connection.

Planning Comments:

The City amended the land use plan, changed the zoning to multi-family, and created the site via a certified survey map all for this particular use. Review of the Major Design Review plans is the final piece of the approval process. The project still requires building and fire review and issuance of building permits. Planning staff feels this use will bring additional options to the residents of the City that will allow them to continue to live in the City without the burden of home ownership or bring in new residents to reside in the City. Staff supports the plans as submitted.

Recommendation:

Plan Commission **APPROVE** the major design review plans for Pabst Farms Apartments on Valley Road, subject to the applicant addressing all technical items in the May 1, 2020 letter prior to release of building permits.

Submitted by: _____
Jason Gallo, AICP
City Planner/Zoning Administrator

City of Oconomowoc
Department of City Planning
174 E. Wisconsin Avenue, Oconomowoc, WI 53066
updated: 01.2018

STAFF RECOMMENDATION FORM

TYPE OF REQUEST: MAJOR DESIGN REVIEW

PROJECT NAME: PABST FARMS APARTMENTS

TAX KEY NO.:

PROJECT ADDRESS/LOCATION: NORTH SIDE VALLEY ROAD - PABST FARMS

RECOMMENDATION SIGNATURES

CITY PLANNER: Date: 4-30-20
Comments:

CITY ENGINEER: OK PER E-MAIL (JG) Date: 5-1-20
Comments:

DIRECTOR OF PUBLIC WORKS: Date: 05.07.20
Comments:

WASTEWATER: OK PER E-MAIL (JG) Date: 4-30-20
Comments:

WATER: Date: 5/5/20
Comments: Subject to Tech Review comments being addressed

ELECTRIC: Date: 5/6/20
Comments:

PARKS, RECREATION & FORESTRY: OK PER E-MAIL (JG) Date: 5-7-20
Comments: OBTAIN NECESSARY WAUKESHA COUNTY PERMITS FOR TRAIL

POLICE CHIEF: Date: 4/30/20
Comments:

FIRE: Date: 5-5-20
Comments: Subject to technical review comments being addressed.

DIRECTOR OF FINANCE: OK PER E-MAIL (JG) Date: 5-5-20
Comments:

ECONOMIC DEVELOPMENT DIRECTOR: Date: 4-30-20
Comments:

APR 21 2020

Development Application

Department of City Planning
174 E. Wisconsin Avenue Oconomowoc, WI
www.oconomowoc-wi.gov | 262.569.2166

X	Description	Administrative Fee
	Administrative Design Review	$ 75.00
X	Major Design Review	$ 75.00
	Conditional Use Permit	$ 500.00
	Zoning Determination Letter	$ 100.00
	Temporary Use Permit	$ 75.00
	Temporary Use Permit - Renewal	No Charge
	Variance	$ 425.00
	Special Exceptions	$ 425.00
	Appeals of Zoning Administrator	$ 300.00
	Zoning Map Amendment (From To)	$ 425.00
	Zoning Text Amendment	$ 425.00
	Comprehensive Plan Amendment	$ 300.00
	Planned Development District Step 1: Pre-application Conference	No Charge
	Step 2: Concept Plan Review	$ 75.00
	Step 3: General Development Plan Review	$ 200.00
	Preliminary or Final Plat Review	$ 75.00
	Certified Survey Map or Extraterritorial Plat/CSM Review	$ 75.00

***NOTE: Administrative filing fees are due at the time an application is filed with the City Clerk's Office and are not refundable. In addition to the Administrative fees, City Staff time (City Engineer, City Planner & City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date: 4.21.2020

Project/Business Name: Pabst Farms Apartments

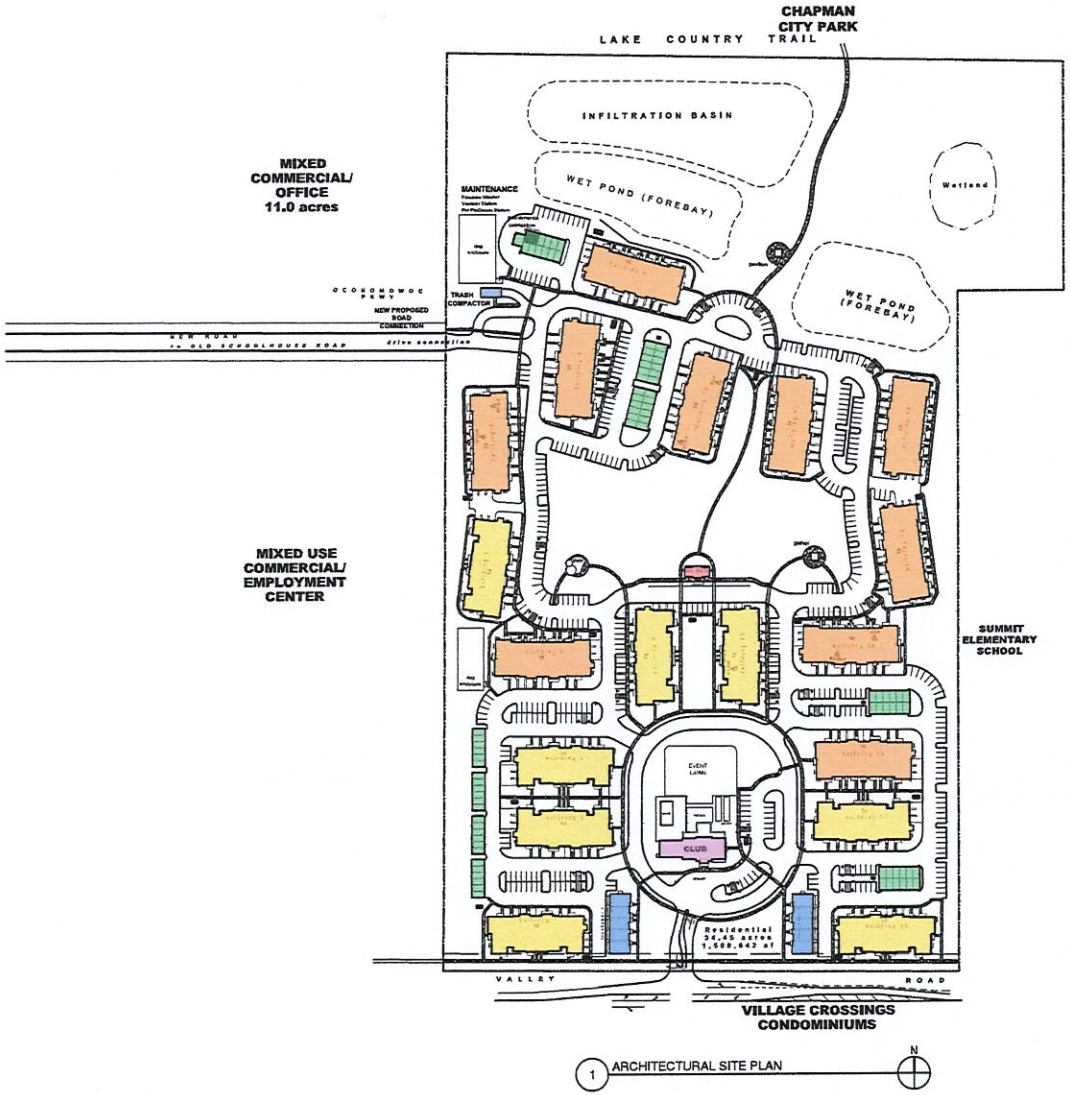
Address/Location:

City, State, Zip Code:

Proposed Use of Property:

Applicant: Pabst Farms Apartments LLC an affiliate of Mandel Group, Inc.	**Property Owner:**
Address: 330 E. Kilbourn, Suite 600	**Address**
City/State/Zip Milwaukee, WI 53202	**City/State/Zip:**
Phone: 414.322.7782	**Phone:**
E-mail: jmartin@mandelgroup.com	**E-mail:**
Signature: Juan D. Martin VP Development	**Signature:**

This form is not valid unless signed by Owner or Agent under a written power-of-attorney (please provide). I, Owner/one of the Owner's of the property, declare that this application (including any accompanying documents) has been examined by me and to the best of my knowledge and belief is true, correct and complete. I further accept all liability, which may be a result of the City of Oconomowoc relying on this information I am providing in this application.



1 ARCHITECTURAL SITE PLAN

GENERAL SITE NOTES:

1. THIS ARCHITECTURAL SITE PLAN IS TO BE USED FOR GENERAL INFORMATION, BUILDING IDENTIFICATION, AND RELATIVE POSITIONING OF THE BUILDINGS ONLY. FOR PRECISE SITE DOCUMENTATION INCLUDING, BUT NOT LIMITED TO, GEOMETRY, GRADING, UTILITIES, WATER, SEWER, DRAINAGE AND ADA SITE ACCESSIBILITY, REFER TO DRAWINGS BY CIVIL ENGINEER. PERMITS ON SUCH PORTION OF WORK TO BE SUBMITTED SEPARATELY.
2. COORDINATE WITH ALL ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING DOCUMENTS AFFECTING CONSTRUCTION PRIOR TO FABRICATION, PURCHASE OR INSTALLATION OF ANY EQUIPMENT.
3. SEE CIVIL DRAWINGS FOR SITE ACCESSIBILITY REQUIREMENTS.
4. RETAINING WALLS OVER 30" IN HEIGHT WILL HAVE 42" GUARDRAILS WITH RAIL SPACING OF LESS THAN 4" CLEAR.
5. SEE CIVIL FOR CURB CUTS AND SIDEWALK INFORMATION.
6. PROVIDE SIGNAGE FOR USE BY FIRE DEPARTMENT INDICATING SPRINKLER EQUIPMENT ROOM AND FIRE PROTECTION EQUIPMENT COMPONENTS. SPRINKLER EQUIPMENT ROOM DOOR ASSEMBLIES SHALL BE PROVIDED WITH A SIGN CONFORMING TO THE REQUIREMENTS OF NFPA-13 AND SHALL BE AT LEAST 4" IN HEIGHT AND SHALL READ "SPRINKLER CONTROL VALVES". G.C. TO PROVIDE SHOP DRAWING SUBMITTAL TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
7. ALL SITE WORK AND LANDSCAPING IS TO BE ESTABLISHED AND DESIGNED BY CIVIL AND LANDSCAPE ARCHITECT.
8. REFER TO CIVIL DRAWINGS FOR DIMENSIONAL CONTROL PLAN AND GRADING
9. REFER TO CIVIL DRAWINGS FOR FIRE HYDRANT LOCATIONS.
10. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR TRANSFORMER LOCATIONS. (TO BE VERIFIED WITH LOCAL UTILITY SERVICE.)
11. REFER TO CIVIL DRAWINGS FOR BUILDING ELEVATIONS, CURB CUTS AND SIDEWALK INFORMATION.
12. PROVIDE BELOW GRADE WATERPROOFING SYSTEM INSTALLED AT EXTERIOR WALLS SUBJECT TO HYDROSTATIC PRESSURE DUE TO INTERIOR ENVIRONMENT LOCATED BELOW EXTERIOR GRADE. SYSTEM TO BE INSTALLED CONTINUOUSLY OVER CONCRETE FOOTINGS BASED ON ACTUAL SYSTEM USED.
13. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR, TO EXISTING CONDITION, ANY DAMAGE TO EXISTING CONSTRUCTION, EQUIPMENT OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATIONS, ADDITIONS OR REMOVAL. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR AND SHALL REPAIR TO EXISTING CONDITION, ANY DAMAGE TO EXISTING UNDERGROUND UTILITIES, PIPING, CONDUIT OR EQUIPMENT.

VICINITY MAP:

ACCESSIBLE UNIT CALCULATIONS

TOTAL UNITS = 302
REQUIREMENT PER BUILDING CODE 1107.6.2.2.1

1. (7) TYPE-A UNITS NEEDED

2. UNITS HAVE BEEN DISPERSED AROUND THE SITE AND ASSIGNED IN PROPORTION TO THE PERCENTAGES OF UNIT CLASSIFICATIONS.

COLOR KEY

- 14-UNIT BUILDINGS
- 18-UNIT BUILDINGS
- TOWNHOMES
- CLUBHOUSE
- GARAGES
- MAIL KIOSK
- TRASH COMPACTOR

OVERALL PARKING TOTALS

TYPE	NUMBER	NOTES:
ATTACHED APT. GARAGES - REG	105	
ATTACHED APT. GARAGES - HC	3	
DETACHED GARAGES - REG	50	
DETACHED GARAGES - HC	2	
ATTACHED TH GARAGES - REG	19	
ATTACHED HC GARAGES - HC	1	
OPEN PARKING APT. AND TH - REG	359	
OPEN PARKING APT. AND TH - HC	8	
OPEN PARKING AMENITY - REG	20	
OPEN PARKING AMENITY - HC	1	
TOTAL	526	

FIRE ACCESS LEGEND

- FIRE HYDRANT LOCATION
- FIRE DEPARTMENT PERSONNEL ACCESS POINT
- STANDPIPE CONNECTIONS
- TRAFFIC DIRECTION
- PARKING SPACE COUNT

ISSUE DATE: 04/23/2020

REVISIONS

MANDEL GROUP

PABST FARMS

OCONOMOWOC, WI

BSB DESIGN
BSBDESIGN.COM

220 N. Smith St.
Palatine, IL 60067
847-705-3250

JOB NO. MP18026.00 PROJ MGR: MP
DRAWN: MI, PG, KL, SB CHECKED: JK

ARCHITECTURAL SITE PLAN

A0.02

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

April 21, 2020

Jason Gallo, AICP
City Planner / Zoning Administrator
City of Oconomowoc
174 E. Wisconsin Ave
Oconomowoc, WI 53066

Dear Mr. Gallo:

Pabst Farms Apartments LLC, an affiliate of Mandel Group, Inc. (“Mandel”) is pleased to present our development plans to the Plan Commission for final site plan approval. The project consists of a 302-unit luxury, multifamily development located within Pabst Farms, a 1,500-acre master planned community, near the northeast corner of Old School House Road and Valley Road.

The Development Team
We believe in creating best-in-class apartment communities and our efforts at Pabst Farms have been no exception. For this development, Mandel has retained the top consultants in the industry including BSB Design for architecture, KSingh & Associates for civil engineering, Applied Ecological Services for landscape architecture, and Leedy Petzold for site lighting and photometrics.

The site is currently zoned as Residential Multi-Unit High. Our development plans comply with all underlying zoning requirements. We have undergone City staff technical review and have worked with City staff to address all of their comments. A development agreement is underway and drafts are currently being exchanged with the City attorney.

As mentioned during our CSM application process, we understand a separate outlot will need to be created for the Pabst Farms Joint Stormwater District Community detention facility. We are still working through final approvals on the stormwater management plan and design, and will submit a separate CSM for the outlot once plans are approved.

We also understand that the portion of land which will encompass the new public road connecting Lot 1 to Old Schoolhouse Road will be dedicated to the City once construction is complete. In order to simplify the dedication process, we have created a separate Outlot 1 for the connector road. We will work with City staff to ensure the dedication and construction follow proper procedures. The terms of the dedication and standards required by the City will be included within our development agreement to be reviewed and approved by the City Common Council at a later date.

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

Plan Reference
Included herein are the following:

- Building Renderings
- ALTA Survey prepared by Chaput Land Surveys
- Civil Engineering Overview Plans prepared by KSingh
- Landscape Plans and Counts prepared by AES
- Site Lighting and Photometric plan prepared by Leedy Petzold

We are excited for the opportunity to be a part of the Pabst Farms development and the Oconomowoc community. Thank you in advance for your consideration of our development plans. We welcome the chance to answer any questions you have regarding our company and/or our application.

Very Truly Yours,

Emily Cialdini
Senior Development Associate
ecialdini@mandelgroup.com
414-270-2764

MANDEL GROUP

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

April 16, 2020

Jason Gallo, AICP
City Planner / Zoning Administrator
City of Oconomowoc
174 E. Wisconsin Ave
Oconomowoc, WI 53066

Dear Mr. Gallo:

Pabst Farms Apartments LLC, an affiliate of Mandel Group, Inc. ("Mandel") is pleased to present our development plans for a second technical review. Mandel and project team have addressed all City comments noted on the Technical Review Comment Letter prepared by Jason Gallo and dated March 13, 2020.

Included under cover of this letter is a copy of the March 13th review letter with a detailed response on how the item has been addressed.

Plan Reference
Included herein are the following items:

1. ALTA Survey prepared by Chaput Land Surveys (Existing Site Plan)
2. Architectural Elevations and Site prepared by BSB (Included for refence to Life Safety & Fire Requirements per Fire Department Comments and Electric Meter Locations Per L.Caine Comment)
3. Civil Engineering Plans prepared by KSingh (Site Plan, Proposed Grading, Erosion Control, Stormwater, Utility Plan, Fire Truck Turning Exhibit & Setback Exhibit)
4. Landscape Plans, Counts and Irrigation Plan prepared by AES
5. Site Lighting and Photometric plan prepared by Leedy Petzold
6. Stormwater Management Plan prepared by KSingh
7. Stormwater Management Agreement prepared by Mandel
8. Wetland Delineation Report prepared by RA Smith and dated September 29th, 2016
9. Approved Jurisdiction Determination from the Army Corps of Engineers dated February 3, 2020.

Lighting Variance
The site lighting plan depicts the use of 80-watt fixtures throughout the site. The average foot candles across the site is 1.2 fc. The minimum foot candles is 0.1 fc. We are requesting a variance from compliance with the Oconomowoc Zoning Ordinance Section 17.211(6)(d) which calls for a minimum light level of 0.5 foot candles on parking and drive lane surface. To avoid nuisance light levels as described in Section 17.211(6)(e)(1), we request a minimum of 0.1 fc to avoid high

330 East Kilbourn Avenue
Suite 600 South
Milwaukee, Wisconsin 53202
414 . 347 . 3600
mandelgroup.com

light levels adjacent to resident windows. During neighborhood and public meetings, several neighbors shared concern regarding the light level and brightness on the site. We want to be sensitive to nearby neighbors and provide a minimal light level that offers safety and visibility onsite, but does not affect neighboring properties. Our residents will also prefer lower light levels as their living spaces and bedrooms are directly adjacent to parking areas. We believe that the Section 17.211(6)(d) is intended for guidance on public parking lots, not private parking lots adjacent to residential units. Furthermore, the Illuminating Engineering Society (IES) calls for light levels for basic convenience situations and low-activity levels for ages 25-65 to be 1 lux or 0.1 fc (10 lux = 1fc).

Updated Proposed Water Meter Size

1. Building Type 1 (18-unit Building): 172 WSFU 61 GPM, 325 DFU - 2" DCW required (2" building meter) (4" combined FP and DCW) 6" San
2. Building Type 2 (14-unit Building): 155 WSFU 57 GPM, 204 DFU - 2" DCW required (2" building meter) (4" combined FP and DCW) 6" San
3. Townhome Building: 93 WSFU 42 GPM, 160 DFU - 1-1/2" DCW required (1-1/2" building meter) (4" combined FP and DCW) 4" San
4. Clubhouse: 65 WSFU 58 GPM, 61 DFU - 2" DCW required (1-1/2" building meter) 4" San
5. Garage: 9 WSFU 7 GPM, 8 DFU - 3/4" DCW required (3/4" building meter) 4" San

We are excited for the opportunity to be a part of the Pabst Farms development and the Oconomowoc community. Thank you in advance for your consideration of our development plans. We welcome the chance to answer any questions you have regarding our company and/or our application.

Very Truly Yours,

Emily Cialdini
Senior Development Associate
ecialdini@mandelgroup.com
414-270-2764

MANDEL GROUP

14 Unit Building

Pabst Farms
Oconomowoc, WI

BSB DESIGN
BSBDesign.com

April 15, 2020

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

MANDEL GROUP

18 Unit Building

Pabst Farms
Oconomowoc, WI

BSB DESIGN
BSBDesign.com

April 15, 2020

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

MANDEL GROUP

Townhome Building

Pabst Farms
Oconomowoc, WI

BSB DESIGN
BSBDesign.com

April 15, 2020

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

MANDEL GROUP

Amenity Club Building

Pabst Farms
Oconomowoc, WI

October 7, 2019

BSB DESIGN
BSBDesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2019 BSB Design, Inc.

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

LEGAL DESCRIPTION

PARCEL 1:
Lot One (1) in CERTIFIED SURVEY MAP NO. 9337, being a redivision of Lot Two (2) of Certified Survey Map No. 9291 in the Southeast One-quarter (1/4) of Section Ten (10) and the Southwest One-quarter (1/4) of Section Eleven (11), in Township Seven (7) North, Range Seventeen (17) East, in the City of Oconomowoc, County Waukesha, State of Wisconsin, and recorded in the Register of Deeds of Waukesha County on March 11, 2002 in Volume 85 of Certified Survey Maps at Pages 8 to 11 inclusive, as Document No. 2775304. Excepting therefrom those lands conveyed to the City of Oconomowoc in a Quit Claim Deed recorded on June 18, 2008 as Document No. 3580801. Also excepting therefrom those lands conveyed to Waukesha County in a Quit Claim Deed recorded on June 18, 2008 as Document No. 3580823. All excepting therefrom those lands conveyed to the City of Oconomowoc in a Warranty Deed recorded on July 24, 2012, as Document No. 3935520. Tax Key No. OCOC 0616-999-007

PARCEL 2:
Parcel Thirteen (13) of CERTIFIED SURVEY MAP NO. 9172, being a division of lands in the Northwest One-quarter (1/4), Northeast One-quarter (1/4), Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of the Southeast One-quarter (1/4) and the Southwest One-quarter (1/4) and Southeast One-quarter (1/4) of the Northeast One-quarter (1/4) all in Section Ten (10), in Township Seven (7) North, Range Seventeen (17) East, and lands in the Northwest One-quarter (1/4), Northeast One-quarter (1/4), Southeast One-quarter (1/4) and Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Eleven (11), in Township Seven (7) North, Range Seventeen (17) East, in the City of Oconomowoc, County of Waukesha, State of Wisconsin, recorded in the Office of the Register of Deeds for Waukesha County, on April 25, 2001 in Volume 83 of Certified Survey Maps at pages 39 to 44 inclusive, as Document No. 2647599 and corrected by an Affidavit of Correction recorded on July 29, 2002 as Document No. 2825935. Excepting therefrom those lands conveyed to the City of Oconomowoc in a Warranty Deed recorded on July 24, 2012, as Document No. 3935521. Also excepting therefrom those lands platted as Certified Survey Map No. 11156 recorded on March 4, 2014 in Book 109, Pages 280 to 282, inclusive, as Document No. 4068451. Also excepting therefrom those lands conveyed to the State of Wisconsin, Department of Transportation in an Award of Damages recorded on October 23, 2014 as Document No. 4106595.

PARCEL 3:
Lot One (1) and Outlot One (1) of CERTIFIED SURVEY MAP NO. _____, a redivision of part of Lot One (1) of Certified Survey Map No. 9337 and part of Parcel Thirteen (13) of Certified Survey Map No. 9172, in the Northeast One-quarter (1/4), Southeast One-quarter (1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Ten (10), and the Northwest One-quarter (1/4) and Southwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Eleven (11), in Township Seven (7) North, Range Seventeen (17) East, in the City of Oconomowoc, Waukesha County, Wisconsin, and recorded in the Office of the Register of Deeds for Waukesha County, Wisconsin on _____, 2020 in Book _____ of Certified Survey Maps, on Pages ____ to _____, as Document No. _____.

VICINITY MAP

PARKING SPACES

There are no parking spaces marked on this site.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0154G, effective date of September 26, 2008, this site falls in Zone X (Areas of minimal flood hazard).

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20191104954.

LAND AREA

The Land Area of the Parcel 1 is 2,990,039 square feet or 68.6418 acres.
The Land Area of the Parcel 2 is 100,993 square feet or 2.3184 acres.

Total Land Area is 3091032 square feet or 70.9602 acres.

CLIENT

Mandel Group

SITE ADDRESS

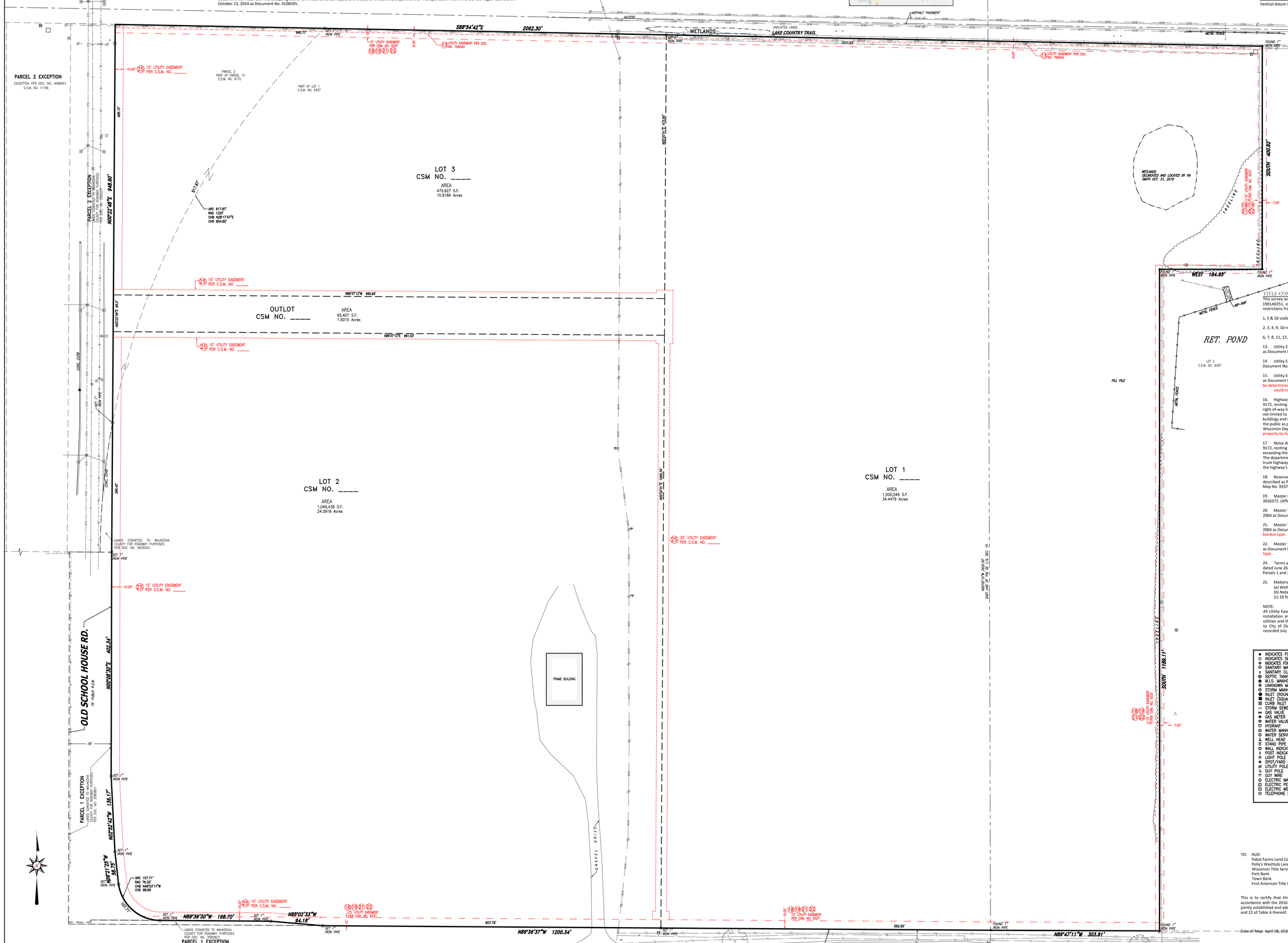
Old School House Road & Valley Road, City of Oconomowoc, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the East line of the SE 1 /4 bears N00°10'05"W

VERTICAL DATUM

Vertical datum is based on National Geodetic Vertical Datum of 1929.



MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: Sec. 17.205.
Site is zoned: BP (Business Park)
Front setback Principal Structure: 15 feet
Side setback Principal Structure: 20 feet
Rear setback Principal Structure: 20 feet
Maximum building height Principal Structure: 50 feet
Front setback Accessory Structure: nor permitted
Side setback Accessory Structure: 6 feet
Rear setback Accessory Structure: 10 feet
Maximum building height Accessory Structure: 15 feet

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. 19014025L1, effective date of March 10, 2020 which lists the following easements and/or restrictions from schedule B-II:

1, 5 & 26 visible evidence shown, if any.

2, 3, 4, 9, 10 not survey related.

6, 7, 8, 11, 12, 23 & 25 deleted.

13. Utility Easement recorded on July 29, 1970 in Volume 1199 of Deeds at page 44, as Document No. 765540. Affects property by location, shown.

14. Utility Easement recorded on May 18, 1940 in Volume 285 of Deeds at page 607, as Document No. 231163. Affects SW1/4 of Section 11, general in nature, cannot be plotted.

15. Utility Easement recorded on April 10, 1925 in Volume 195 of Deeds, at Page 110, as Document No. 137422. (Affects Parcels 1 and 2) The affect of this easement cannot be determined per the description. A current record of the location of Silver Lake Beach Road could not be found.

16. Highway setback restriction as noted on the recorded plat of Certified Survey Map No. 9172, reciting as follows: No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in Section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. (Affects Parcels 1and 2) Affects property by location.

17. Noise Abatement notation as noted on the recorded plat of Certified Survey Map No. 9172, reciting as follows: The lots of this land and division may experience noise at levels exceeding the levels in s. Trans 405.04 Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state truck highways or connecting highways, in the absence of any increase by the department to the highway's through land capacity. (Affects Parcels 1 and 2) Affects property by location.

18. Reservation for 7.5 and 15 foot utility easements affecting portions of the premises described as Parcel 1 in Schedule A hereof, as shown on the recorded plat of Certified Survey Map No. 9337 and _ _ _ _ _. Affects property by location, shown.

19. Master Electric Utility Easement Agreement recorded on July 1, 2003 as Document No. 3016372. (Affects Parcels 1 and 2) Affects property by location, blanket type.

20. Master Telecommunications Utility Easement Agreement recorded on September 2, 2004 as Document No. 3200891. (Affects Parcel 2) Affects Parcel 2, blanket type.

21. Master Telecommunications Utility Easement Agreement recorded on November 9, 2004 as Document No. 3221196. (Affects Parcels 1 and 2) Affects property by location, blanket type.

22. Master Telecommunications Utility Easement Agreement recorded on March 2, 2005 as Document No. 3254257. (Affects Parcels 1 and 2) Affects property by location, blanket type.

24. Terms and provisions of an Agreement as evidenced by an Affidavit of Agreement dated June 26, 2002 and recorded on June 28, 2002 as Document No. 2815918. (Affects Parcels 1 and 2) Affects property by location, blanket type.

25. Matters shown on the proposed Certified Survey Map, as follows:
(a) Wetlands
(b) Note regarding utility easements
(c) 10 foot and 20 foot utility easements. Affects property by location, shown.

NOTE:
All Utility Easements are granted to the City of Oconomowoc for the purpose of installation and maintenance of public storm, water, wastewater, and electric utilities and their related appurtenances. Terms of Utility Easements are subject to City of Oconomowoc Master Utility Agreement dated June 30, 2003 and recorded July 1, 2003 as document number 3016372.

LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

TO: HUD
Pabst Farms Land Company II, LLC
Polly's Washtub Land South LLC, a Wisconsin limited liability company
Wisconsin Title Service Company, Inc.
Park Bank
Town Bank
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 11, 20 and 22 of Table A thereof. The field work was completed on April 08, 2020.

Date of Map: April 08, 2020

WISCONSIN DONALD C. CHAPUT S-1316 MILWAUKEE WI LAND SURVEYOR

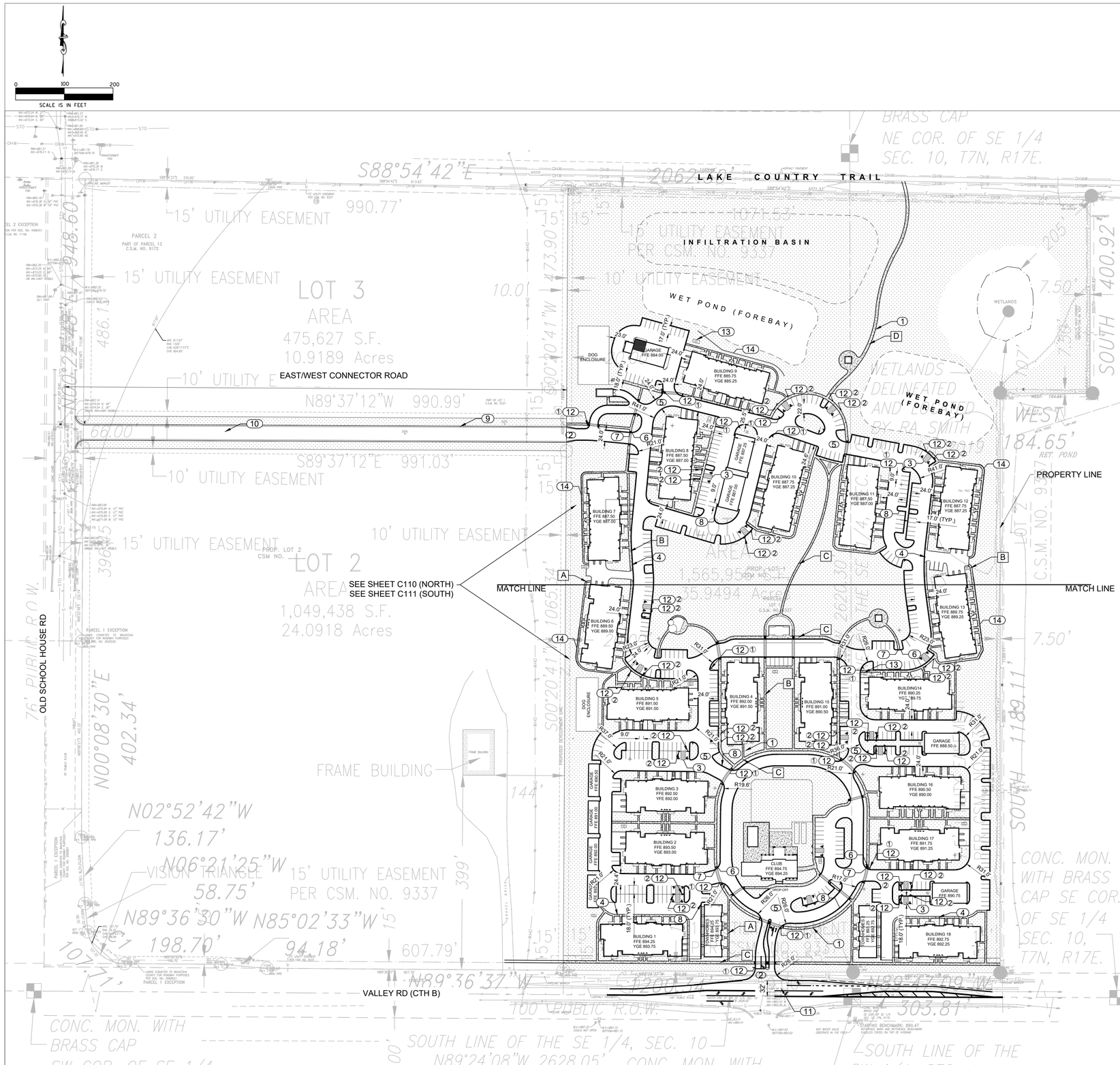
Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
Apr 08, 2020	New Title Commitment	ddb
Apr 17, 2020	Certificate	ddb

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client named herein.

Drawing No. 3173-dzb



GENERAL NOTES

1. SITE LOCATION: XXXX OLD SCHOOL HOUSE ROAD OCONOMOWOC, WISCONSIN 53066. SEE PLAT OF SURVEY FOR EASEMENT/RESTRICTIONS. REFER TO PLAT OF SURVEY BY CHAPUT LAND SURVEYS, DATED 02/15/2020 FOR INFORMATION ON COORDINATES AND SURVEY CONTROL.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES, LOCAL MUNICIPALITIES, AND CHAPUT LAND SURVEYS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. ANY WORK OUTSIDE OF PROPERTY LINE AND IN RIGHT OF WAY SHALL CONFORM TO THE CITY STANDARD SPECIFICATIONS, PERMIT CONDITIONS AND ORDINANCES. ANY WORK IN VALLEY ROAD (CTH B) SHALL CONFORM TO COUNTY SPECIFICATIONS AND PERMIT CONDITIONS.
4. SEE LIGHTING PLAN FOR LIGHT FIXTURE DETAILS.
5. REFER TO SHEET C111 FOR PAVEMENT MARKING DETAILS.

PLAN NOTES:

1. 5" CONCRETE SIDEWALK, TYP. SEE DETAIL 1, SHEET C112.
2. 7" THICK CONCRETE SLAB AT DRIVEWAY APPROACH, SEE DETAIL 8, SHEET C112.
3. PAVEMENT MARKING 4-INCH WHITE, TYP. SEE DETAIL 4, SHEET C114.
4. INTERGRAL CURB SIDEWALK, TYP. SEE DETAIL 7, SHEET C112.
5. HMA PAVEMENT, TYP. SEE DETAIL 3A & 3B, SHEET C112.
6. END SECTION CURB, TYP. SEE DETAIL 3, SHEET C114.
7. CURB RAMP DETAIL, SEE DETAIL 5, SHEET C112.
8. 18" VERTICAL CONCRETE CURB, TYP. SEE DETAIL 4, SHEET C112.
9. 30" VERTICAL CONCRETE CURB, TYP. SEE DETAIL 1, SHEET C115.
10. EAST/WEST CONNECTOR ROAD TO OLD SCHOOL HOUSE ROAD SHALL BE CONSTRUCTED TO CITY SPECIFICATIONS.
11. IMPROVEMENTS TO VALLEY ROAD (CTH B) SHALL CONFORM TO COUNTY SPECIFICATIONS.
12. SIGN & TUBULAR STEEL POST, SEE DETAILS 1, 2 & 5, SHEET C114.
13. TRANSFORMER PAD, SEE DETAIL 2, SHEET C112.
14. MODULAR BLOCK WALL WITH HANDRAIL. SEE DETAIL 6, SHEET C112.

SIDEWALK WIDTHS

A. 3' WIDE SIDEWALK
B. 4' WIDE SIDEWALK
C. 5' WIDE SIDEWALK
D. 6' WIDE SIDEWALK

LEGEND

LANDSCAPED AREA, REFER TO LANDSCAPE PLANS

CONCRETE

SIGN KEY:

1 STOP R1-1 30" X 30"

2 R7-8A 12"X18"

BUILDING AREA:
TOTAL BUILDING AREA: 327,766 S.F.
PARKING RATIO: 1.37 PARKING STALLS / 1,000 S.F. BUILDING AREA

PARKING DATA:
TOTAL PROPOSED PARKING SPACES = 451
HANDICAP ACCESSIBLE PARKING SPACES = 50

PROPOSED SITE DATA:
TOTAL AREA = 1,500,275 S.F. = 34.44 ACRES
EXISTING IMPERVIOUS AREA = 0 S.F. = 0 ACRES
PROPOSED IMPERVIOUS = 621,240 S.F. = 14.26 ACRES
INCREASE IN IMPERVIOUS PROPOSED = 621,240 S.F. = 14.26 ACRES
OPEN SPACE = 1,272,910 S.F. = 29.22 ACRES = 84.84%

PROPOSED EAST/WEST CONNECTOR ROAD DATA:
TOTAL AREA = 67,614 S.F. = 1.55 ACRES
EXISTING IMPERVIOUS AREA = 0 S.F. = 0 ACRES
PROPOSED IMPERVIOUS = 33,505 S.F. = 0.77 ACRES

PARCEL ADDRESS:
XXXX OCONOMOWOC, WISCONSIN 53066.

ZONING:
CURRENTLY: RESIDENTIAL MULTI-UNIT HIGH
PROPOSED: RESIDENTIAL MULTI-UNIT HIGH

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

SITE TITLE

SITE PLAN OVERVIEW

C100

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C100 - SITE PLAN OVERVIEW.DWG PLOT DATE :4/16/2020 9:43 AM PLOT BY :ZAHOOR AHMAD

PLAN NOTES:

1. 5" CONCRETE SIDEWALK, TYP. SEE DETAIL 1, SHEET C112.
2. 7" THICK CONCRETE SLAB AT DRIVEWAY APPROACH, SEE DETAIL 8, SHEET C112.
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LEGEND

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CONCRETE

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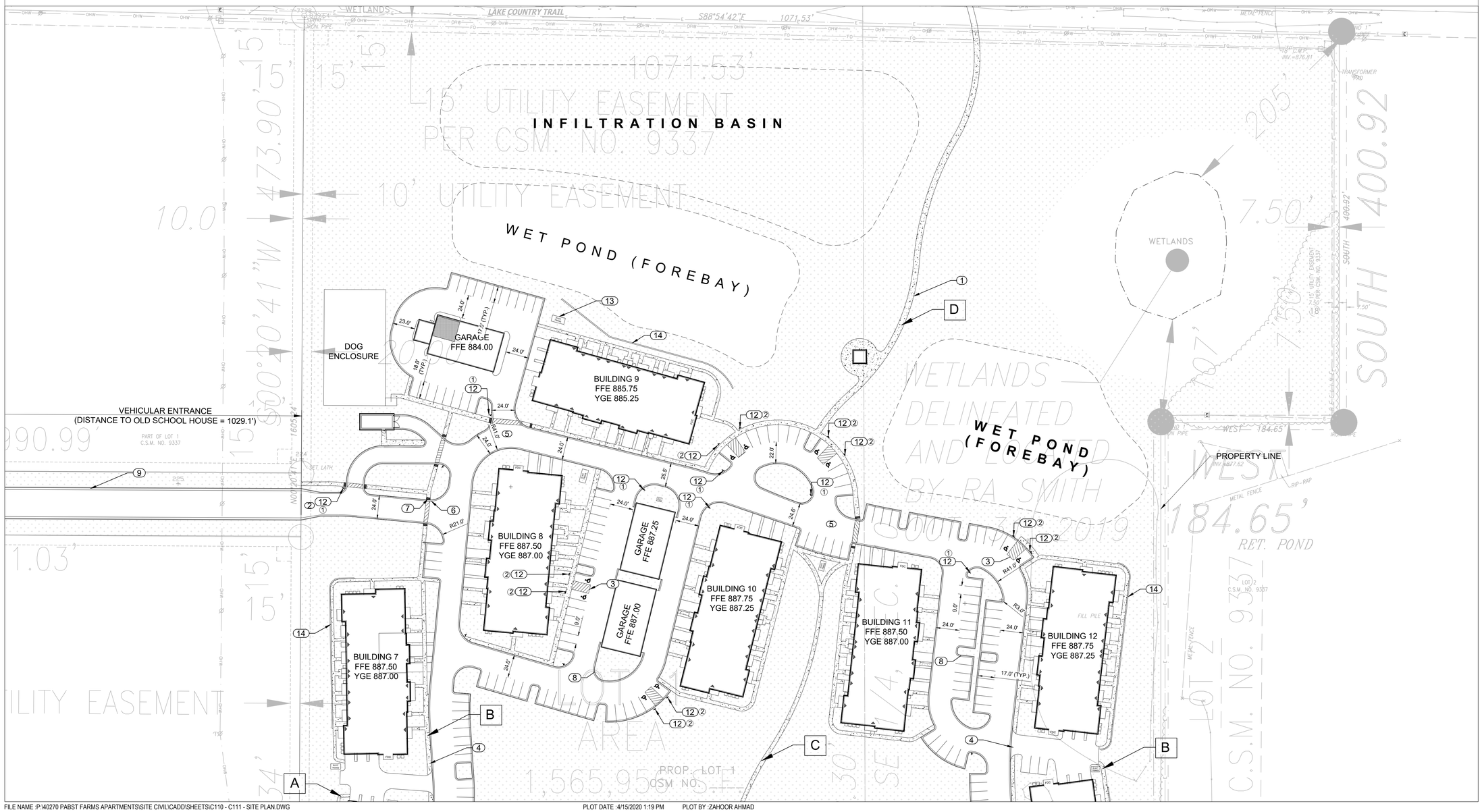
B. 4' WIDE SIDEWALK
C. 5' WIDE SIDEWALK
D. 6' WIDE SIDEWALK

0 50 100
SCALE IS IN FEET



FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C110 - C111 - SITE PLAN.DWG PLOT DATE :4/15/2020 1:19 PM PLOT BY :ZAHOOR AHMAD

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171
CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY	DATE
ZA, JS, JS, RT, RT	02/27/2020
CHECKED BY	DATE
APS	02/27/2020

SITE TITLE

SITE PLAN NORTH

C110

SHEET XX of SHEET 03

PLAN NOTES:

1. 5" CONCRETE SIDEWALK, TYP. SEE DETAIL 1, SHEET C112.
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LEGEND

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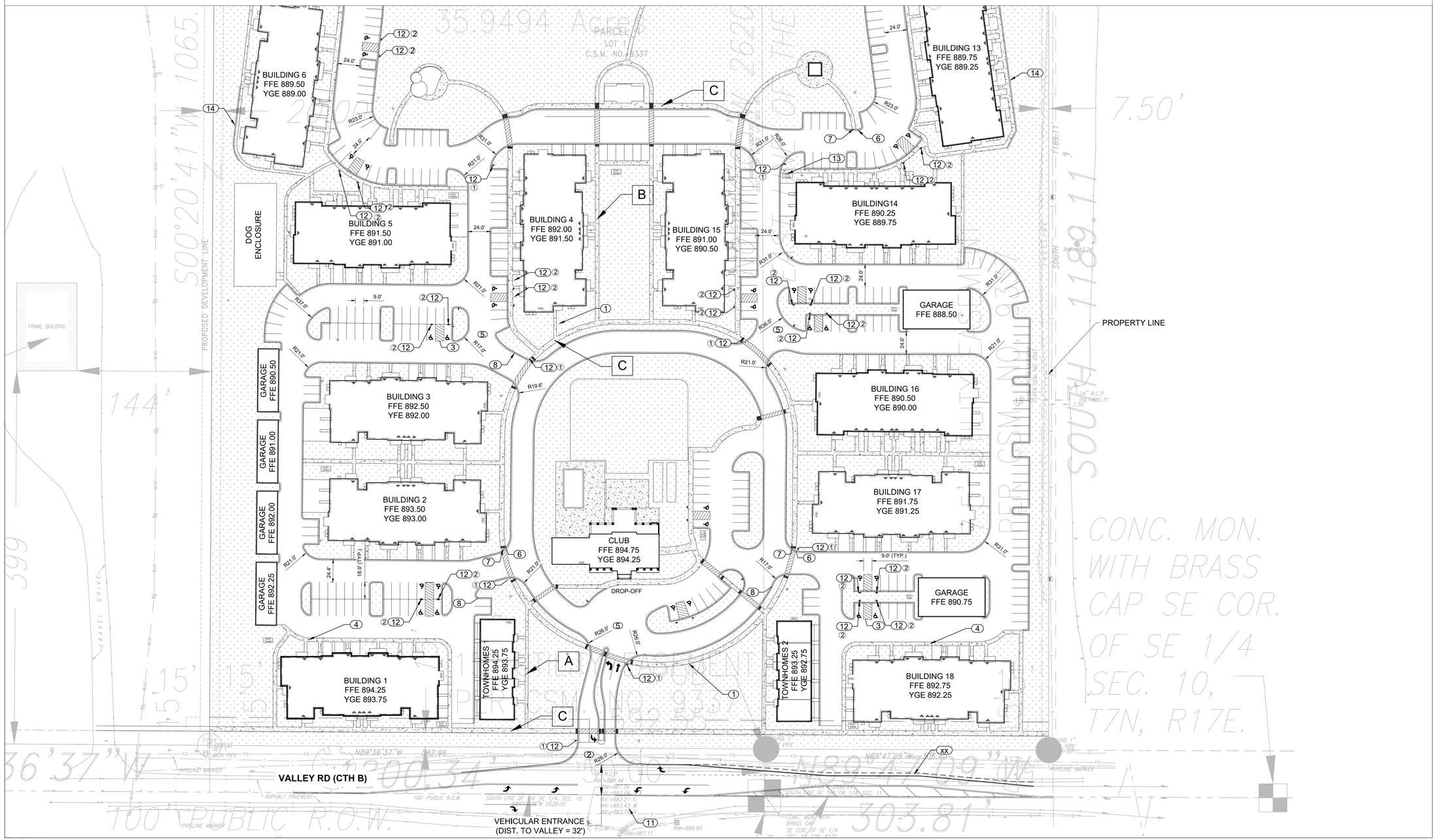
0 50 100
SCALE IS IN FEET



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OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY	DATE
ZA, JS, JS, RT, RT	02/27/2020
CHECKED BY	DATE
APS	02/27/2020

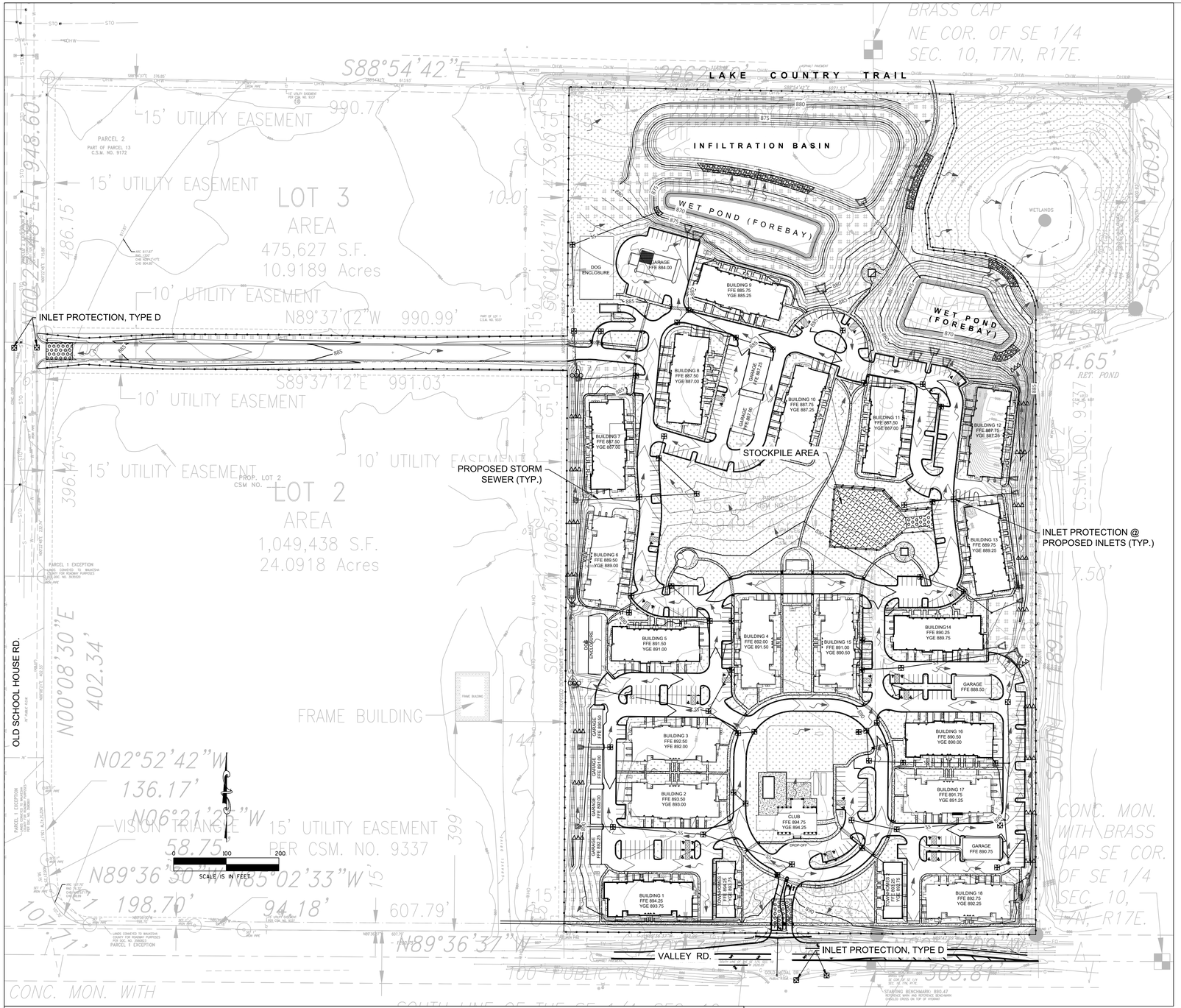
SITE TITLE

SITE PLAN SOUTH

C111

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C110 - C111 - SITE PLAN.DWG PLOT DATE :4/15/2020 1:20 PM PLOT BY :ZAHOOR AHMAD



EROSION CONTROL NOTES

1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF OCONOMOWOC AND EMPLOY EROSION CONTROL METHODS AS SHOWN IN THE DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS WHICH CAN BE FOUND AT: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5" OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP AND REMOVAL OF ALL SEDIMENT AND ALL SEDIMENT CONTROL STRUCTURES. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH DAY. ALL RECORDS OF THE INSPECTION AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE KEPT BY THE OWNER'S REPRESENTATIVE RESPONSIBLE FOR EROSION CONTROL INSPECTIONS.
4. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
5. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ALL TOPSOIL AND FILL STOCKPILES.
6. ALL OFF-SITE SEDIMENT DEPOSITS FROM THIS PROJECT OCCURRING AS RESULT OF A STORM EVENT SHALL BE CLEANED UP BY END OF NEXT WORKING DAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY END OF THE WORK DAY.
7. GENERAL CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:
   - 7.1. INSTALL SILT FENCE.
   - 7.2. INSTALL INLET PROTECTION ON EXISTING STORM INLETS.
   - 7.3. STRIP TOPSOIL, REMOVE AND/OR STOCKPILE.
   - 7.4. PERFORM ROUGH GRADING.
   - 7.5. INSTALL UTILITIES.
   - 7.6. CONSTRUCT BUILDINGS.
   - 7.7. INSTALL INLET PROTECTION.
   - 7.8. INSTALL PAVEMENTS.
   - 7.9. REMOVE ACCUMULATED SEDIMENT FROM SITE.
   - 7.10. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.
8. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
9. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15; STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER; STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
10. RESTORATION OF ALL DISTURBED AREAS WITH SLOPES GREATER THAN 20% SHALL BE COMPLETED WITHIN 30 DAYS AFTER BEGINNING CONSTRUCTION ON SAID AREA.
11. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY CITY OF RACINE/OWNER/ OR ENGINEER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD #1068 DUST CONTROL FOR CONSTRUCTION SITES.
13. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO RECEIVING CHANNEL.
14. IF DEWATERING IS NEEDED, CONTRACTOR SHALL PROVIDE FOR SEDIMENT REMOVAL ACCORDING TO WDNR TECHNICAL STANDARD #1061. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS, GRIT CHAMBERS, SAND FILTERS, UPSLOPE CHAMBERS, HYDRO-CYCLONES, SWIRL CONCENTRATORS, OR OTHER APPROPRIATE CONTROLS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS. DEWATERING SHALL COMPLY WITH ENVIRONMENTAL SPECIFICATIONS.
15. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING, LIMIT PUMPING RATES, OR THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD #1061 DEWATERING.
16. PROPOSED FOREBAYS SHALL BE UTILIZED AS TEMPORARY SETTLING BASINS. REFER TO SPECIFICATION SECTION 31 23 19 - DEWATERING FOR ADDITIONAL DETAILS.
17. CONTRACTOR SHALL DETERMINE LOCATION OF CONCRETE WASH-OUT AREAS. REFER TO DETAIL 6, SHEET C211.

LEGEND

- SEED AND EROSION MAT (2/C210)
- SEED, FERTILIZER AND MULCH
- STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE (3/C210)
- DITCH CHECK (4/C211)
- SILT FENCE/ FILTER SOCK (4/C210) (5/C210)
- 580 PROPOSED GRADING CONTOURS
- 580 EXISTING GRADING CONTOURS
- INLET PROTECTION (1/C210)
- CULVERT PIPE DITCH CHECK (1/C211)
- OVERLAND FLOW DIRECTION
- HEAVY RIPRAP (6/C211)
- MEDIUM RIPRAP (2/C211)

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CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

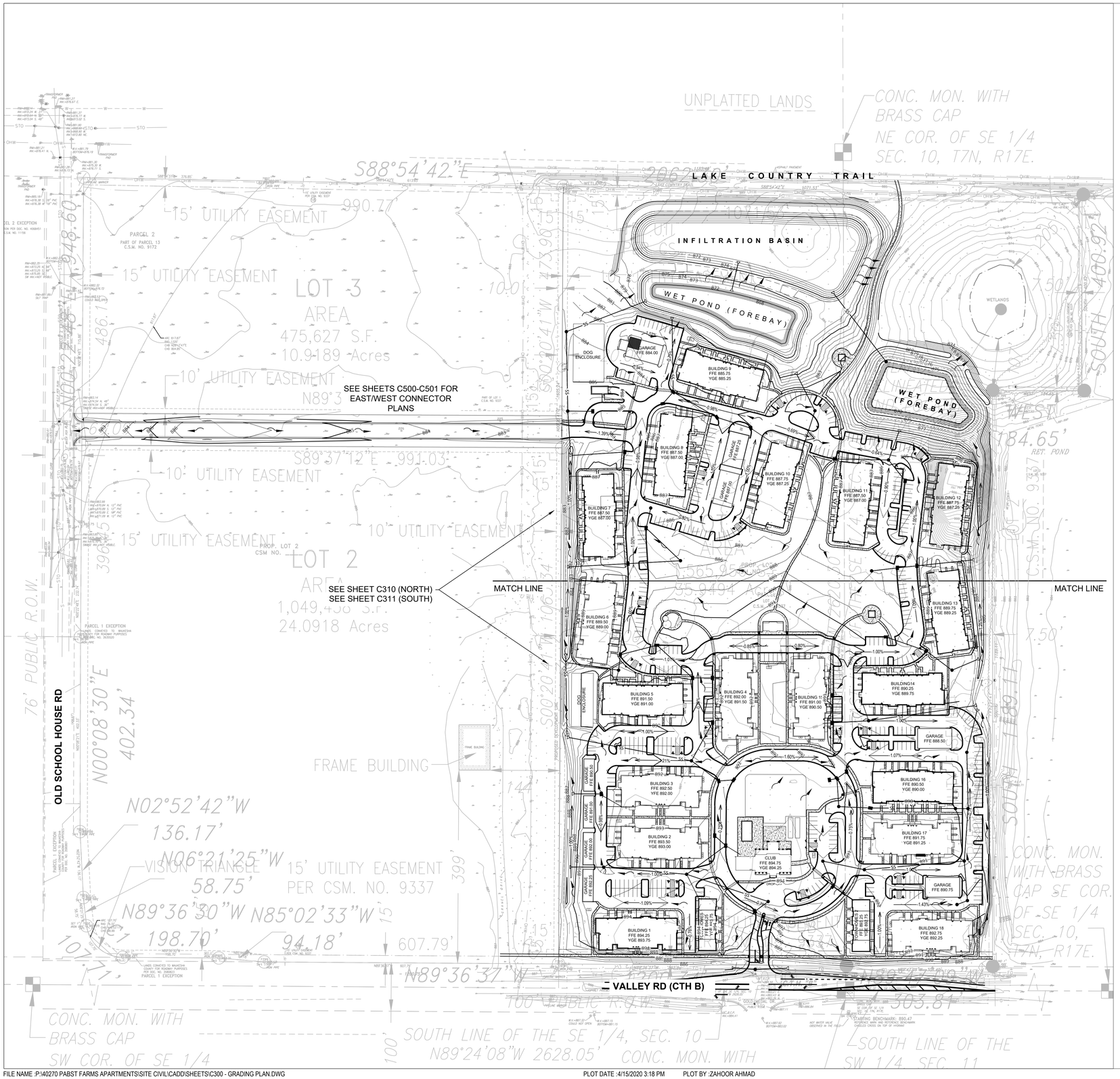
SITE TITLE

EROSION CONTROL PLAN

C200

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C200 - EROSION CONTROL.DWG PLOT DATE :4/15/2020 2:16 PM PLOT BY :ZAHOOR AHMAD



NOTES:

1. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
2. ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
4. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.

LEGEND:

754	NEW GRADING CONTOUR
754	EXISTING GRADING CONTOUR
	WATER FLOW DIRECTION
1.55 %	PROPOSED SLOPE

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CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

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1	04/16/2020	Revised Tech. Submittal

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

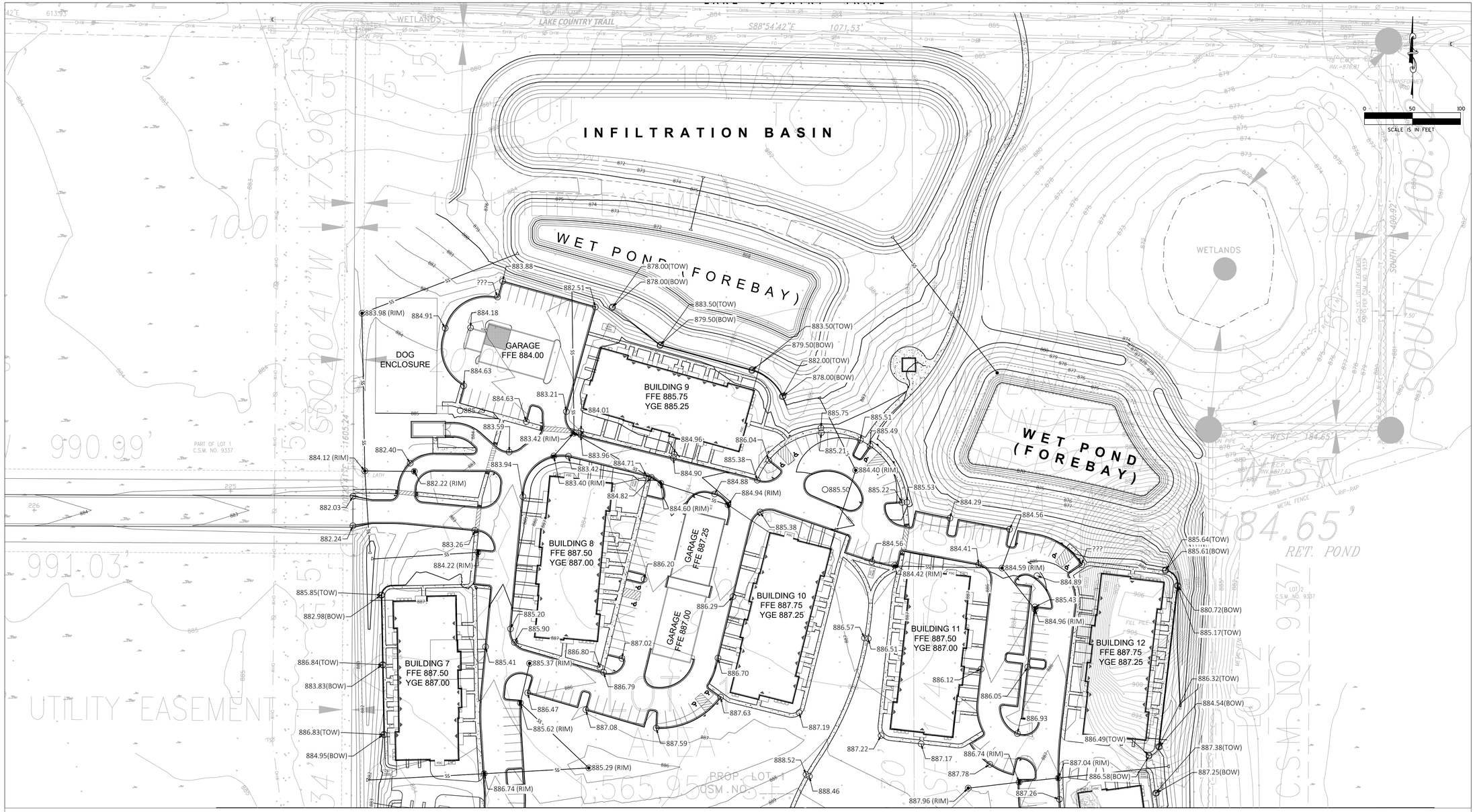
SITE TITLE

GRADING PLAN OVERVIEW

C300

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C300 - GRADING PLAN.DWG PLOT DATE :4/15/2020 3:18 PM PLOT BY :ZAHOOR AHMAD



NOTES:

1. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
2. ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
4. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.

LEGEND:

588.00	PROPOSED SPOT GRADE
588.00(TOW)	PROPOSED SPOT GRADE TOP OF WALL
588.00(BOW)	PROPOSED SPOT GRADE BOTTOM OF WALL
588.00(RIM)	STORM STRUCTURE RIM ELEVATION
754	NEW GRADING CONTOUR
754	EXISTING GRADING CONTOUR

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PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

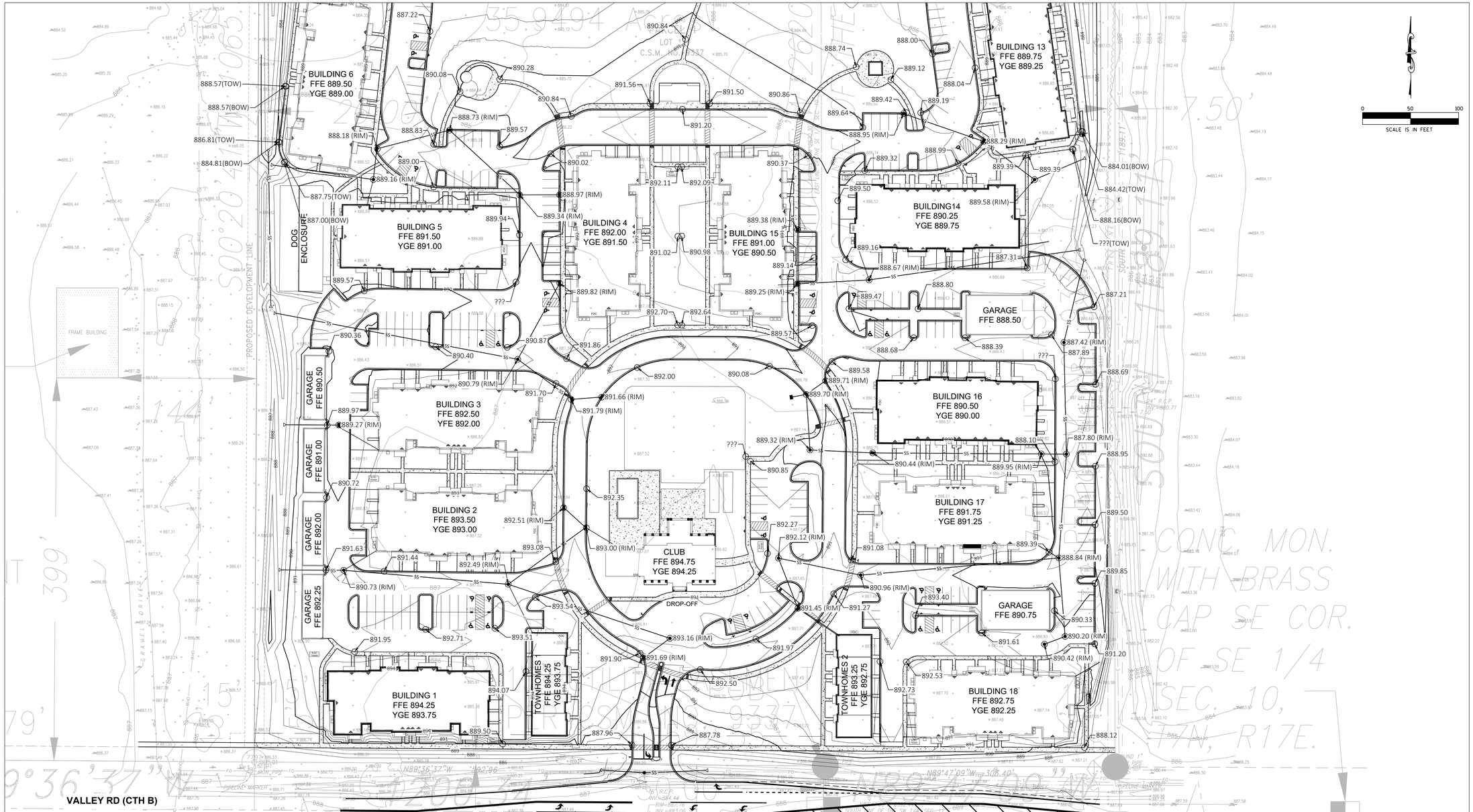
SITE TITLE

GRADING PLAN NORTH

C310

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C300 - GRADING PLAN.DWG PLOT DATE :4/15/2020 3:07 PM PLOT BY :ZAHOOR AHMAD



NOTES:

1. GRADE ALL SURFACES FOR POSITIVE DRAINAGE.
2. ALL GRADES SHOWN ARE SURFACE OR FLOW LINE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM SITE BEFORE GRADING.
4. FINAL ADJUSTMENTS SHALL BE MADE AT THE TIME OF PAVING TO MATCH THE PAVEMENT SURFACE.

LEGEND:

588.00	PROPOSED SPOT GRADE
588.00(TOW)	PROPOSED SPOT GRADE TOP OF WALL
588.00(BOW)	PROPOSED SPOT GRADE BOTTOM OF WALL
588.00(RIM)	STORM STRUCTURE RIM ELEVATION
754	NEW GRADING CONTOUR
754	EXISTING GRADING CONTOUR

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PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

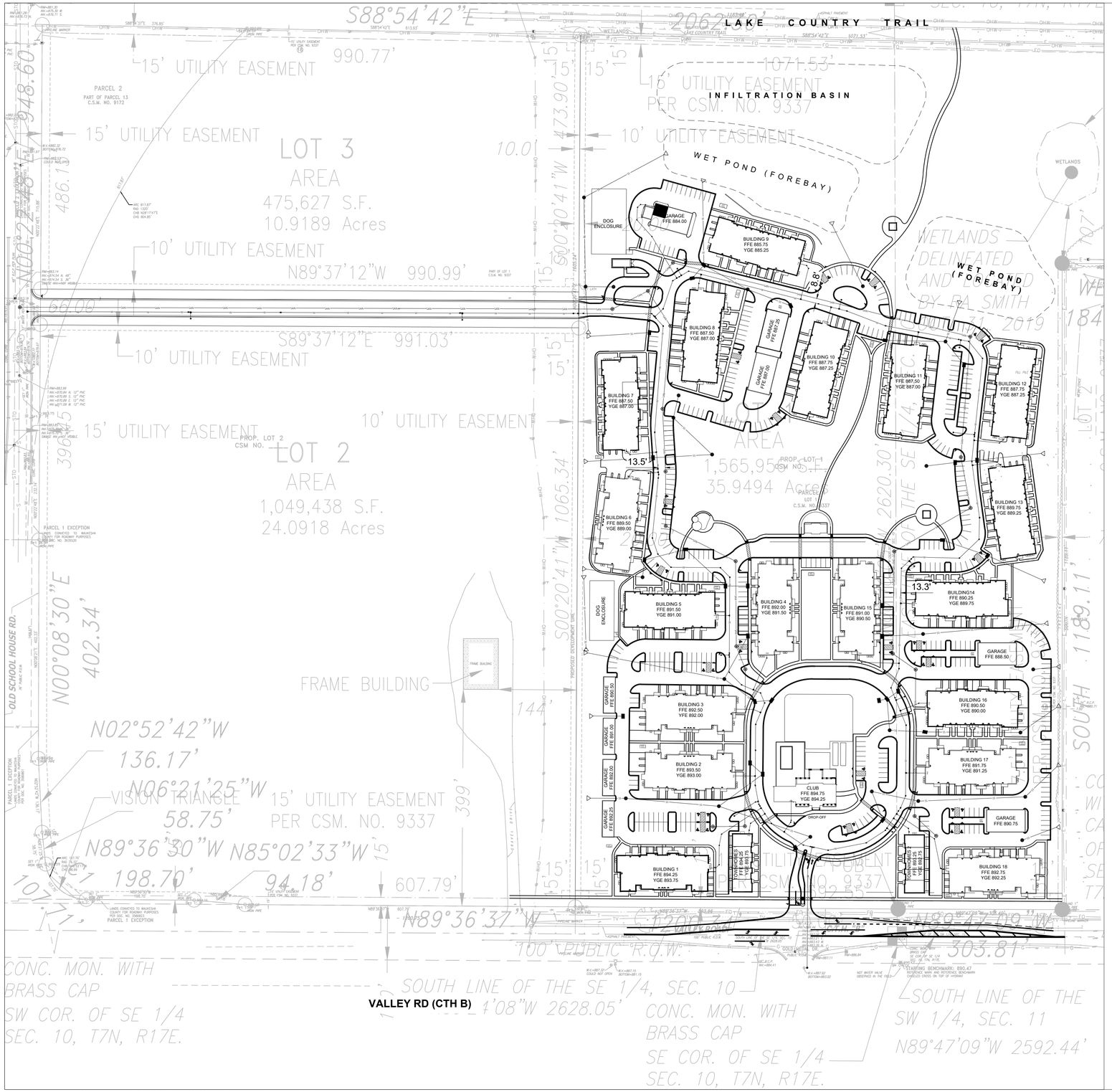
SITE TITLE

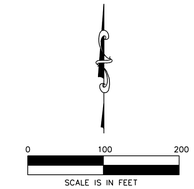
GRADING PLAN SOUTH

C311

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C300 - GRADING PLAN.DWG PLOT DATE :4/15/2020 3:10 PM PLOT BY :ZAHOOR AHMAD





NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF OCONOMOWOC SPECIFICATIONS SECTION 3.01 GRAVITY SANITARY SEWER INSTALLATION.
5. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
6. SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 26 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
7. WATER SERVICE SHALL BE DUCTILE IRON, AWWA C-151, CLASS 52 WITH CEMENT LINING.
8. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
9. SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE CITY OF OCONOMOWOC SPECIFICATIONS.
10. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
11. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
12. PER NR 811.74 (2) MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE SANITARY SEWER AND TOP OF WATER OR 12 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER AND TOP OF SANITARY.
13. PER NR 811.74 (2) PUBLIC WATER MAINS SHALL BE INSTALLED 8 FEET HORIZONTALLY CENTER TO CENTER FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN, STORM SEWER MAIN, OR SANITARY OR STORM SEWER MANHOLE. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
14. PROVIDE TRACER WIRE FOR WATER, SANITARY SEWER AND STORM SEWER. SEE SPECIFICATIONS. PROVIDE WARNING TAPE FOR WATER, SANITARY AND STORM SEWER PLACED 24 INCHES BELOW FINISHED GRADE. SEE SPECIFICATIONS.

LEGEND

—SAN—	NEW SANITARY SEWER
—SS—	NEW STORM SEWER
—W—	NEW WATER SERVICE

QUANTITIES

NEW SANITARY SEWER	3970 LF
NEW STORM SEWER	4940 LF
NEW WATER MAIN	4400 LF

*NOTE: SEE SHEETS C410 & C411 & C440 FOR MATERIALS, PIPES & STRUCTURES TABLES.

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TITLE: PABST FARMS APARTMENTS TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

PROJECT TITLE: PABST FARMS APARTMENT, LLC

CLIENT: MANDEL GROUP 330 EAST KILBOURN AVENUE, SUITE 600 SOUTH MILWAUKEE, WI 53202

PROJECT LOCATION: OCONOMOWOC, WI

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY	DATE
CHECKED BY	DATE

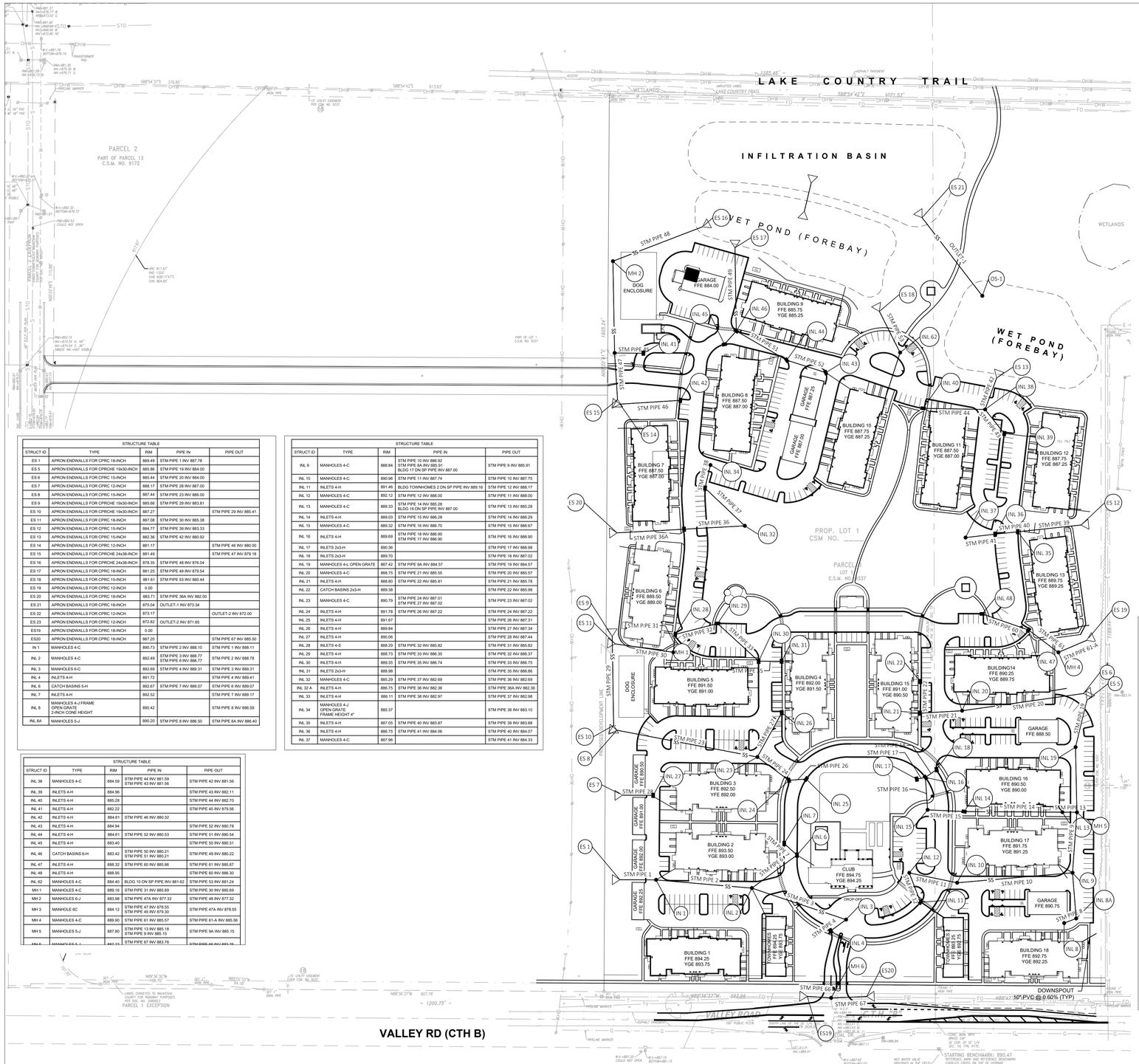
SHEET TITLE

UTILITY PLAN OVERVIEW

C400

SHEET # of SHEET #

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C400 - UTILITY PLAN OVERVIEW.DWG PLOT DATE :4/16/2020 9:24 AM PLOT BY :JAMES SOEHNER



STRUCTURE TABLE				
STRUCT ID	TYPE	RIM	PIPE IN	PIPE OUT
ES 1	APRON ENDWALLS FOR CPRC 18-INCH	889.49	STM PIPE 1 INV 887.78	
ES 5	APRON ENDWALLS FOR CPRCHE 19x30-INCH	885.86	STM PIPE 19 INV 884.00	
ES 6	APRON ENDWALLS FOR CPRC 15-INCH	885.44	STM PIPE 20 INV 884.00	
ES 7	APRON ENDWALLS FOR CPRC 12-INCH	888.17	STM PIPE 28 INV 887.00	
ES 8	APRON ENDWALLS FOR CPRC 15-INCH	887.44	STM PIPE 23 INV 886.00	
ES 9	APRON ENDWALLS FOR CPRCHE 19x30-INCH	885.66	STM PIPE 29 INV 883.61	
ES 10	APRON ENDWALLS FOR CPRCHE 19x30-INCH	887.27		STM PIPE 29 INV 885.41
ES 11	APRON ENDWALLS FOR CPRC 18-INCH	887.08	STM PIPE 30 INV 885.38	
ES 12	APRON ENDWALLS FOR CPRC 15-INCH	884.77	STM PIPE 39 INV 883.33	
ES 13	APRON ENDWALLS FOR CPRC 15-INCH	882.36	STM PIPE 42 INV 880.92	
ES 14	APRON ENDWALLS FOR CPRC 12-INCH	881.17		STM PIPE 46 INV 880.00
ES 15	APRON ENDWALLS FOR CPRCHE 24x38-INCH	881.49		STM PIPE 47 INV 879.18
ES 16	APRON ENDWALLS FOR CPRCHE 24x38-INCH	878.35	STM PIPE 48 INV 876.04	
ES 17	APRON ENDWALLS FOR CPRC 18-INCH	881.25	STM PIPE 49 INV 879.54	
ES 18	APRON ENDWALLS FOR CPRC 15-INCH	881.61	STM PIPE 53 INV 880.44	
ES 19	APRON ENDWALLS FOR CPRC 12-INCH	0.00		
ES 20	APRON ENDWALLS FOR CPRC 18-INCH	883.71	STM PIPE 36A INV 882.00	
ES 21	APRON ENDWALLS FOR CPRC 18-INCH	875.04	OUTLET-1 INV 873.34	
ES 22	APRON ENDWALLS FOR CPRC 12-INCH	873.17		OUTLET-2 INV 872.00
ES 23	APRON ENDWALLS FOR CPRC 12-INCH	872.82	OUTLET-2 INV 871.65	
ES19	APRON ENDWALLS FOR CPRC 18-INCH	0.00		
ES20	APRON ENDWALLS FOR CPRC 18-INCH	887.20		STM PIPE 67 INV 885.50
IN 1	MANHOLES 4-C	890.73	STM PIPE 2 INV 888.10	STM PIPE 1 INV 888.11
INL 2	MANHOLES 4-C	892.49	STM PIPE 3 INV 888.77 STM PIPE 6 INV 888.77	STM PIPE 2 INV 888.78
INL 3	MANHOLES 6-C	892.69	STM PIPE 4 INV 889.31	STM PIPE 3 INV 889.31
INL 4	INLETS 4-H	891.72		STM PIPE 4 INV 889.41
INL 6	CATCH BASINS 5-H	892.67	STM PIPE 7 INV 889.07	STM PIPE 6 INV 889.07
INL 7	INLETS 4-H	892.52		STM PIPE 7 INV 889.17
INL 8	MANHOLES 4-J FRAME OPEN GRATE 2-INCH CONE HEIGHT	890.42		STM PIPE 8 INV 886.59
INL 8A	MANHOLES 5-J	890.20	STM PIPE 8 INV 886.50	STM PIPE 8A INV 886.40

STRUCTURE TABLE				
STRUCT ID	TYPE	RIM	PIPE IN	PIPE OUT
INL 9	MANHOLES 4-C	888.84	STM PIPE 10 INV 886.92 STM PIPE 9A INV 885.91 BLDG 17 DN SP PIPE INV 887.00	STM PIPE 9 INV 885.91
INL 10	MANHOLES 4-C	890.96	STM PIPE 11 INV 887.74	STM PIPE 10 INV 887.75
INL 11	INLETS 4-H	891.46	BLDG TOWNHOMES 2 DN SP PIPE INV 889.16	STM PIPE 12 INV 888.17
INL 12	MANHOLES 4-C	892.12	STM PIPE 12 INV 888.00	STM PIPE 11 INV 888.00
INL 13	MANHOLES 4-C	889.33	STM PIPE 14 INV 885.28 BLDG 16 DN SP PIPE INV 887.00	STM PIPE 13 INV 885.28
INL 14	INLETS 4-H	889.03	STM PIPE 15 INV 886.28	STM PIPE 14 INV 886.29
INL 15	MANHOLES 4-C	889.32	STM PIPE 16 INV 886.70	STM PIPE 15 INV 886.67
INL 16	INLETS 4-H	889.69	STM PIPE 18 INV 886.90 STM PIPE 17 INV 886.90	STM PIPE 16 INV 886.90
INL 17	INLETS 2x3-H	890.36		STM PIPE 17 INV 886.98
INL 18	INLETS 2x3-H	889.70		STM PIPE 18 INV 887.02
INL 19	MANHOLES 4-L OPEN GRATE	887.42	STM PIPE 9A INV 884.57	STM PIPE 19 INV 884.57
INL 20	MANHOLES 4-C	888.75	STM PIPE 21 INV 885.55	STM PIPE 20 INV 885.57
INL 21	INLETS 4-H	888.80	STM PIPE 22 INV 885.81	STM PIPE 21 INV 885.78
INL 22	CATCH BASINS 2x3-H	889.38		STM PIPE 22 INV 885.98
INL 23	MANHOLES 4-C	890.79	STM PIPE 24 INV 887.01 STM PIPE 27 INV 887.02	STM PIPE 23 INV 887.02
INL 24	INLETS 4-H	891.78	STM PIPE 26 INV 887.22	STM PIPE 24 INV 887.22
INL 25	INLETS 4-H	891.67		STM PIPE 26 INV 887.31
INL 26	INLETS 4-H	889.84		STM PIPE 27 INV 887.34
INL 27	INLETS 4-H	890.06		STM PIPE 28 INV 887.44
INL 28	INLETS 4-S	888.29	STM PIPE 32 INV 885.82	STM PIPE 31 INV 885.82
INL 29	INLETS 4-H	888.73	STM PIPE 33 INV 886.35	STM PIPE 32 INV 886.37
INL 30	INLETS 4-H	889.35	STM PIPE 35 INV 886.74	STM PIPE 33 INV 886.75
INL 31	INLETS 2x3-H	888.98		STM PIPE 35 INV 886.86
INL 32	MANHOLES 4-C	885.29	STM PIPE 37 INV 882.69	STM PIPE 36 INV 882.69
INL 32 A	INLETS 4-H	886.75	STM PIPE 36 INV 882.36	STM PIPE 36A INV 882.36
INL 33	INLETS 4-H	886.11	STM PIPE 38 INV 882.97	STM PIPE 37 INV 882.98
INL 34	MANHOLES 4-J OPEN GRATE FRAME HEIGHT 4"	885.37		STM PIPE 38 INV 883.10
INL 35	INLETS 4-H	887.05	STM PIPE 40 INV 883.87	STM PIPE 39 INV 883.88
INL 36	INLETS 4-H	886.75	STM PIPE 41 INV 884.06	STM PIPE 40 INV 884.07
INL 37	MANHOLES 4-C	887.96		STM PIPE 41 INV 884.33

STRUCTURE TABLE				
STRUCT ID	TYPE	RIM	PIPE IN	PIPE OUT
INL 38	MANHOLES 4-C	884.59	STM PIPE 44 INV 881.59 STM PIPE 43 INV 881.56	STM PIPE 42 INV 881.56
INL 39	INLETS 4-H	884.96		STM PIPE 43 INV 882.11
INL 40	INLETS 4-H	885.28		STM PIPE 44 INV 882.70
INL 41	INLETS 4-H	882.22		STM PIPE 45 INV 879.56
INL 42	INLETS 4-H	884.61	STM PIPE 46 INV 880.32	
INL 43	INLETS 4-H	884.94		STM PIPE 52 INV 880.78
INL 44	INLETS 4-H	884.61	STM PIPE 52 INV 880.53	STM PIPE 51 INV 880.54
INL 45	INLETS 4-H	883.40		STM PIPE 50 INV 880.31
INL 46	CATCH BASINS 6-H	883.42	STM PIPE 50 INV 880.21 STM PIPE 51 INV 880.21	STM PIPE 49 INV 880.22
INL 47	INLETS 4-H	888.32	STM PIPE 60 INV 885.86	STM PIPE 61 INV 885.87
INL 48	INLETS 4-H	888.95		STM PIPE 60 INV 886.30
INL 62	MANHOLES 4-C	884.40	BLDG 10 DN SP PIPE INV 881.62	STM PIPE 53 INV 881.24
MH 1	MANHOLES 4-C	889.16	STM PIPE 31 INV 885.69	STM PIPE 30 INV 885.69
MH 2	MANHOLES 6-J	893.98	STM PIPE 47A INV 877.32	STM PIPE 48 INV 877.32
MH 3	MANHOLE 6C	884.12	STM PIPE 47 INV 878.55 STM PIPE 45 INV 879.30	STM PIPE 47A INV 878.55
MH 4	MANHOLES 4-C	889.90	STM PIPE 61 INV 885.57	STM PIPE 61-A INV 885.56
MH 5	MANHOLES 5-J	887.80	STM PIPE 13 INV 885.18 STM PIPE 9 INV 885.15	STM PIPE 9A INV 885.15
MH 6	MANHOLES 6-J	887.23	STM PIPE 67 INV 883.76	STM PIPE 66 INV 883.76

GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY.
5. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
6. SANITARY LATERALS SHALL BE PVC, ASTM D-3034, SDR 26 IN CONFORMANCE WITH SECTION 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION.
7. WATER SERVICE SHALL BE PVC, AWWA C-900, CLASS 235 (DR-18).
8. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
9. SANITARY SEWER AND WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE MUNICIPALITY.
10. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
11. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
12. PER NR 811.74 (2) MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE SANITARY SEWER AND TOP OF WATER OR 12 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER AND TOP OF SANITARY.
13. PER NR 811.74 (2) PUBLIC WATER MAINS SHALL BE INSTALLED 8 FEET HORIZONTALLY CENTER TO CENTER FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN, STORM SEWER MAIN, OR SANITARY OR STORM SEWER MANHOLE. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
14. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
15. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE. PROVIDE WARNING TAPE FOR WATER, SANITARY AND STORM SEWER PLACED 24 INCHES BELOW FINISHED GRADE. SEE SPECIFICATIONS.

0 100 200
SCALE IS IN FEET

LEGEND

- NEW STORM SEWER
- NEW INLET (1 / C492)
- NEW STORM MANHOLE (5 / C492)
- NEW STORM SEWER ENDWALL

Pipe Table					
PIPE NAME	PIPE MATERIAL AND SIZE	STRUCT FROM	STRUCT TO	LENGTH	SLOPE
BLDG 10 DN SP PIPE	SSPC 10-INCH		INL 62	87.5	0.60%
BLDG 12 DN SP PIPE	SSPC 10-INCH			22.5	0.60%
BLDG 13 DN SP PIPE	SSPC 10-INCH			20.1	0.60%
BLDG 14 DN SP PIPE	SSPC 10-INCH			32.5	0.60%
BLDG 16 DN SP PIPE	SSPC 10-INCH		INL 13	12.8	0.62%
BLDG 17 DN SP PIPE	SSPC 10-INCH		INL 9	30.1	0.60%
BLDG 18 DN SP PIPE	SSPC 10-INCH			30.0	0.60%
BLDG TOWNHOMES 2 DN SP PIPE	SSPC 10-INCH		INL 11	51.6	0.60%
EXISTING PIPE	SSRPC CLASS II 18-INCH	MH 6		71.2	0.96%
OUTLET-1	18" CLASS-IV RCP	ES 21	OS-1	176.4	0.60%
OUTLET-2	SSRPC CLASS IV 12-INCH	ES 22	ES 23	52.0	0.67%
STM PIPE 1	SSRPC CLASS IV 15-INCH	IN 1	ES 1	64.7	0.50%
STM PIPE 2	SSRPC CLASS IV 15-INCH	INL 2	IN 1	172.0	0.40%
STM PIPE 3	SSRPC CLASS IV 12-INCH	INL 3	INL 2	177.5	0.30%
STM PIPE 4	SSRPC CLASS IV 12-INCH	INL 4	INL 3	33.8	0.30%
STM PIPE 6	SSRPC CLASS IV 15-INCH	INL 6	INL 2	100.0	0.30%
STM PIPE 7	SSRPC CLASS IV 15-INCH	INL 7	INL 6	30.8	0.30%
STM PIPE 8	SSRPC CLASS IV 12-INCH	INL 8	INL 8A	22.9	0.40%
STM PIPE 8A	SSRPC CLASS IV 12-INCH	INL 8A	INL 9	82.0	0.60%
STM PIPE 9	SSRPC CLASS IV 15-INCH	INL 9	MH 5	108.4	0.70%
STM PIPE 9A	SSPRCHE CLASS HE-III 19x30-INCH	MH 5	INL 19	116.3	0.50%
STM PIPE 10	SSRPC CLASS IV 15-INCH	INL 10	INL 9	207.2	0.40%
STM PIPE 11	SSRPC CLASS IV 12-INCH	INL 12	INL 10	87.3	0.30%
STM PIPE 12	SSRPC CLASS IV 12-INCH	INL 12	INL 11	56.2	0.30%
STM PIPE 13	SSRPC CLASS IV 18-INCH	INL 13	MH 5	26.1	0.38%
STM PIPE 14	SSRPC CLASS IV 15-INCH	INL 14	INL 13	175.6	0.58%
STM PIPE 15	SSRPC CLASS IV 15-INCH	INL 15	INL 14	65.4	0.60%
STM PIPE 16	SSRPC CLASS IV 15-INCH	INL 16	INL 15	58.1	0.35%
STM PIPE 17	SSRPC CLASS IV 12-INCH	INL 17	INL 16	15.9	0.50%
STM PIPE 18	SSRPC CLASS IV 12-INCH	INL 18	INL 16	24.3	0.50%
STM PIPE 19	SSPRCHE CLASS HE-III 19x30-INCH	INL 19	ES 5	86.7	0.60%
STM PIPE 20	SSRPC CLASS IV 15-INCH	INL 20	ES 6	219.4	0.72%
STM PIPE 21	SSRPC CLASS IV 15-INCH	INL 21	INL 20	75.2	0.30%
STM PIPE 22	SSRPC CLASS IV 12-INCH	INL 22	INL 21	56.6	0.30%
STM PIPE 23	SSRPC CLASS IV 15-INCH	INL 23	ES 8	255.7	0.40%
STM PIPE 24	SSRPC CLASS IV 12-INCH	INL 24	INL 23	70.0	0.30%
STM PIPE 26	SSRPC CLASS IV 12-INCH	INL 25	INL 24	31.0	0.30%
STM PIPE 27	SSRPC CLASS IV 12-INCH	INL 26	INL 23	90.4	0.35%
STM PIPE 28	SSRPC CLASS IV 15-INCH	INL 27	ES 7	54.8	0.80%
STM PIPE 29	SSPRCHE CLASS HE-III 19x30-INCH	ES 9	ES 10	159.0	1.01%

Pipe Table					
PIPE NAME	PIPE MATERIAL AND SIZE	STRUCT FROM	STRUCT TO	LENGTH	SLOPE
STM PIPE 30	SSPRC CLASS IV 18-INCH	MH 1	ES 11	104.8	0.30%
STM PIPE 31	SSPRC CLASS IV 15-INCH	INL 28	MH 1	32.1	0.40%
STM PIPE 32	SSPRC CLASS IV 12-INCH	INL 29	INL 28	78.3	0.70%
STM PIPE 33	SSPRC CLASS IV 12-INCH	INL 30	INL 29	90.6	0.40%
STM PIPE 35	SSPRC CLASS IV 15-INCH	INL 31	INL 30	41.1	0.30%
STM PIPE 36	SSPRC CLASS IV 18-INCH	INL 32	INL 32 A	108.8	0.30%
STM PIPE 36A	SSPRC CLASS IV 18-INCH	INL 32 A	ES 20	119.9	0.30%
STM PIPE 37	SSPRC CLASS IV 15-INCH	INL 33	INL 32	98.1	0.30%
STM PIPE 38	SSPRC CLASS IV 12-INCH	INL 34	INL 33	42.3	0.30%
STM PIPE 39	SSPRC CLASS IV 15-INCH	INL 35	ES 12	113.6	0.48%
STM PIPE 40	SSPRC CLASS IV 12-INCH	INL 36	INL 35	40.6	0.50%
STM PIPE 41	SSPRC CLASS IV 12-INCH	INL 37	INL 36	53.5	0.50%
STM PIPE 42	SSPRC CLASS IV 15-INCH	INL 38	ES 13	60.1	1.07%
STM PIPE 43	SSPRC CLASS IV 12-INCH	INL 39	INL 38	55.0	1.00%
STM PIPE 44	SSPRC CLASS IV 15-INCH	INL 40	INL 38	111.1	1.00%
STM PIPE 45	SSPRC CLASS IV 15-INCH	INL 41	MH 3	51.5	0.50%
STM PIPE 46	SSPRC CLASS IV 12-INCH	INL 42	ES 14	108.2	0.30%
STM PIPE 47	SSPRCHE CLASS HE-IV 24x38-INCH	ES 15	MH 3	83.3	0.75%
STM PIPE 47A	SSPRCHE CLASS HE-IV 24x38-INCH	MH 3	MH 2	164.1	0.75%
STM PIPE 48	SSPRCHE CLASS HE-III 24x38-INCH	MH 2	ES 16	171.4	0.75%
STM PIPE 49	SSPRC CLASS IV 18-INCH	INL 46	ES 17	148.8	0.48%
STM PIPE 50	SSPRC CLASS IV 15-INCH	INL 46	INL 45	31.8	0.30%
STM PIPE 51	SSPRC CLASS IV 15-INCH	INL 44	INL 46	104.1	0.31%
STM PIPE 52	SSPRC CLASS IV 12-INCH	INL 43	INL 44	73.4	0.35%
STM PIPE 53	SSPRC CLASS III 12-INCH	INL 62	ES 18	82.4	0.97%
STM PIPE 60	SSPRC CLASS IV 12-INCH	INL 48	INL 47	87.8	0.50%
STM PIPE 61	SSPRC CLASS IV 12-INCH	INL 47	MH 4	66.6	0.45%
STM PIPE 61-A	SSPRC CLASS IV 12-INCH	MH 4		54.9	0.45%
STM PIPE 66	SSPRC CLASS II 18-INCH		MH 6	42.5	2.80%
STM PIPE 67	SSPRC CLASS II 18-INCH	MH 6	ES20	63.7	2.73%

***DOWNSPOUT CONNECTIONS AND PIPE LENGTHS NOT INCLUDED IN TABLES**

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TITLE: PABST FARMS APARTMENTS TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

PROJECT TITLE: PABST FARMS APARTMENT, LLC

CLIENT: MANDEL GROUP 330 EAST KILBOURN AVENUE, SUITE 600 SOUTH MILWAUKEE, WI 53202

PROJECT LOCATION: OCONOMOWOC, WI

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

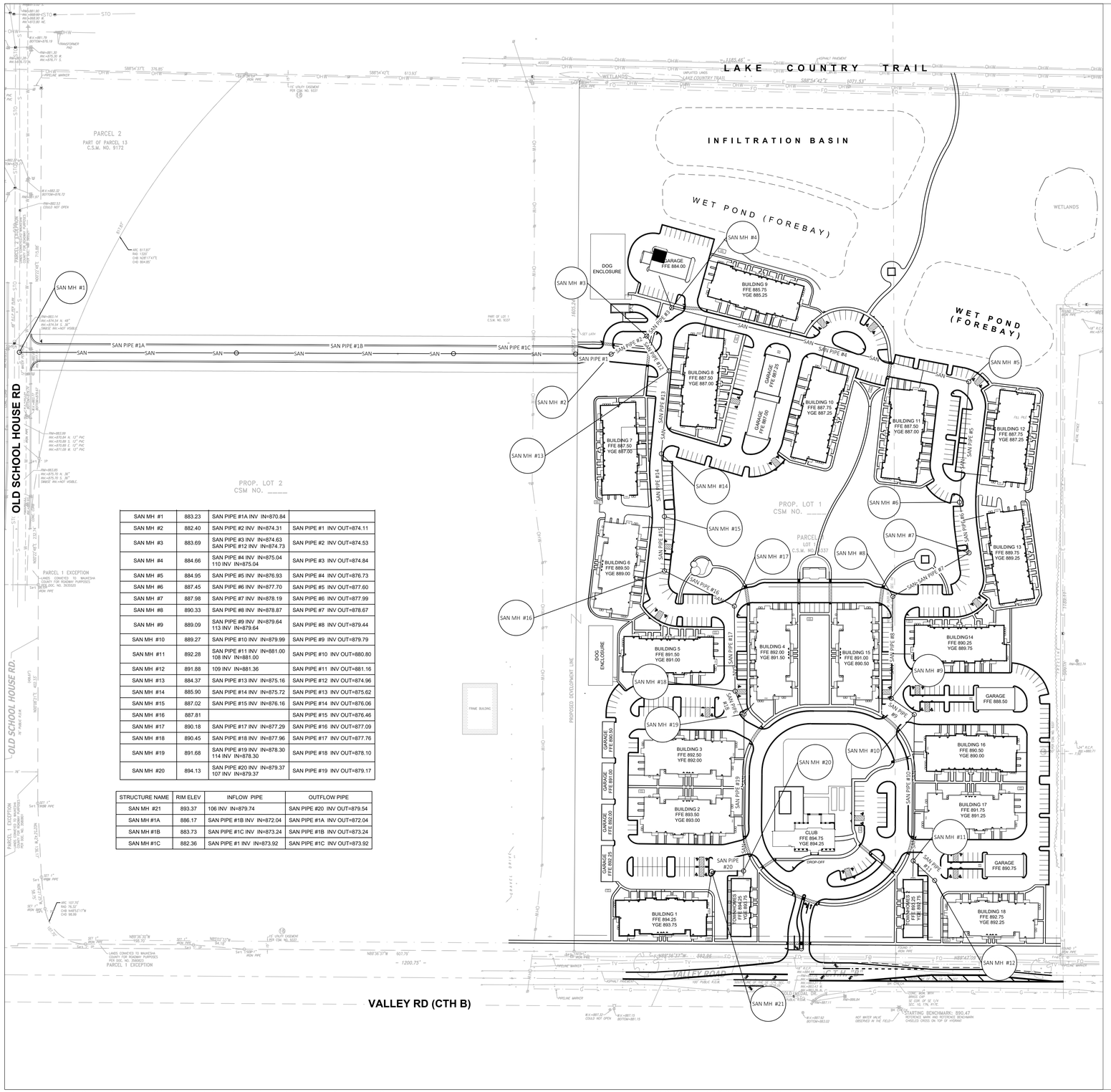
DRAWN BY	DATE
CHECKED BY	DATE

SHEET TITLE

STORM SEWER PLAN OVERVIEW

C410

SHEET # of SHEET #



SAN MH #1	883.23	SAN PIPE #1A INV IN=870.84	
SAN MH #2	882.40	SAN PIPE #2 INV IN=874.31	SAN PIPE #1 INV OUT=874.11
SAN MH #3	883.69	SAN PIPE #3 INV IN=874.63 SAN PIPE #12 INV IN=874.73	SAN PIPE #2 INV OUT=874.53
SAN MH #4	884.66	SAN PIPE #4 INV IN=875.04 110 INV IN=875.04	SAN PIPE #3 INV OUT=874.84
SAN MH #5	884.95	SAN PIPE #5 INV IN=876.93	SAN PIPE #4 INV OUT=876.73
SAN MH #6	887.45	SAN PIPE #6 INV IN=877.70	SAN PIPE #5 INV OUT=877.60
SAN MH #7	887.98	SAN PIPE #7 INV IN=878.19	SAN PIPE #6 INV OUT=877.99
SAN MH #8	890.33	SAN PIPE #8 INV IN=878.87	SAN PIPE #7 INV OUT=878.67
SAN MH #9	889.09	SAN PIPE #9 INV IN=879.64 113 INV IN=879.64	SAN PIPE #8 INV OUT=879.44
SAN MH #10	889.27	SAN PIPE #10 INV IN=879.99	SAN PIPE #9 INV OUT=879.79
SAN MH #11	892.28	SAN PIPE #11 INV IN=881.00 108 INV IN=881.00	SAN PIPE #10 INV OUT=880.80
SAN MH #12	891.88	109 INV IN=881.36	SAN PIPE #11 INV OUT=881.16
SAN MH #13	884.37	SAN PIPE #13 INV IN=875.16	SAN PIPE #12 INV OUT=874.96
SAN MH #14	885.90	SAN PIPE #14 INV IN=875.72	SAN PIPE #13 INV OUT=875.62
SAN MH #15	887.02	SAN PIPE #15 INV IN=876.16	SAN PIPE #14 INV OUT=876.06
SAN MH #16	887.81		SAN PIPE #15 INV OUT=876.46
SAN MH #17	890.18	SAN PIPE #17 INV IN=877.29	SAN PIPE #16 INV OUT=877.09
SAN MH #18	890.45	SAN PIPE #18 INV IN=877.96	SAN PIPE #17 INV OUT=877.76
SAN MH #19	891.68	SAN PIPE #19 INV IN=878.30 114 INV IN=878.30	SAN PIPE #18 INV OUT=878.10
SAN MH #20	894.13	SAN PIPE #20 INV IN=879.37 107 INV IN=879.37	SAN PIPE #19 INV OUT=879.17

STRUCTURE NAME	RIM ELEV	INFLOW PIPE	OUTFLOW PIPE
SAN MH #21	893.37	106 INV IN=879.74	SAN PIPE #20 INV OUT=879.54
SAN MH #1A	886.17	SAN PIPE #1B INV IN=872.04	SAN PIPE #1A INV OUT=872.04
SAN MH #1B	883.73	SAN PIPE #1C INV IN=873.24	SAN PIPE #1B INV OUT=873.24
SAN MH #1C	882.36	SAN PIPE #1 INV IN=873.92	SAN PIPE #1C INV OUT=873.92

0 100 200
SCALE IS IN FEET

GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. SEWER INSTALLATION SHALL PROCEED FROM DOWNSTREAM TO UPSTREAM.
3. CONTRACTOR SHALL ADJUST ALL EXISTING AND NEW UTILITY CASTINGS, MANHOLES, CLEANOUTS, AND ACCESS BOXES TO PROPOSED GRADING.
4. CONNECT SANITARY SERVICE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY.
5. MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
6. REFER TO CITY SPECIFICATION SANITARY SEWERAGE FOR LIST OF SUBMITTALS RELATED TO SANITARY SEWER CONSTRUCTION.
7. PVC SDR 26 SHALL BE UTILIZED FOR SANITARY SEWER PIPING.
8. REFER TO CONSTRUCTION DETAILS (CXXX) FOR CITY OF OCONOMOWOC UTILITY DETAILS; CITY DETAILS SHALL BE USED ON THE PUBLIC UTILITIES ONLY.
9. ALL CONNECTIONS SHALL BE WATER TIGHT.
10. THE CONTRACTOR SHALL ALLOW CITY TO WITNESS SEAL TESTING.
11. THE CONTRACTOR SHALL ALLOW CITY TO TELEVISE SEWER AFTER CONSTRUCTION IS COMPLETED; REFER TO CITY SPECIFICATION, SANITARY SEWERAGE SECTION 3.01 FOR DETAILS.
12. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER.
13. SANITARY SEWER SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES AND THE MUNICIPALITY.
14. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
15. PER NR 811.74 (2) MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE SANITARY SEWER AND TOP OF WATER OR 12 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER AND TOP OF SANITARY.
16. PER NR 811.74 (2) PUBLIC WATER MAINS SHALL BE INSTALLED 8 FEET HORIZONTALLY CENTER TO CENTER FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN, STORM SEWER MAIN, OR SANITARY OR STORM SEWER MANHOLE. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
17. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
18. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE. PROVIDE WARNING TAPE FOR WATER, SANITARY AND STORM SEWER PLACED 24 INCHES BELOW FINISHED GRADE. SEE SPECIFICATIONS.

LEGEND

—SAN— NEW SANITARY SEWER

SANITARY MANHOLE 9/C491 11/C491

PIPE TABLE					
PIPE	SIZE	LENGTH	SLOPE	STRUCT FROM	STRUCT TO
SAN PIPE #1	12"	65.55	0.30%	SAN MH #2	SAN MH #1C
SAN PIPE #1A	12"	400.00	0.30%	SAN MH #1A	SAN MH #1
SAN PIPE #1B	12"	400.00	0.30%	SAN MH #1B	SAN MH #1A
SAN PIPE #1C	12"	225.00	0.30%	SAN MH #1C	SAN MH #1B
SAN PIPE #2	12"	73.55	0.30%	SAN MH #3	SAN MH #2
SAN PIPE #3	12"	69.45	0.30%	SAN MH #4	SAN MH #3
SAN PIPE #4	12"	563.97	0.30%	SAN MH #5	SAN MH #4
SAN PIPE #5	12"	222.52	0.30%	SAN MH #6	SAN MH #5
SAN PIPE #6	12"	95.12	0.30%	SAN MH #7	SAN MH #6
SAN PIPE #7	12"	161.71	0.30%	SAN MH #8	SAN MH #7
SAN PIPE #8	12"	188.04	0.30%	SAN MH #9	SAN MH #8
SAN PIPE #9	12"	51.32	0.30%	SAN MH #10	SAN MH #9
SAN PIPE #10	12"	269.73	0.30%	SAN MH #11	SAN MH #10
SAN PIPE #11	12"	53.73	0.30%	SAN MH #12	SAN MH #11
SAN PIPE #12	12"	76.43	0.30%	SAN MH #13	SAN MH #3
SAN PIPE #13	12"	153.31	0.30%	SAN MH #14	SAN MH #13
SAN PIPE #14	12"	115.55	0.30%	SAN MH #15	SAN MH #14
SAN PIPE #15	12"	100.27	0.30%	SAN MH #16	SAN MH #15
SAN PIPE #16	12"	144.06	0.30%	SAN MH #17	

PIPE TABLE					
PIPE	SIZE	LENGTH	SLOPE	STRUCT FROM	STRUCT TO
SAN PIPE #17	12"	156.64	0.30%	SAN MH #18	SAN MH #17
SAN PIPE #18	12"	45.39	0.30%	SAN MH #19	SAN MH #18
SAN PIPE #19	12"	288.98	0.30%	SAN MH #20	SAN MH #19
SAN PIPE #20	12"	58.83	0.30%	SAN MH #21	SAN MH #20

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PROJECT LOCATION: OCONOMOWOC, WI

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY | DATE

CHECKED BY | DATE

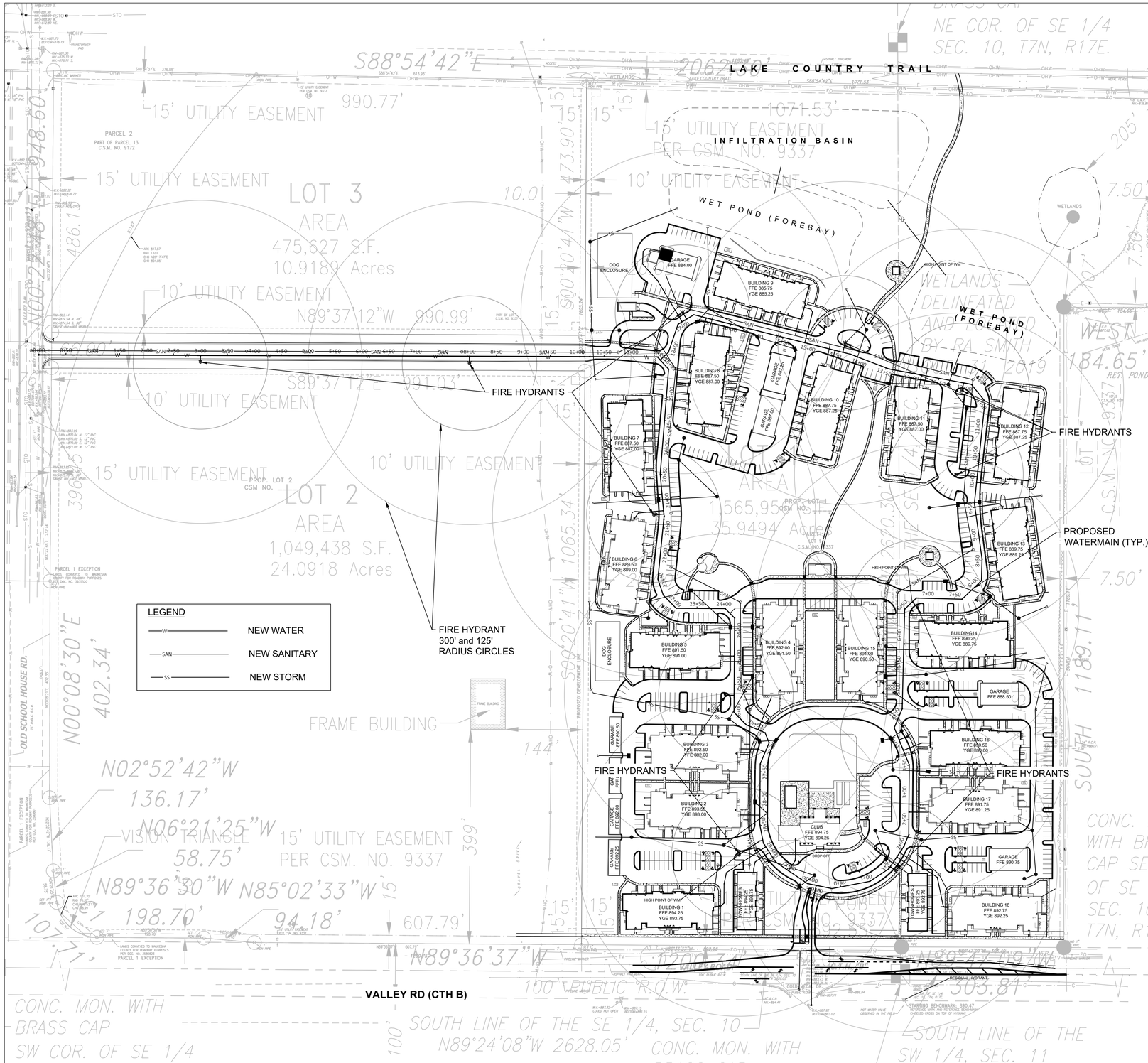
SHEET TITLE

SANITARY SEWER PLAN OVERVIEW

C440

SHEET # of SHEET #

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C440 - SANITARY SEWER PLAN OVERVIEW.DWG PLOT DATE :4/16/2020 9:18 AM PLOT BY :JAMES SOEHNER



GENERAL NOTES:

1. PIPE LENGTHS ARE TO CENTER OF STRUCTURE, UNLESS OTHERWISE NOTED.
2. DUCTILE IRON, AWWA C-151, CLASS 52 WITH CEMENT LINING SHALL BE UTILIZED FOR WATER DISTRIBUTION PIPING, SERVICE LATERALS AND HYDRANT LEADS.
3. CONTRACTOR SHALL VERIFY EXISTING PIPE INVERT, PIPE MATERIAL, PIPE SIZE AND LOCATION PRIOR TO CONSTRUCTION OF THE UTILITIES. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE OWNER. OLD SCHOOL HOUSE ROAD AND VALLEY ROAD REQUIRE INVESTIGATION OF DEPTH OF EXISTING WATER MAIN, DEPTH ESTIMATED AT 6-FEET FROM GROUND TO TOP OF EXISTING WATER MAIN.
4. WATER MAIN SHALL BE CONSTRUCTED PER PROJECT SPECIFICATIONS, OCONOMOWOC SPECIFICATIONS AND IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES, DNR AND THE MUNICIPALITY.
5. A MINIMUM OF 6.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAIN.
6. PER NR 811.74 (2) MAINTAIN A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE SANITARY SEWER AND TOP OF WATER OR 12 INCHES OF VERTICAL SEPARATION BETWEEN THE BOTTOM OF THE WATER AND TOP OF SANITARY.
7. PER NR 811.74 (2) PUBLIC WATER MAINS SHALL BE INSTALLED 8 FEET HORIZONTALLY CENTER TO CENTER FROM ANY EXISTING OR PROPOSED SANITARY SEWER MAIN, STORM SEWER MAIN, OR SANITARY OR STORM SEWER MANHOLE. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL DETAILS.
8. GENERALLY, FOR WATER SERVICE 4-INCHES OR LARGER, DEFLECTION WILL NOT BE ALLOWED AND CONTRACTOR SHALL USE 11.25, 22.5, 45 AND 90 DEGREE BENDS WHEN NEEDED. CONTRACTOR SHALL NOT EXCEED 5 DEGREES PER PIPE OR AS RECOMMENDED BY MANUFACTURER.
9. REFER TO CITY OF OCONOMOWOC WATER UTILITY DISTRIBUTION PIPING SECTION 1.04 FOR LIST OF SUBMITTALS RELATED TO WATER MAIN CONSTRUCTION.
10. REFER TO JOINT RESTRAINT TABLE FOR DETAILS ON JOINT RESTRAINTS.
11. CONTACT CITY OF OCONOMOWOC WATER UTILITY FOR METER TYPE AND SPECIFICATIONS.
12. REFER TO CONSTRUCTION DETAILS (C114) FOR CITY OF OCONOMOWOC UTILITY DETAILS; CITY DETAILS SHALL BE USED ON THE PUBLIC UTILITIES ONLY.
13. PROVIDE TRACER WIRE FOR NON-METALLIC WATER SERVICE. SEE SPECIFICATIONS. TRACER WIRE FOR POTABLE WATER PIPE SHALL BE BLUE. PROVIDE WARNING TAPE FOR WATER, SANITARY AND STORM IN ACCORDANCE WITH THE SPECIFICATIONS.
14. PER OCONOMOWOC SPECIFICATIONS SEE THE FOLLOWING:
    - 14.1. CONNECTIONS TO EXISTING WATER MAIN TO BE CUT-IN TEE AND SOLID SLEEVE.
    - 14.2. HYDRANTS TO A 5-FT CLEAR ZONE
    - 14.3. CENTER OF HYDRANTS TO BE MINIMUM 3-FEET FROM BACK OF CURB.
    - 14.4. ALL HYDRANT LEADS GREATER THAN ONE LENGTH OF PIPE MUST BE RESTRAINED FOR THE ENTIRE LENGTH LEAD.
    - 14.5. THE CUSTOMER OWNS AND MAINTAINS ALL LATERAL POINTS BEYOND THE VALVE OFF OF THE WATERMAIN.
    - 14.6. EACH BUILDING IS ALLOWED ONE WATER METER.
    - 14.7. POLYETHYLENE WRAPPED WATERMAIN IS NOT ALLOWED.
    - 14.8. ALL SERVICE LATERALS ARE 4-INCH. EACH LATERAL IS SERVICED WITH A TEE INTO THE MAIN COMBINED WITH A GATE VALVE.
    - 14.9. FOLLOW ALL OTHER OCONOMOWOC SPECIFICATIONS.

0 100 200
SCALE IS IN FEET

REFER TO THE FOLLOWING DETAILS TO COMPLETE THE WORK

1 / C490, 2 / C490	UTILITY TRENCHING UNDER LANDSCAPING AND PAVEMENT (TYP)
	FIRE HYDRANT — 7 / C492
	AIR RELEASE VALVE PIT — 8 / C490
	WATERMAIN GATE VALVE — 3 / C491
	DETECTION WIRE & LOCATION BOX FOR WATERMAIN — 8 / C492
	RETAINING GLAND RESTRAINT — 12 / C492
	BUTTRESS DETAILS — 1 / C493, 2 / C493, 3 / C493, 4 / C493

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

TITLE: PABST FARMS APARTMENTS TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

PROJECT TITLE: PABST FARMS APARTMENT, LLC

CLIENT: MANDEL GROUP 330 EAST KILBOURN AVENUE, SUITE 600 SOUTH MILWAUKEE, WI 53202

PROJECT LOCATION: OCONOMOWOC, WI

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY	DATE
CHECKED BY	DATE

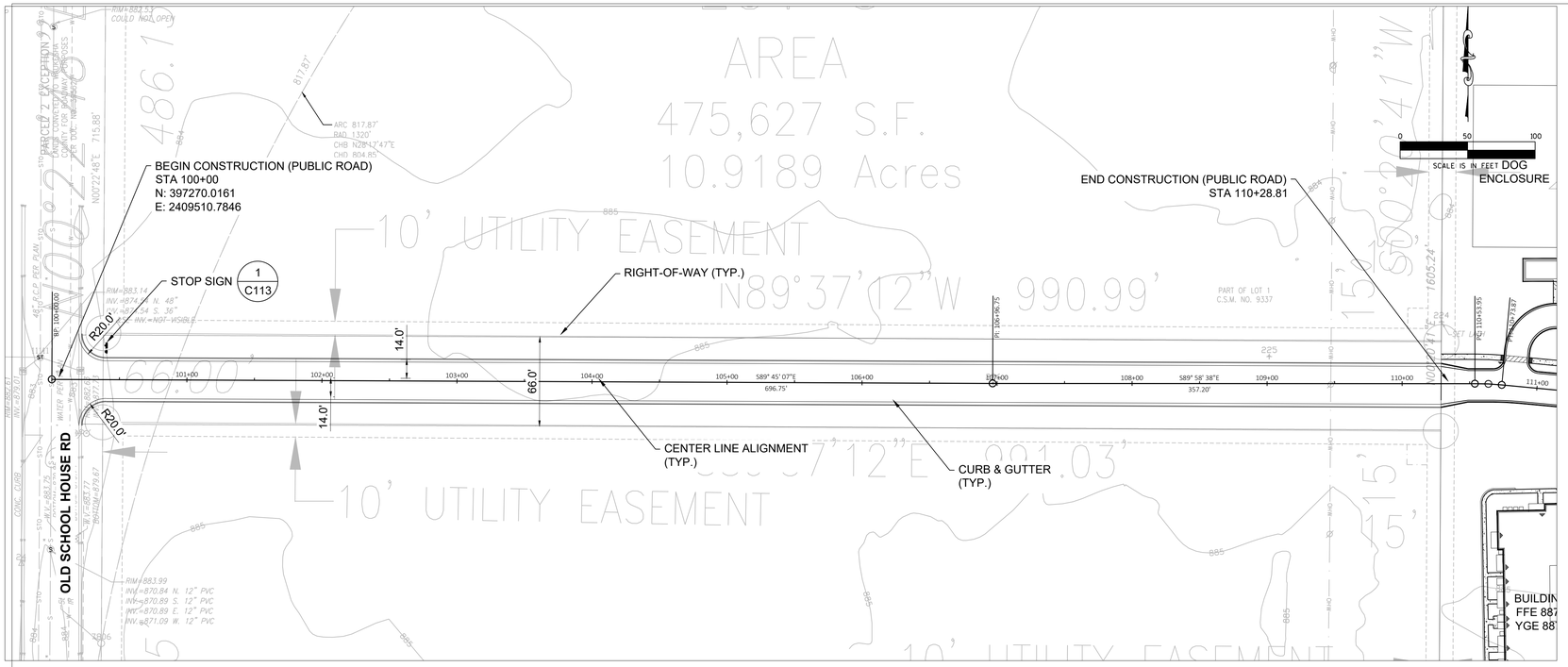
SHEET TITLE

WATERMAIN PLAN OVERVIEW

C470

SHEET # of SHEET #

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C470 - WATERMAIN PLAN OVERVIEW.DWG PLOT DATE :4/16/2020 3:01 AM PLOT BY :JUSTIN FLICKINGER



GENERAL

1. THE CONTRACTOR SHALL ADHERE TO CITY OF OCONOMOWOC SPECIFICATIONS (APRIL 2019 EDITION) FOR CONSTRUCTION OF THE EAST/WEST CONNECTOR ROAD TO OLD SCHOOL HOUSE ROAD INCLUDING THE CONNECTION TO OLD SCHOOL HOUSE ROAD.

2. REFER TO CITY OF OCONOMOWOC ROADWAY CONSTRUCTION SPECIFICATION SECTION 1.02 FOR LIST OF SUBMITTALS RELATED TO ROADWAY CONSTRUCTION; THE CONTRACTOR SHALL PROVIDE ALL SUBMITTALS TO THE CITY REPRESENTATIVE A MINIMUM OF 7 DAYS PRIOR TO COMMENCEMENT OF RELATED WORK.

3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY TO PERFORM THE WORK.

4. REFER TO SITE PLAN DETAILS SHEET C115 FOR CITY OF OCONOMOWOC CURB & GUTTER, SIDEWALK, CURB RAMPS, AND DRIVEWAY DETAILS; CITY DETAILS SHALL BE USED ON THE EAST/WEST CONNECTOR ROAD ONLY.

5. CONTACT CITY DIRECTOR OF PUBLIC WORKS TO COORDINATE WORK ON PUBLIC RIGHT-OF-WAY; CITY HAS RIGHT OF FIRST REFUSAL FOR CLEARING AND GRUBBING IN CITY RIGHT-OF-WAY.

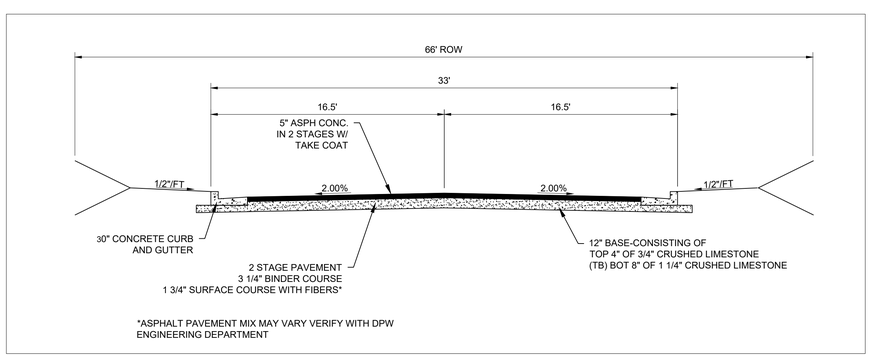
6. THE CONTRACTOR SHALL ALLOW THE CITY OR CITY'S REPRESENTATIVE TO WITNESS THE PROOF ROLL AND ADHERE TO ROADWAY CONSTRUCTION SPECIFICATION SECTION 3.01.

7. THE CONTRACTOR SHALL CONTACT WAUKESHA COUNTY FOR A PERMIT TO CONSTRUCT ROADWAY IMPROVEMENTS ON COUNTY TRUNK HIGHWAY B (CTH B), VALLEY ROAD.

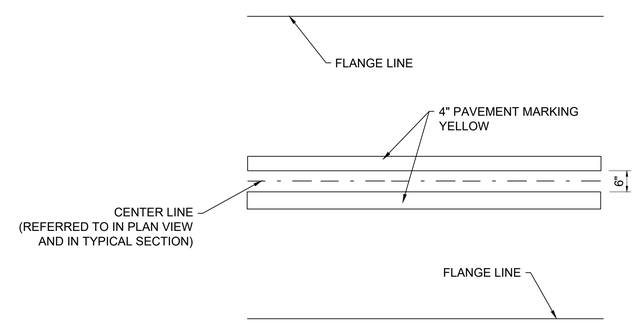
8. REFER TO SHEET C501 FOR THE PLAN & PROFILE.

LEGEND

SIGN



1 / C500 TYPICAL FINISHED SECTION FOR EAST - WEST CONNECTOR RD
STA 100+40.26 - STA 110+28.81
NTS



2 / C500 CENTERLINE PAVEMENT MARKING FOR EAST - WEST CONNECTOR RD
NTS

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS SHEET XX	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY	DATE
ZA, JS, JS, RT, RT	02/27/2020
CHECKED BY	DATE
APS	02/27/2020

SITE TITLE

EAST/WEST CONNECTOR OVERVIEW

C500

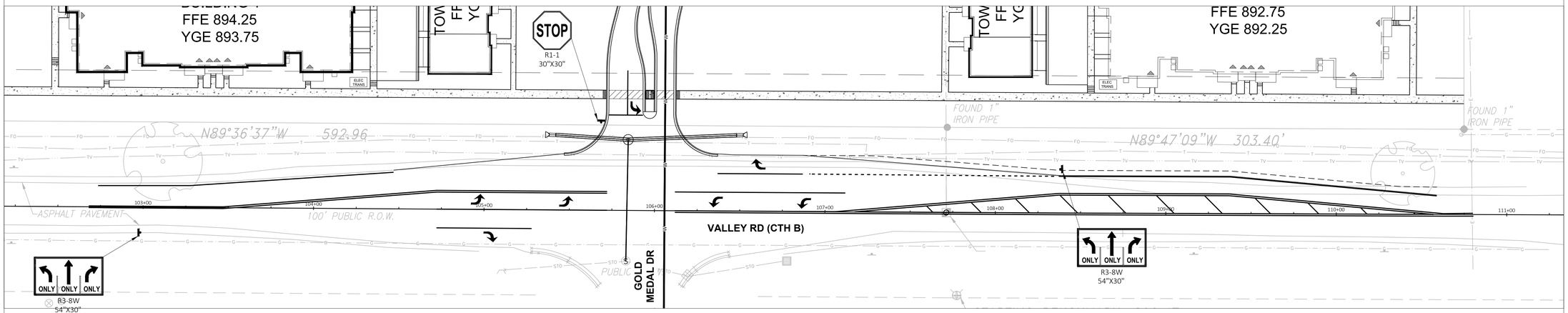
of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C500 - EAST WEST CONNECTOR OVERVIEW.DWG PLOT DATE :4/16/2020 9:53 AM PLOT BY :ZAHOOR AHMAD

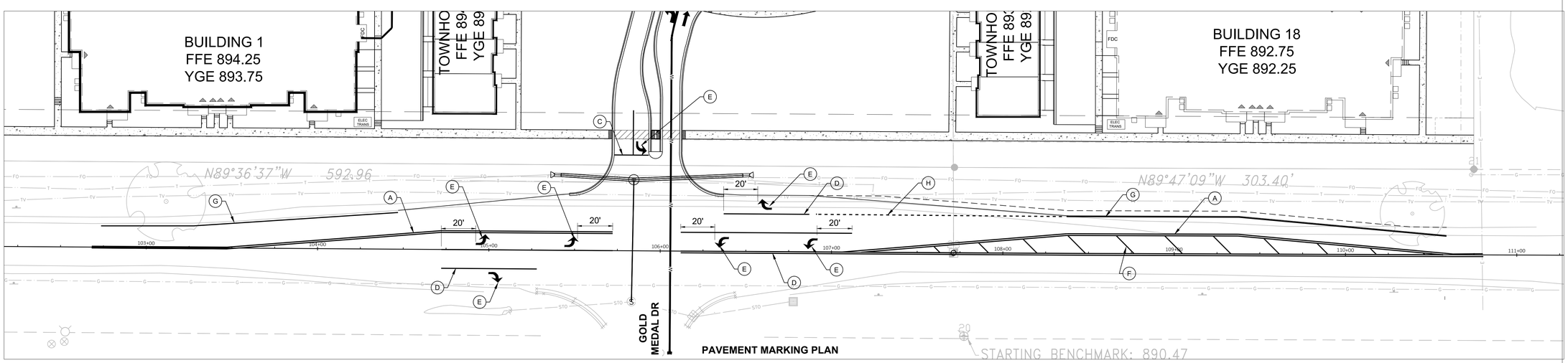
SIGNAGE LEGEND

EXISTING SIGN MOUNTED ON POST

PROPOSED SIGN MOUNTED ON POST(S)



PERMANENT SIGNING PLAN



PAVEMENT MARKING PLAN

PAVEMENT MARKING LEGEND

- (A) MARKING LINE PAINT (CENTERLINE DOUBLE YELLOW)
- (B) MARKING LINE PAINT 4-INCH (YELLOW)
- (C) MARKING STOP LINE PAINT 18-INCH, WHITE
- (D) MARKING CONTRAST PAINT 8-INCH (CHANNELIZING WHITE)
- (E) MARKING ARROW PAINT (TYPE 2, WHITE)
- (F) MARKING DIAGONAL PAINT 12-INCH (YELLOW, 25; C-C)
- (G) MARKING LINE PAINT 4-INCH (WHITE)
- (H) MARKING LINE PAINT 8-INCH (WHITE, 3' DASH, 9' SKIP)

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

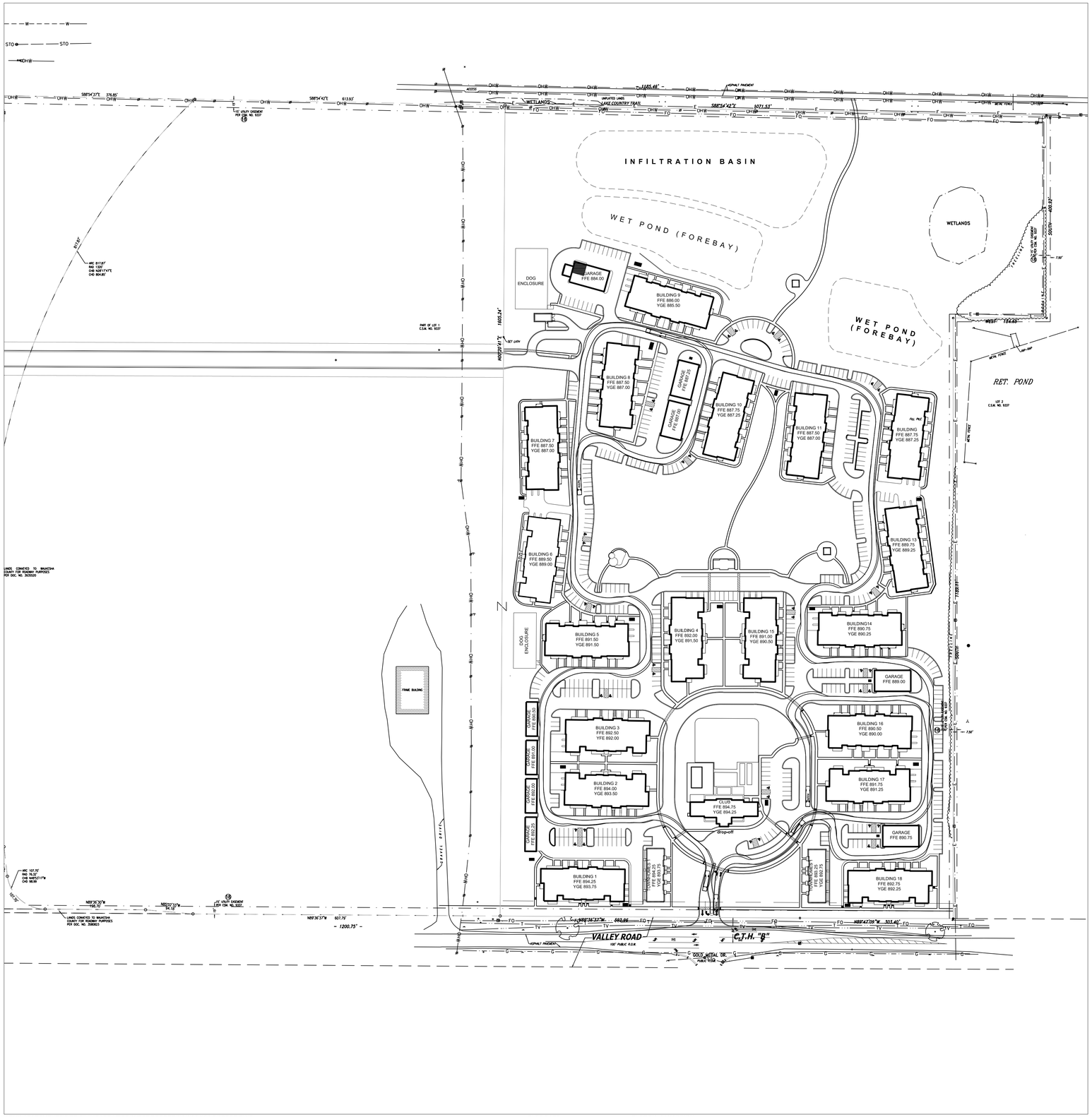
DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

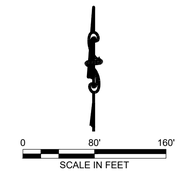
SITE TITLE:
VALLEY RD (CTH B)
PAVEMENT MARKING AND
PERMANENT SIGNING PLAN

C601

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\SHEETS\C601 - VALLEY RD (CTH B) PAVING MARKING AND SIGNING PLAN.DWG PLOT DATE :4/14/2020 9:15 AM PLOT BY :JAMES SOEHNER





KSingh Engineers Scientists Consultants
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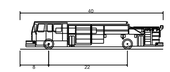
262-821-1171

CONSULTANT

OCONOMOWOC FIRE PREVENTION BUREAU (DEVELOPMENT CHECKLIST)

COMMERCIAL/RESIDENTIAL MULTI-FAMILY

1. ADDRESS APPROVED BY POLICE AND FIRE DEPARTMENTS
2. ADDRESS POSTED/VISIBLE FROM ROAD
3. HYDRANTS LOCATIONS AND SPACING BETWEEN (MAX. 500')
4. DEAD END ROADS MORE THE 150' REQUIRES AN APPROVED TURN AROUND
5. CUL-DA-SAC MINIMUM SIZE OF 100' DIAMETER
6. ROADS AND ACCESS LANES NEED TO BE ALL WEATHER MAINTAINED AND CAPABLE OF HOLDING 75,000 LBS
7. MINIMUM TURNING RADIUS - 28' INSIDE 42' OUTSIDE
8. KNOX BOXES ON EACH GROUND LEVEL ENTRY DOOR
9. 20' MINIMUM WIDTH FIRE LANES
10. FIRE LANES CURB MARKINGS
11. 6" MINIMUM WATER MAIN IF SPRINKLER SYSTEM IS REQUIRED
12. FDC MUST BE WITHIN 125' OF A HYDRANT
13. HORN/STROBE ABOVE THE FDC
14. ALL PORTIONS OF THE BUILDING MUST BE WITHIN 300' OF A HYDRANT
15. FIRE LANE/OVERHANGS MUST HAVE A 13'-6" MIN HEIGHT
16. FIRE EXTINGUISHERS
17. EXIT/EMERGENCY LIGHT
18. SMOKE AND CO DETECTORS
19. NO EXTENSION CORDS IN LIEU OF PERMANENT WIRING
20. COMPLY WITH ALL APPLICABLE NFPA FIRE CODES.



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

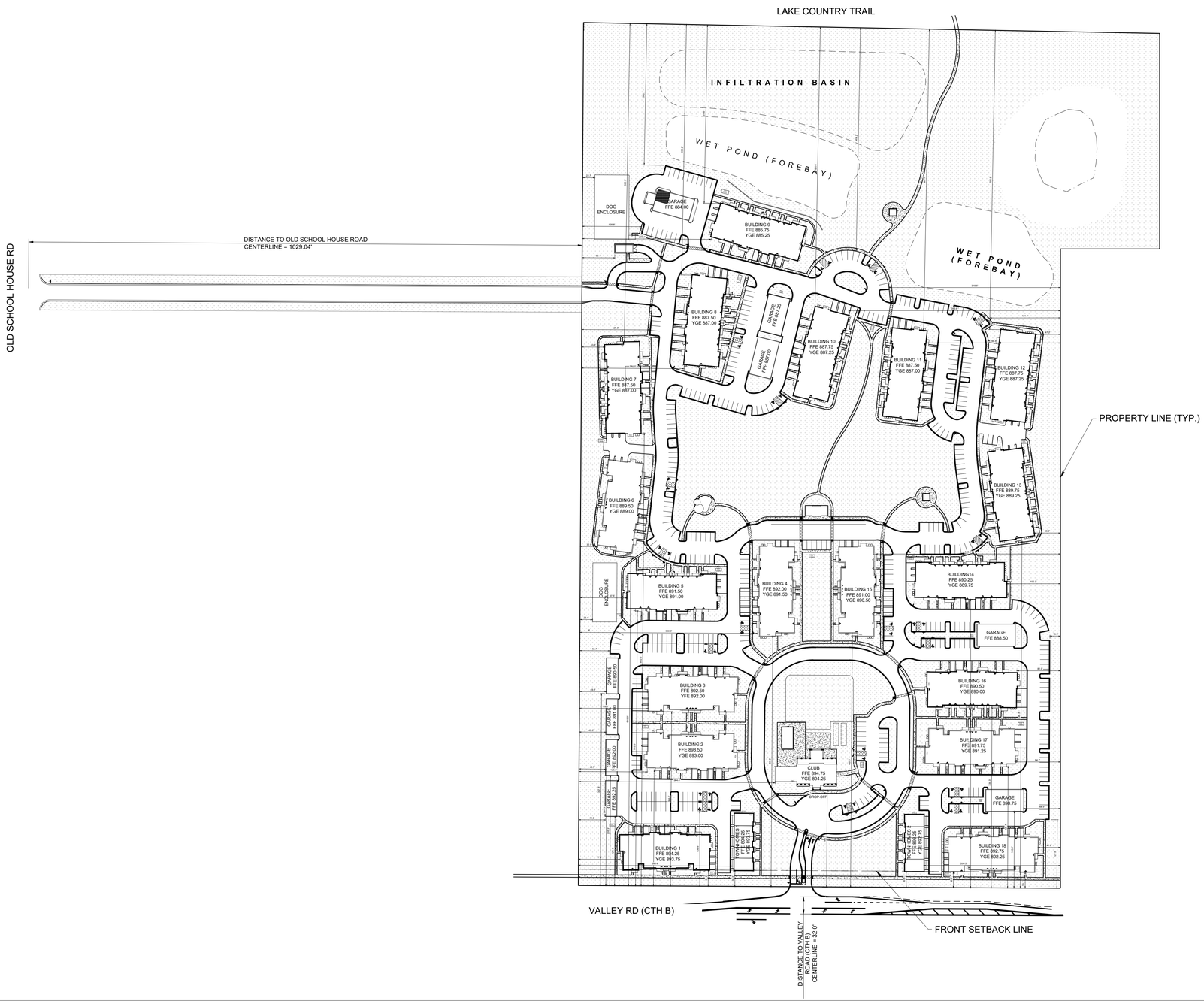
DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

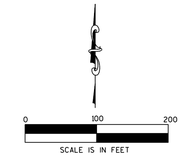
SITE TITLE
FIRE TRUCK TURING TEMPLET EXHIBIT

EX100

of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\XREF\SHEET BORDERS\24X36 KSA BORDER.DWG PLOT DATE :---- PLOT BY :AJAY SINGH





ZONING:
CURRENTLY: RMH, RESIDENTIAL MULTI-UNIT HIGH
PROPOSED: RMH, RESIDENTIAL MULTI-UNIT HIGH

KSingh Engineers Scientists Consultants
3636 North 124th Street
Wauwatosa, WI 53222
262-821-1171

CONSULTANT

PROJECT TITLE: PABST FARMS APARTMENTS
TECHNICAL REVIEW SUBMITTAL, NOT FOR CONSTRUCTION

CLIENT: MANDEL GROUP

PROJECT LOCATION: OCONOMOWOC, WI
OLD SCHOOL HOUSE ROAD & VALLEY ROAD

REVISIONS	DATE	DESCRIPTION
1	04/16/2020	Revised Tech. Submittal

DRAWN BY ZA, JS, JS, RT, RT	DATE 02/27/2020
CHECKED BY APS	DATE 02/27/2020

SITE TITLE
SETBACKS EXHIBIT

EXHIBIT 1

SHEET XX of SHEET 03

FILE NAME :P:\40270 PABST FARMS APARTMENTS\SITE CIVIL\CADD\EXHIBITS\SETBACKS EXHIBIT.DWG PLOT DATE :4/16/2020 7:25 AM PLOT BY :ZAHOOR AHMAD

SHEET NOTES

1. THIS LIGHTING WAS DESIGNED TO MATCH EXISTING PABST FARM DEVELOPMENT FIXTURE STYLES.
2. THE LIGHTING DESIGN IS IN COMPLIANCE WITH THE CITY OF OCONOMOWOC ZONING ORDINANCE, SECTION 17.211, WITH THE EXCEPTION OF SECTION 17.211(6)(d) CALLING FOR A MINIMUM LIGHT LEVEL OF 0.5FC ON PARKING AND DRIVE LANE SURFACE. TO AVOID NUISANCE LIGHT LEVELS AS DESCRIBED IN SECTION 17.211(6)(e)1), WE SEEK A VARIANCE TO ALLOW A MINIMUM OF 0.1FC TO AVOID HIGH LIGHT LEVELS ADJACENT TO TENANT UNIT WINDOWS.

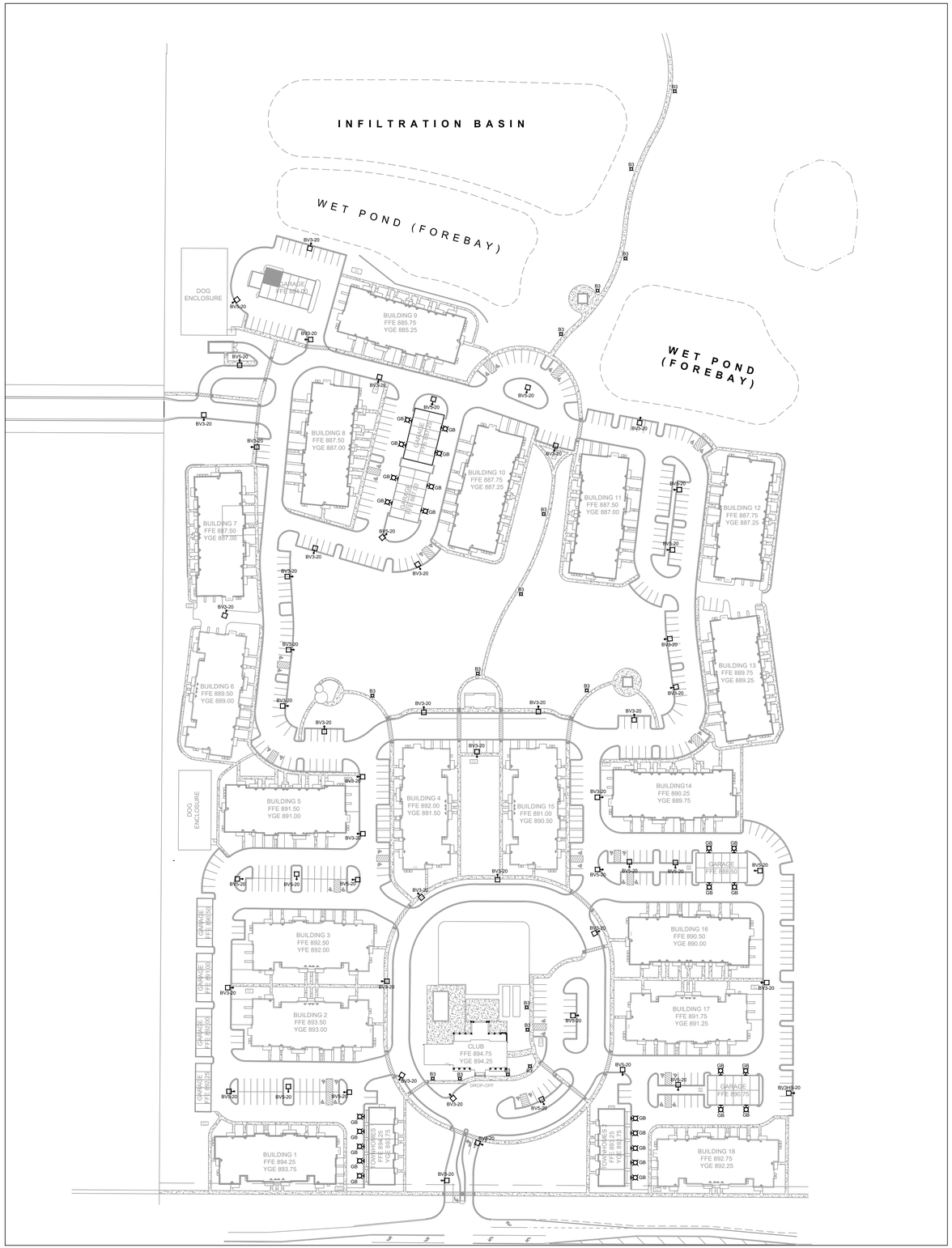
GENERAL NOTES

1. INSTALL PRIMARY ELECTRICAL CONDUIT , CONDUIT SHALL BE 3 FEET BELOW FINISHED GRADE. COORDINATE ROUTE OF CONDUIT WITH FINAL UTILITY LAYOUT.
2. COORDINATE WITH FINAL LANDSCAPING AND APPROVED UTILITY PLANS. DESIGN IS COORDINATED WITH ENGINEERED SITE UTILITY AND LANDSCAPE PLANS.
3. ASSUME LIGHTING CONTROL VIA TIMECLOCK AT EACH UNIT BUILDING. FIXTURES TO BE CIRCUITED TO NEAREST UNIT BUILDING HOUSE PANEL. FINAL VOLTAGE YET TO BE DETERMINED.

SITE LIGHTING FIXTURE SCHEDULE

DES.	DESCRIPTION	LAMP DATA NO.	LAMP DATA TYPE	VOLT	DEPTH	LIGHTING FIXTURE MFR.	LIGHTING FIXTURE CAT. NO.	SURFACE CEILING	SURFACE WALL	SURFACE SUSP.	SURFACE SPECIAL	RECESS LAY-IN	RECESS CONCEAL	RECESS DRYWALL	RECESS WALL	SEE NOTE
BV3-20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 3 DIST., BLACK, 20' POLE	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-3-80W-3K-BK-TX				●					1,3,4
BV5-20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 5 DIST., BLACK, 20' POLE	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-5-80W-3K-BK-TX				●					1,3,4
BV3HS-20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 3 DIST., BLACK, 20' POLE, HOUSE SHIELD	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-3HS-80W-3K-BK-TX				●					1,3,4
GB	GARAGE BUILDING/TOWNHOME WALL SCONCE, BLACK, 10' AFG MOUNTING HEIGHT	1	GUA SOCKET 3000K	120	--	PROGRESS LIGHTING	P5722-71		●							3,4
BV3	BOLLARD - ASYMMETRICAL DSITRIBUTION, BLACK	1	30W LED 3000K	--	--	CYCLONE LIGHTING	CBM1701C-FCF-3-30W-3K-XYZ-BK-TX				●					1,3,4

LIGHTING FIXTURE NOTES:
1. PROVIDE CONCRETE POLE BASE.
2. PROVIDE PHOTOCELL ON FIXTURE.
3. CONTROLLER BY SEPARATE TIMECLOCK.
4. ***NO SUBSTITUTIONS ACCEPTED.***



SITE LIGHTING PLAN
1" = 80'-0"
0' 20' 40' 80' 120'

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY AMB
DRAWN BY AMB
CHECKED BY JRH

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1106 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN 53226
PH. (262) 860-1544

PROJECT DESCRIPTION: PABST FARMS APARTMENTS
OCONOMOWOC TECHNICAL REVIEW SUBMITTAL

PROJECT LOCATION: OLD SCHOOL HOUSE ROAD & VALLEY ROAD
OCONOMOWOC, WI

SHEET TITLE: SITE LIGHTING PLAN

PROJECT NUMBER: 8526
DATE: 04/16/20

SHEET NUMBER
E100

PHOTOMETRIC STATISTICS

DESCRIPTION	SYMBOL	AVG	MIN	MAX
PARKING	+	1.2 fc	0.1 fc	5.9 fc
PROPERTY	+	0.0 fc	0.0 fc	0.2 fc

SHEET NOTES

1. THIS LIGHTING WAS DESIGNED TO MATCH EXISTING PABST FARM DEVELOPMENT FIXTURE STYLES.
2. THE LIGHTING DESIGN IS IN COMPLIANCE WITH THE CITY OF OCONOMOWOC ZONING ORDINANCE, SECTION 17.211, WITH THE EXCEPTION OF SECTION 17.211(6)(d) CALLING FOR A MINIMUM LIGHT LEVEL OF 0.5FC ON PARKING AND DRIVE LANE SURFACE. TO AVOID NUISANCE LIGHT LEVELS AS DESCRIBED IN SECTION 17.211(6)(e)(1), WE SEEK A VARIANCE TO ALLOW A MINIMUM OF 0.1FC TO AVOID HIGH LIGHT LEVELS ADJACENT TO TENANT UNIT WINDOWS.

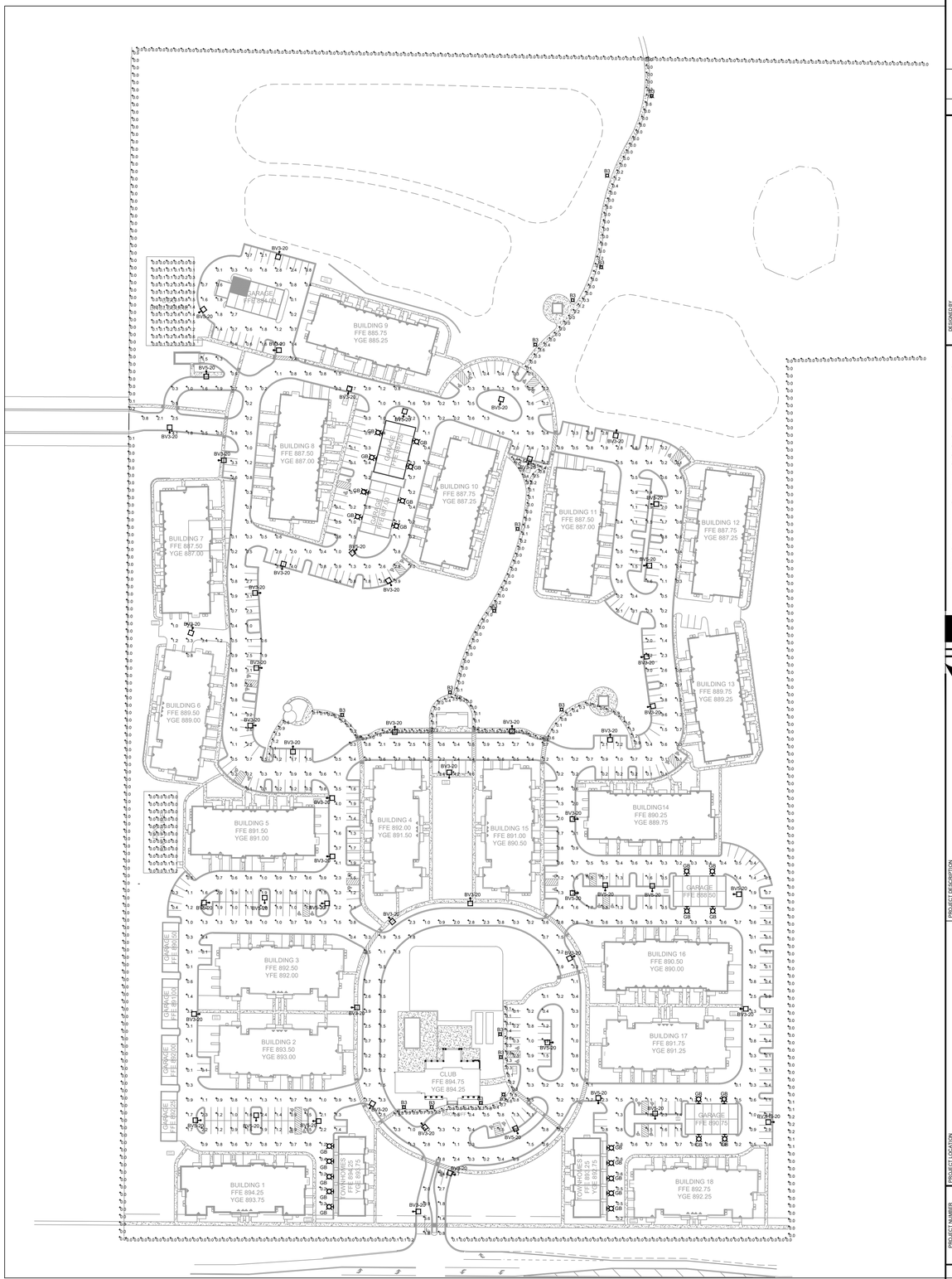
GENERAL NOTES

1. INSTALL PRIMARY ELECTRICAL CONDUIT , CONDUIT SHALL BE 3 FEET BELOW FINISHED GRADE. COORDINATE ROUTE OF CONDUIT WITH FINAL UTILITY LAYOUT.
2. COORDINATE WITH FINAL LANDSCAPING AND APPROVED UTILITY PLANS. DESIGN IS COORDINATED WITH ENGINEERED SITE UTILITY AND LANDSCAPE PLANS.
3. ASSUME LIGHTING CONTROL VIA TIMECLOCK AT EACH UNIT BUILDING. FIXTURES TO BE CIRCUITED TO NEAREST UNIT BUILDING HOUSE PANEL. FINAL VOLTAGE YET TO BE DETERMINED.

SITE LIGHTING FIXTURE SCHEDULE

DES.	DESCRIPTION	LAMP DATA NO.	LAMP DATA TYPE	VOLT	DEPTH	LIGHTING FIXTURE MFR.	LIGHTING FIXTURE CAT. NO.	SURFACE CEILING	SURFACE WALL	SURFACE SUSP.	SURFACE SPECIAL	RECESS LAY-IN	RECESS CONCEAL	RECESS DRYWALL	RECESS WALL	SEE NOTE
BV3-20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 3 DIST., BLACK, 20' POLE	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-3-80W-3K-BK-TX				●					1,3,4
BV5-20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 5 DIST., BLACK, 20' POLE	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-5-80W-3K-BK-TX				●					1,3,4
BV3HS -20	LED PENDANT POLE-MOUNT GOOSENECK, TYPE 3 DIST., BLACK, 20' POLE, HOUSE SHIELD	1	80W LED 3000K	--	--	CYCLONE LIGHTING	CY55P1B-FGC-3HS-80W-3K-BK-TX				●					1,3,4
GB	GARAGE BUILDING/TOWNHOME WALL SCONCE, BLACK, 10' AFG MOUNTING HEIGHT	1	GUA SOCKET 3000K	120	--	PROGRESS LIGHTING	P5722-71		●							3,4
BV3	BOLLARD - ASYMMETRICAL DSITRIBUTION, BLACK	1	30W LED 3000K	--	--	CYCLONE LIGHTING	CBM1701C-FCF-3-30W-3K-XYZ-BK-TX				●					1,3,4

LIGHTING FIXTURE NOTES:
1. PROVIDE CONCRETE POLE BASE.
2. PROVIDE PHOTOCELL ON FIXTURE.
3. CONTROLLER BY SEPARATE TIMECLOCK.
4. ***NO SUBSTITUTIONS ACCEPTED.***



SITE LIGHTING PHOTOMETRIC PLAN
1" = 80'-0"
NORTH
0' 20' 40' 80' 120'

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY AMB
DRAWN BY AMB
CHECKED BY JRH

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1106 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN 53226
PH. (262) 860-1544

PROJECT DESCRIPTION
PABST FARMS APARTMENTS
OCONOMOWOC TECHNICAL REVIEW SUBMITTAL

PROJECT LOCATION
OLD SCHOOL HOUSE ROAD & VALLEY ROAD
OCONOMOWOC, WI

PROJECT NUMBER 8526
DATE 04/16/20
SHEET TITLE SITE LIGHTING PHOTOMETRIC PLAN
SHEET NUMBER E200

FIXTURE 'BV3'

Clio
CBM1701C

SOURCE: LED 4000K ± 150K, 70 CRI minimum[1]
WATERPROOF RATING: IP67 optical system
Dark Sky friendly optical system

LED code definition: **3 - 15W - 4K**
- Color temperature
- LED Wattage
- Optical distribution

Bollards
CBM1701C/CBM1105C/CBM1154C/CBM1210C/CBM2112C

Ordering Template

MODEL	LENS	DIST.	WATT	CT	VOLT	BASE	OPTIONS	COLOR	TEXTURE	OP.FIN.
CBM1701C	FGF	3	15W	3K	120	NONE[2]	NONE	BK	TX	MG
CBM1105C	CAC[1]	5	25W	4K	208	BB1[4]	PC[3]	MT	SM	
CBM1154C	CAP[1]		30W		240	BB2[4]	GFI[3]	DG		
CBM1210C			35W		277	BB3[3,4]		MA		
CBM2112C								SI		
								BZ		
								BG		
								GM		
								PG		
								WH		

[1]FOR ALL BOLLARD EXECEPT CBM1701C
[2]AVAILABLE ONLY WITH CBM1701C
[3]OPTION PC AND GFI NOT AVAILABLE WITH BB3
[4]OPTION NOT AVAILABLE FOR CBM1701C

ORDERING CODE

References

LENS
- FGF — FLAT GLASS FROST
- CAC — CLEAR CYCLINDRICAL ACRYLIC GLOBE
- CAP — POND (DIFFUSED) CYCLINDRICAL ACRYLIC GLOBE

DISTRIBUTION
SEE PHOTOMETRIC PAGE FOR DETAILS

WATT
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

CCT
- 3K — 3000K
- 4K — 4000K

BASE
- NONE — NONE
- BB1 — ROUND BASE
- BB2 — ROUND BASE WITH BASE COVER
- BB3 — RIBBED BASE

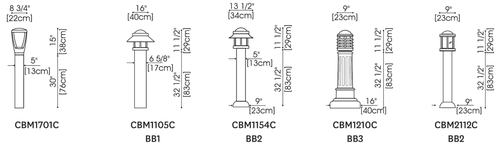
OPTIONS
- NONE — NONE
- PC — BUTTON-TYPE PHOTOCELL
- GFI — GROUND FAULT INTERRUPTER RECEPTACLE

COLOR
- BK — BLACK RAL9005
- MT — METALLIC GRAPHITE TEXTURED ONLY (PROPRIETARY FORMULA)
- DG — DARK GREEN RAL6012
- MA — MARINE BLUE RAL5013
- SI — METALLIC SILVER RAL9006 (SMOOTH ONLY)
- BZ — DARK BRONZE RAL8019
- BG — BURGUNDY RAL3005
- GM — MOSS GREEN RAL6005
- PG — PALE GREY RAL7040
- WH — WHITE RAL9003

TEXTURE
- TX — TEXTURED
- SM — SMOOTH

OP.FIN. (OPTIONAL FINISH)
- MG — MARINE GRADE PRE-FINISH

Luminaire



CBM1701C | CBM1105C BB1 | CBM1154C BB2 | CBM1210C BB3 | CBM2112C BB2

FIXTURE 'BV3-20'
FIXTURE 'BV3HS-20'
FIXTURE 'BV5-20'

Photometry
CY55P1B

SOURCE: LED 4000K ± 150K, 70 CRI minimum[1]
WATERPROOF RATING: IP67 optical system
Dark Sky friendly optical system
Data base on luminaire using FGC (Flat glass clear)

LED code definition:
2 - 20W - 4K
- Color temperature
- LED Wattage
- Optical distribution

Pendant
CY55P1A / CY55P1B

Ordering Template

MODEL	LENS	DIST.	WATT	CCT	VOLT	ADAPTOR	OPTIONS	COLOR	TEXTURE	OP.FIN.
CY55P1A	FGC	2	20W	3K	120	NONE	NONE	BK	TX	MG
CY55P1B	FGF	3	40W	4K	208	ADV	PC[2,3,4]	DG	SM[4]	
		3M	60W		240		PT[1,3]	MA		
		4	80W		277		PTL[1,3]	SI[4]		
		5	100W		347		PTDR[1,3]	BZ		
		2HS	120W		480		PX[1,3]	BG		
		3HS	140W[1]				PROG	GM		
		3MHS	160W[1]				SD	PG		
		4HS	200W[1]					WH		

[1]FOR CY55P1A ONLY
[2]FOR CY55P1B ONLY
[3]ONLY ONE OF THESE OPTION CAN BE CHOSEN
[4]NOT AVAILABLE FOR 480V

ORDERING CODE

References

LENS
- FGC — FLAT GLASS CLEAR
- FGF — FLAT GLASS FROST

DISTRIBUTION
- HS — INTERNAL HOUSE SHIELD

SEE PHOTOMETRIC PAGE FOR DETAILS

CCT
- 3K — 3000K
- 4K — 4000K

WATT
SEE PHOTOMETRIC PAGE FOR LUMEN OUTPUT

ADAPTOR
- NONE — FITS INTO Ø2" I.D. X MIN 4" LONG TENON
- ADV — SELF-LEVELING, SIDE MOUNT ADAPTOR FITS ONTO Ø2 3/8" O.D. x MIN 6" LONG TENON

OPTIONS
- NONE — NONE
- PC — BUTTON-TYPE PHOTOCELL
- PT — PHOTOCELL W/7-PIN RECEPTACLE (ANSI C136.41)
- PTL — LONG LIFE PHOTOCELL W/7-PIN RECEPTACLE (ANSI C136.41)
- PTDR* — 7-PIN RECEPTACLE (ANSI C136.41)
- PX — SHORTING CAP W/7-PIN RECEPTACLE (ANSI C136.41)
- PROG* — PROGAMMABLE DRIVER
- SD* — FIELD ADJUSTABLE 10% INCREMENT STEP-DIMMING SWITCH

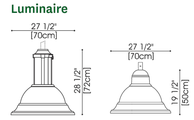
*CONTACT FACTORY FOR WIRELESS CONTROLS AND MORE INFORMATION REGARDING PROG AND SD OPTIONS

COLOR
- BK — BLACK RAL9005
- DG — DARK GREEN RAL6012
- MA — MARINE BLUE RAL5013
- SI[4] — METALLIC SILVER RAL9006 (SMOOTH ONLY)
- BZ — DARK BRONZE RAL8019
- BG — BURGUNDY RAL3005
- GM — MOSS GREEN RAL6005
- PG — PALE GREY RAL7040
- WH — WHITE RAL9003

TEXTURE
- TX — TEXTURED
- SM[4] — SMOOTH

OP.FIN. (OPTIONAL FINISH)
- MG — MARINE GRADE PRE-FINISH

Luminaire



CY55P1A | CY55P1B

Adaptors

ADV
(Self-Leveler)

cyclone
REV. 8: 01/18

PROGRESS LIGHTING™

FIXTURE 'GB'

DATE: TYPE:

NAME:

PROJECT:

Incandescent

P5722-71
Brookside

Get inspired with vintage undertones reminiscent of early 20th century train depots. This indoor-outdoor lantern is aluminum with a textured Gilded Iron finish. One-Light 10" wall lantern.

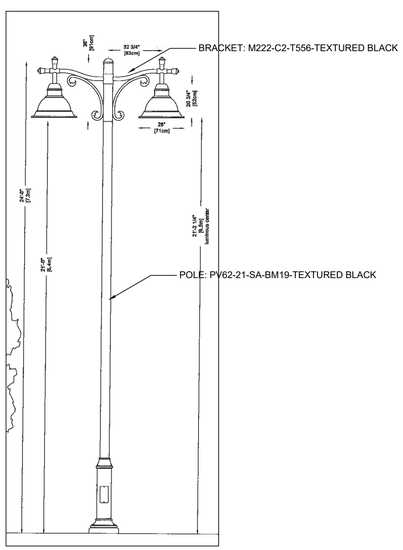
- Inspired by vintage light fixtures found in early 20th century train stations.
- Aluminum with a textured Gilded Iron finish.
- Double arm attachment for stability.

Width: 10"
Height: 10-3/4"
Depth: 11-9/16"
H/CTR: 6-1/2"

Category: Outdoor
Finish: Gilded Iron (painted)
Construction: Aluminum Construction

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included Back plate covers a standard 4" octagonal recessed outlet box 4.8125" W., 1.1875" ht., 4.8125" depth	Pre-wired 6" of wire supplied 120 V	Quantity: One 75w max. Medium Base E26 base ceramic socket	cCSAus Wet location listed 1 year warranty

701 Millennium Blvd. Greenville, South Carolina 29607 www.progresslighting.com Rev. 05/19



1 / E300 **POLE DETAIL**
NO SCALE

NO.	DATE	REVISION DESCRIPTION

DESIGNED BY AMB
DRAWN BY AMB
CHECKED BY JRH

LEEDY & PETZOLD ASSOCIATES, LLC
CONSULTING ELECTRICAL ENGINEERS/PLANNERS
1106 W. BLUEMOUND ROAD
WAUWATOSA, WISCONSIN 53226
PH. (262) 860-1544

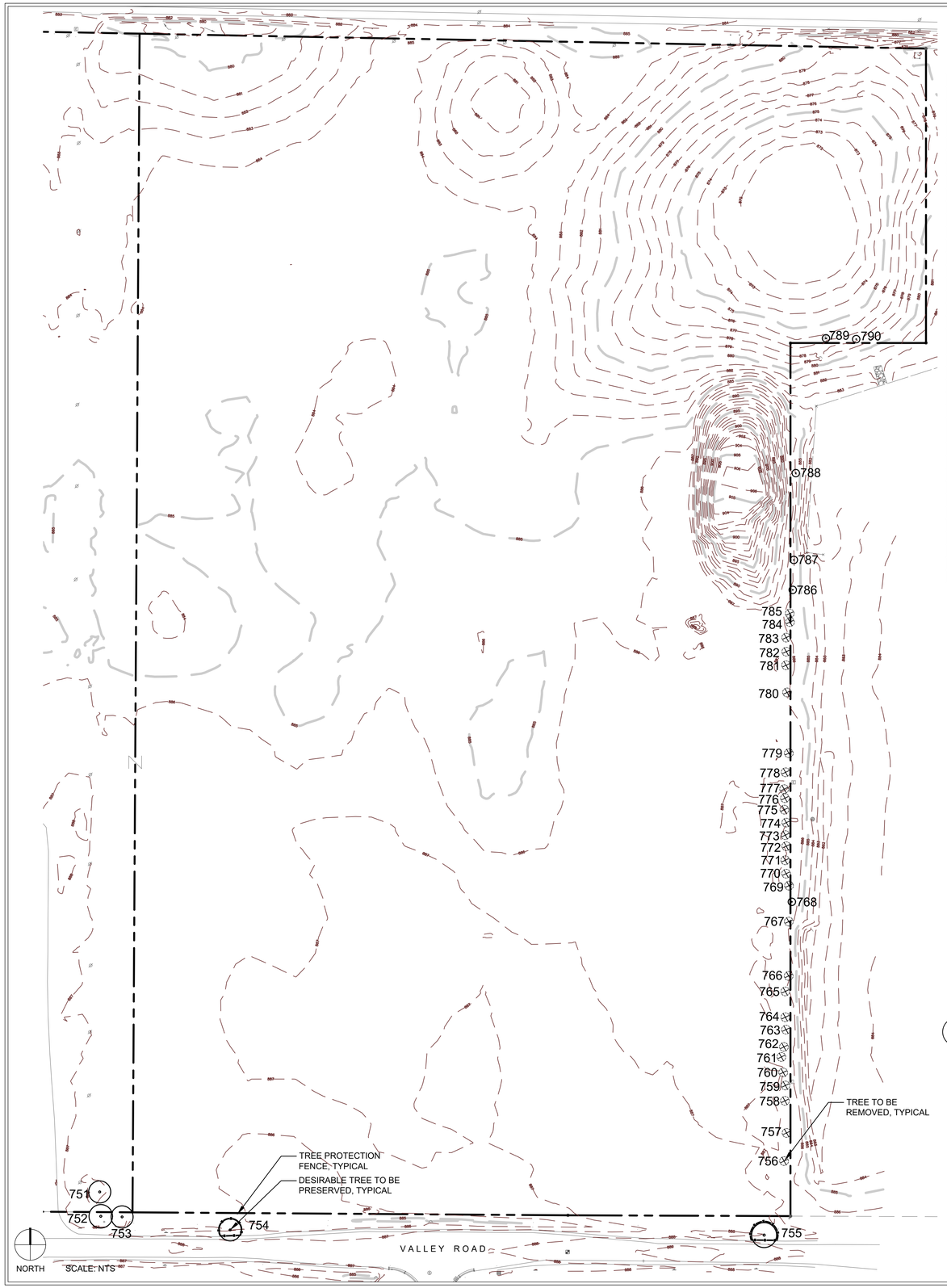
PROJECT DESCRIPTION
PABST FARMS APARTMENTS
OCONOMOWOC TECHNICAL REVIEW SUBMITTAL

PROJECT LOCATION
OLD SCHOOL HOUSE ROAD & VALLEY ROAD
OCONOMOWOC, WI

SHEET TITLE
SITE FIXTURE CUTSHEETS & DETAILS

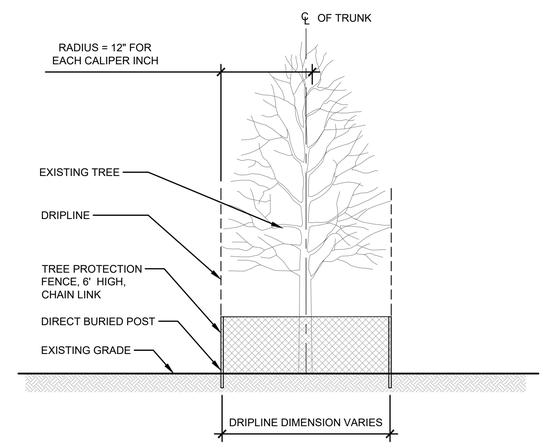
PROJECT NUMBER 8526
DATE 04/16/20

SHEET NUMBER
E300



EXISTING TREES

Tag #	Scientific Name	Common Name	DBH	Condition Rating	Action	Notes
751	Gleditsia triacanthos	Honeylocust	30	2	Save	On adjacent property
752	Gleditsia triacanthos	Honeylocust	32	2	Save	On adjacent property
753	Gleditsia triacanthos	Honeylocust	30	2	Save	On adjacent property
754	Gleditsia triacanthos	Honeylocust	30	2	Save	In ROW, may be impacted by road modification
755	Tilia americana	Basswood	34	4	Save	In ROW, may be impacted by road modification
756	Fraxinus pennsylvanica	Green Ash	6	3	Remove	
757	Picea pungens	Blue Spruce	6	2	Remove	
758	Picea pungens	Blue Spruce	4	2	Remove	
759	Picea pungens	Blue Spruce	8	2	Remove	
760	Picea pungens	Blue Spruce	4	2	Remove	
761	Picea pungens	Blue Spruce	10	2	Remove	
762	Picea pungens	Blue Spruce	4	2	Remove	
763	Picea pungens	Blue Spruce	8	2	Remove	
764	Picea pungens	Blue Spruce	5	2	Remove	
765	Picea pungens	Blue Spruce	2.5	2	Remove	
766	Picea pungens	Blue Spruce	6	2	Remove	
767	Picea pungens	Blue Spruce	4	2	Remove	
768	Acer platanoides	Norway Maple	6	2	Save	On adjacent property
769	Picea pungens	Blue Spruce	5	2	Remove	
770	Acer platanoides	Norway Maple	6	2	Remove	
771	Picea pungens	Blue Spruce	5	2	Remove	
772	Picea pungens	Blue Spruce	12	2	Remove	
773	Picea pungens	Blue Spruce	5	2	Remove	
774	Picea pungens	Blue Spruce	11	2	Remove	
775	Picea pungens	Blue Spruce	7	2	Remove	
776	Picea pungens	Blue Spruce	8	2	Remove	
777	Picea pungens	Blue Spruce	5	2	Remove	
778	Picea pungens	Blue Spruce	9	2	Remove	
779	Picea pungens	Blue Spruce	8	2	Remove	
780	Picea pungens	Blue Spruce	3	2	Remove	
781	Picea pungens	Blue Spruce	5	2	Remove	
782	Picea pungens	Blue Spruce	9	2	Remove	
783	Picea pungens	Blue Spruce	4	2	Remove	
784	Picea pungens	Blue Spruce	8	2	Remove	
785	Picea pungens	Blue Spruce	6	2	Remove	
786	Picea pungens	Blue Spruce	5	2	Save	On adjacent property
787	Picea pungens	Blue Spruce	4	3	Save	On adjacent property
788	Juniperus virginiana	Eastern Red Cedar	4	2	Save	On adjacent property
789	Acer rubrum	Red Maple	3	5	Save	
790	Acer rubrum	Red Maple	4	5	Save	
			Condition Rating 1-5 (1 Best: 5 Dead)			



1 TREE PROTECTION FENCE
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES FOR THE CITY OF OCONOMOWOC.
2. CONTRACTOR RESPONSIBLE FOR JOB SITE SAFETY AND MEANS AND METHODS OF CONSTRUCTION.
3. TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION, INCLUDING DAMAGES TO UTILITIES, WALKS, CURBS, ETC.
4. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
5. TAKE NOTE OF ALL GRADING AND DRAINAGE WAYS AND MAINTAIN THESE DRAINAGE WAYS TO FLOW FREE OF OBSTRUCTIONS.
6. CONTRACTOR SHALL DISPOSE OF ALL ELEMENTS DESIGNATED FOR REMOVAL IN A LEGAL MANNER.
7. APPROXIMATE TOPOGRAPHY AND LOCATION OF UTILITY LINES SHOWN BASED ON PLANS PROVIDED BY OTHERS.
8. REMOVE ALL TREES SLATED FOR REMOVAL, INCLUDING GRINDING STUMPS.

LEGEND

498 DESIRABLE TREE TO BE PRESERVED (CIRCLE DIAMETER REPRESENTS CRITICAL ROOT ZONE)

499 TREE TO BE REMOVED

TREE PROTECTION FENCE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPERTY BOUNDARY

APPLIED ECOLOGICAL SERVICES
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PABST FARM APARTMENTS

OCONOMOWOC, WI

PABST FARM APARTMENTS, LLC
Mandel Group
330 East Kilbourn Ave. Suite 600 S
Milwaukee, WI 53202

AES Proj. #:	19-0787
Designed By:	RNR
Drawn By:	JRA
Checked By:	WCC
Coordinate System:	NAD27 WI State Planes
Design Firm License:	744-14

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04/15/2020	CITY OF OCONOMOWOC TECHNICAL REVIEW SUBMITTAL	

STAMPED

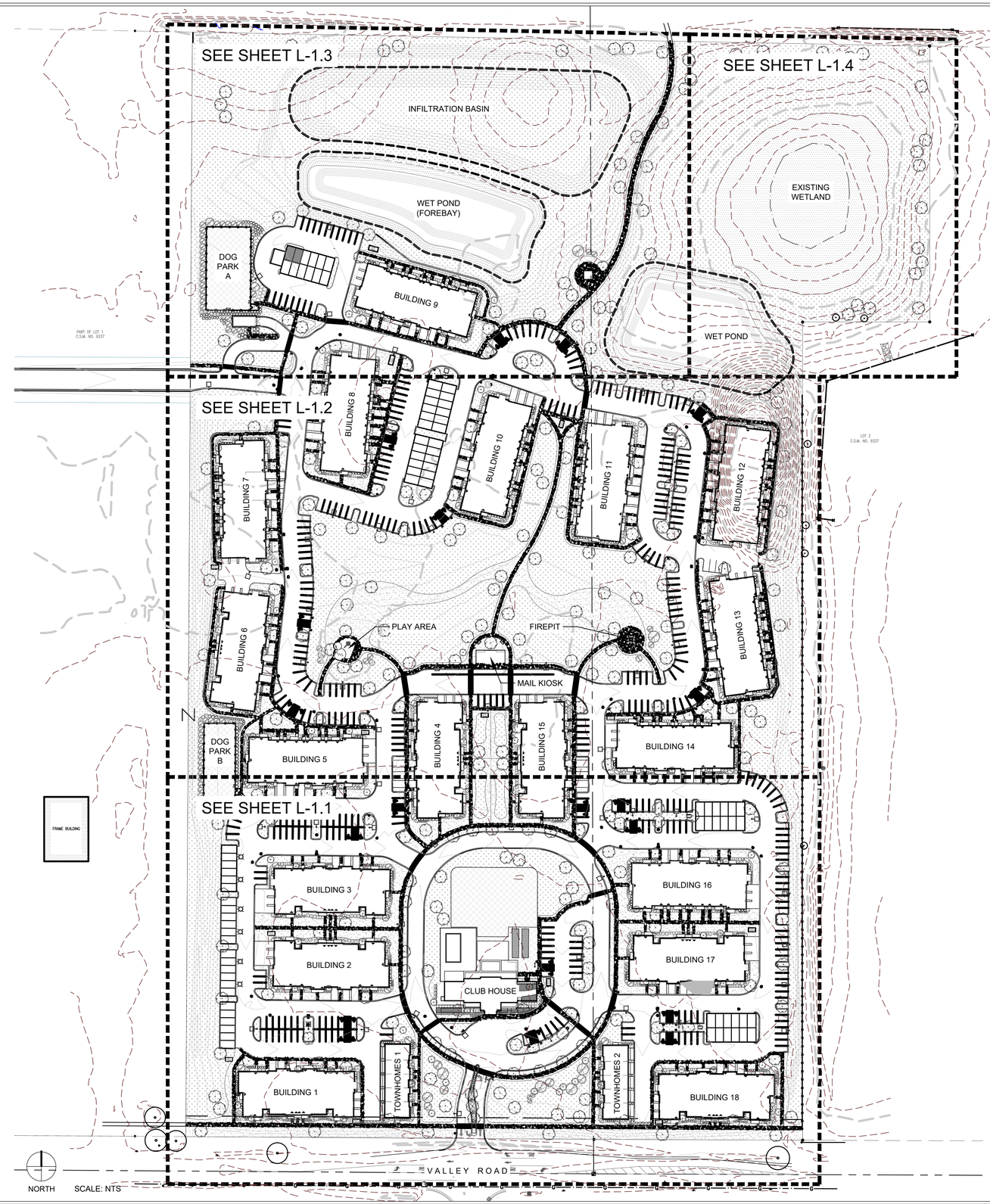
DATED:

SHEET TITLE

Tree Preservation Plan

SHEET NUMBER

TP-1.0



GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S LOCATE SERVICE (811) TO FIELD VERIFY UTILITIES PRIOR TO ANY CONSTRUCTION.
2. REFER TO SHEET L-2.3 FOR PLANT SCHEDULE AND CITY OF OCONOMOWOC ZONING ORDINANCE CODE COMPLIANCE WITH SECTION 17-5 LANDSCAPING POINT REQUIREMENTS.
3. REFER TO SHEET L-2.0 FOR PLANTING DETAILS; REFER TO SHEETS L-2.1 AND L-2.2 FOR SITE AMENITY DETAILS.
4. REFER TO SHEET TP-1.0 FOR ALL EXISTING TREE INFORMATION AND REQUIRED TREE REMOVALS.
5. ALL PLANTING BEDS SHALL BE AUGMENTED WITH COMPOST.
6. REFER TO SHEET L-2.4 FOR SEED MIX LISTS. PLACE EROSION MAT IMMEDIATELY AFTER SEED PLACEMENT PER SPECIFICATIONS.
7. WET-MESIC PRAIRIE SEED MIX SHALL BE INSTALLED FROM WATER'S EDGE TO 18" ABOVE NORMAL WATER LEVEL.

LEGEND

- PROJECT BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- LIMITS OF IRRIGATION
- PROPOSED FENCE
- WET MESIC PRAIRIE SEED MIX
- SHORT MESIC PRAIRIE SEED MIX
- LOW MAINTENANCE LAWN SEED MIX
- SODDED TURF GRASS
- EXISTING TREE TO REMAIN
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- PERENNIALS
- SITE LIGHTING, SEE LIGHTING SHEETS FOR DETAILS

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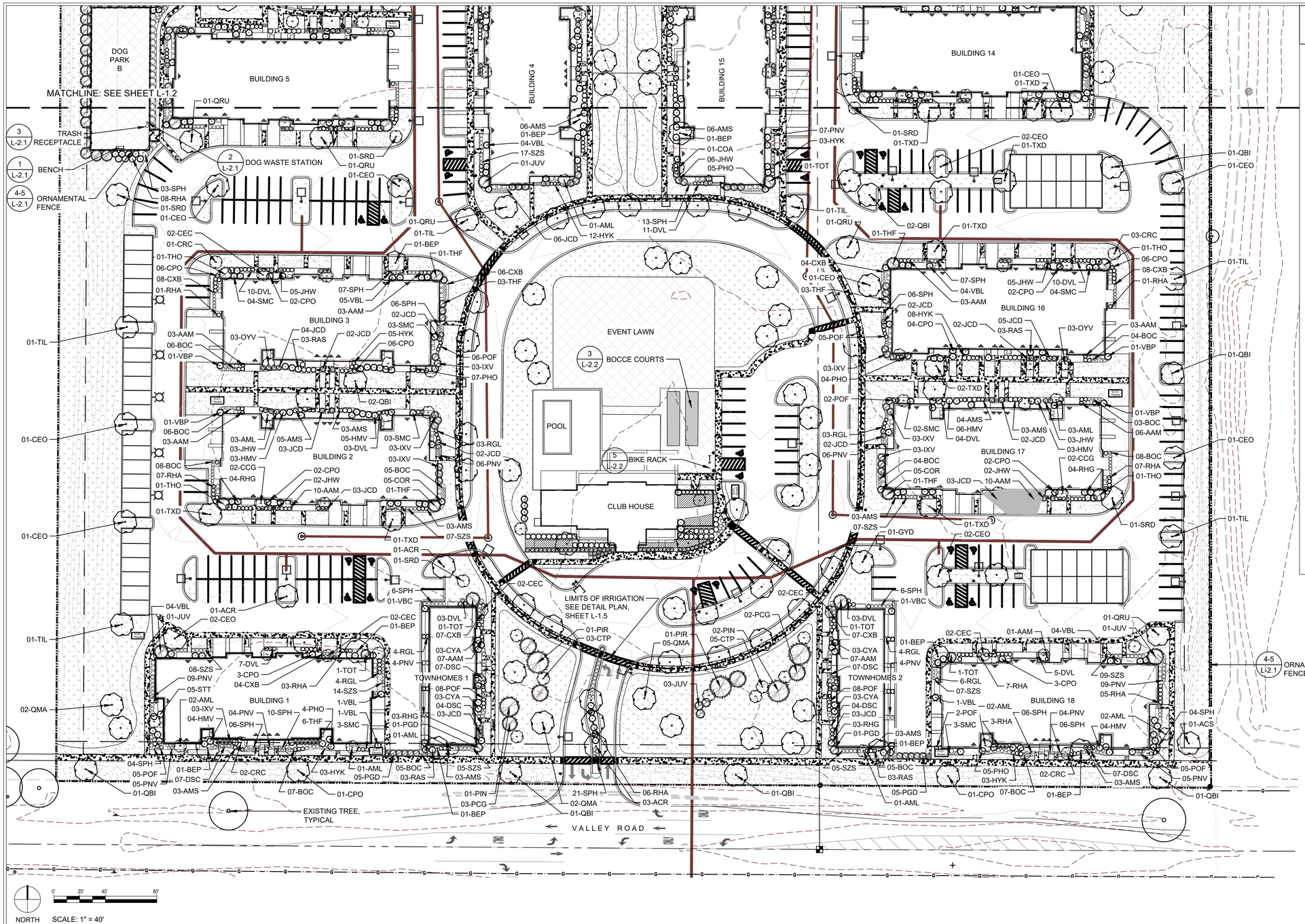
DATED:

SHEET TITLE

Overall Plan

SHEET NUMBER

L-1.0



LEGEND

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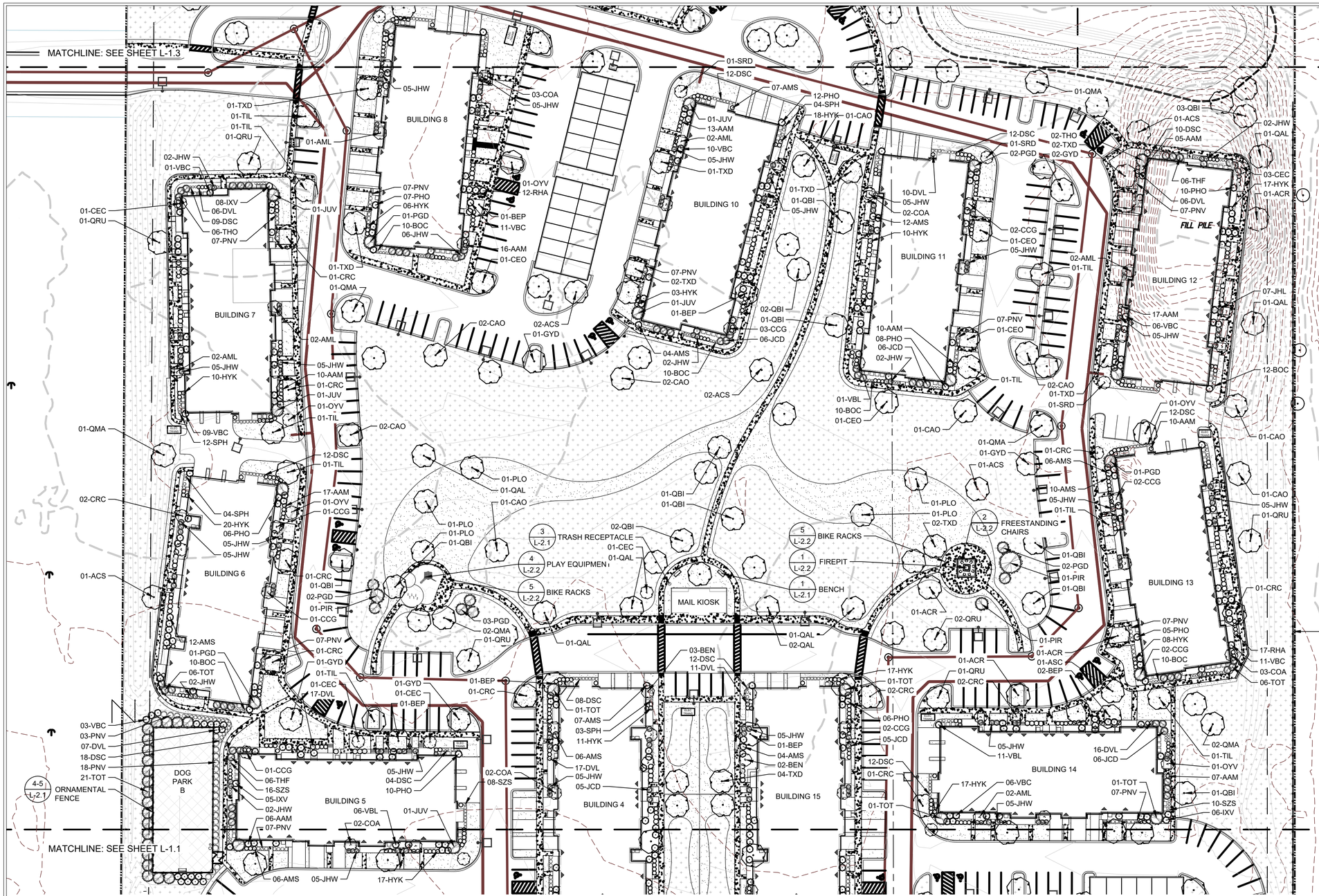
DATED:

SHEET TITLE

Landscape Plan

SHEET NUMBER

L-1.1



LEGEND

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DATED:

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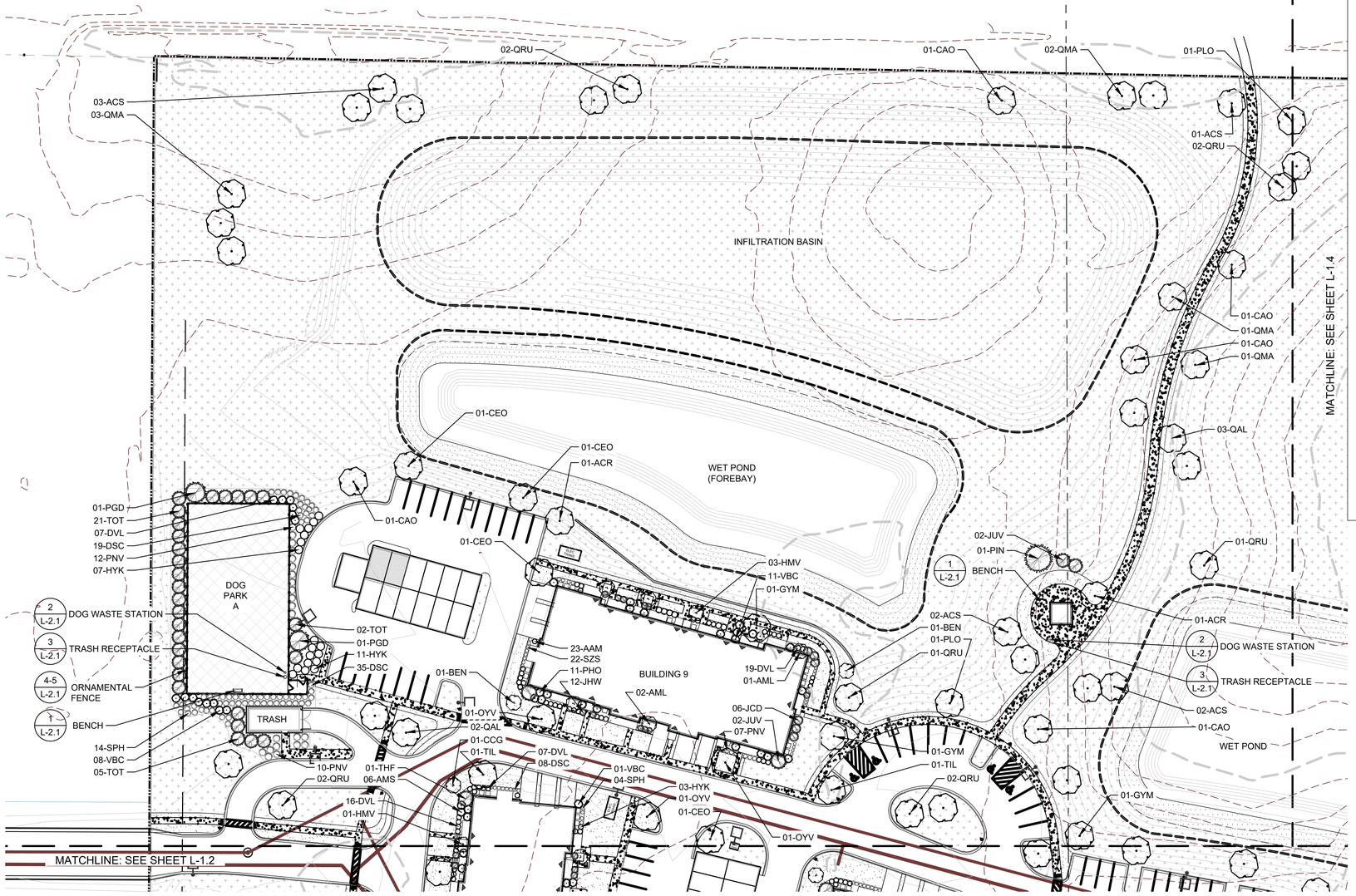
Landscape Plan

SHEET NUMBER

L-1.2



NORTH

0' 20' 40' 80'

SCALE: 1" = 40'

LEGEND

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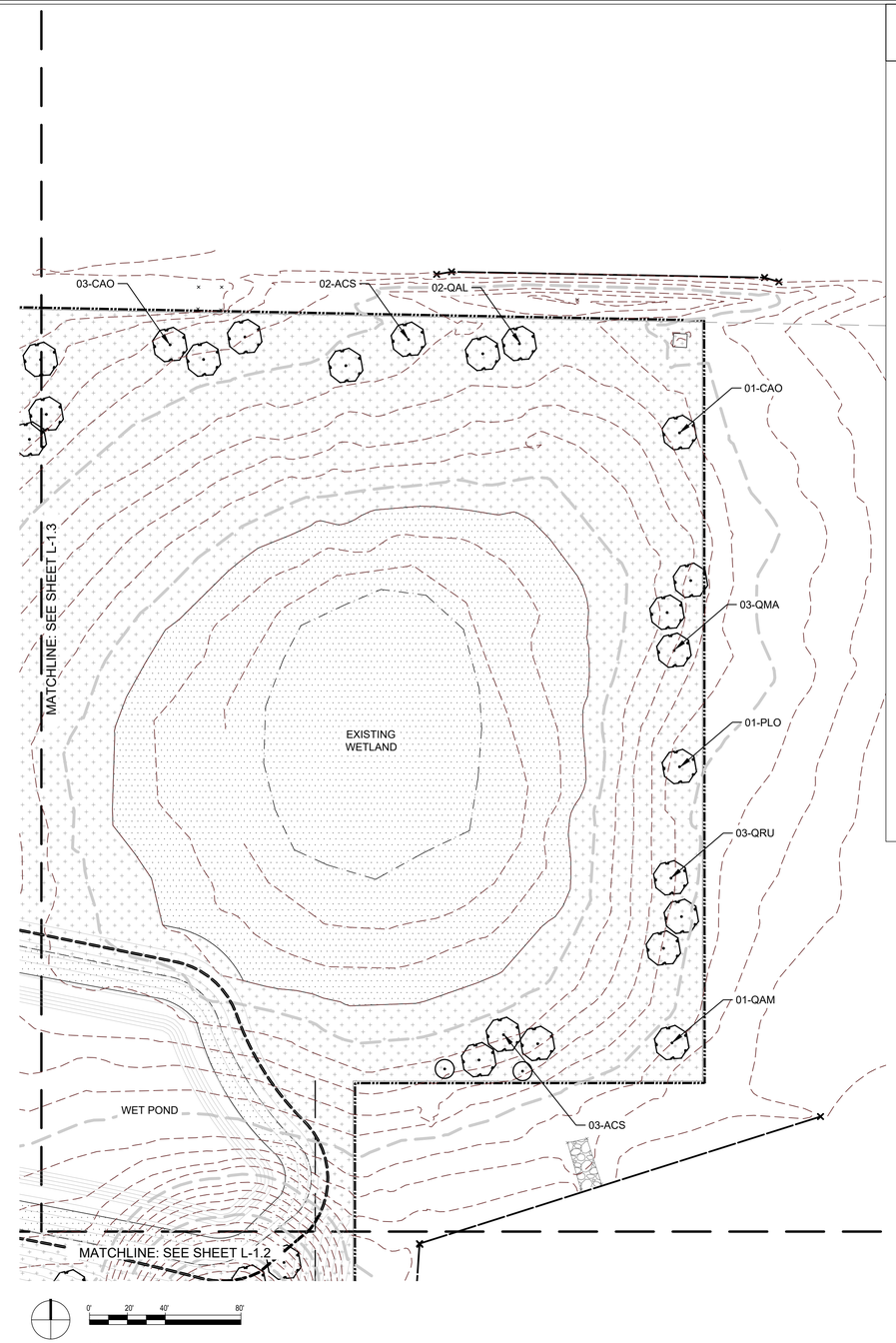
DATED:

SHEET TITLE

Landscape Plan

SHEET NUMBER

L-1.3



LEGEND

- PROJECT BOUNDARY
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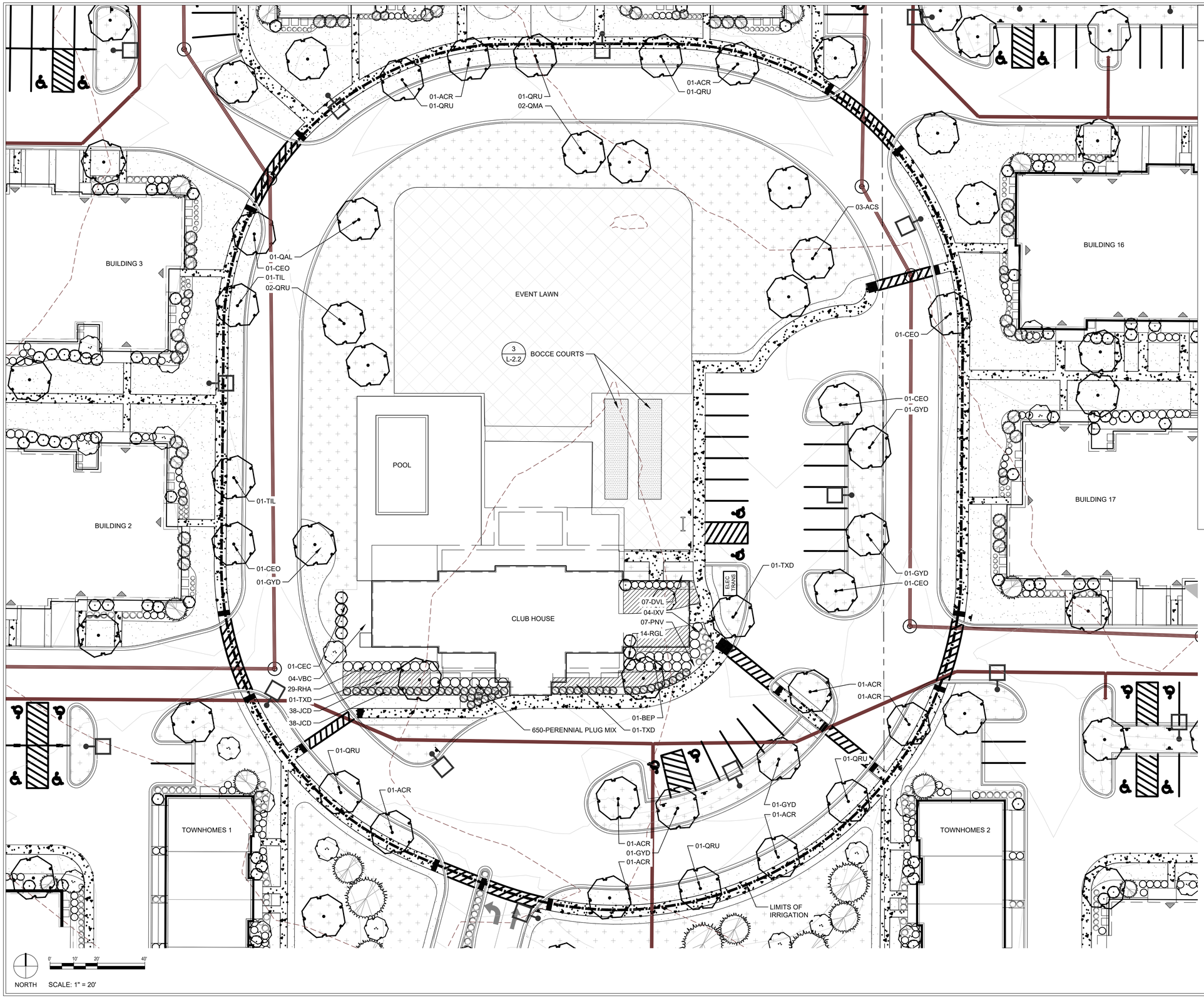
DATED:

SHEET TITLE

Landscape Plan

SHEET NUMBER

L-1.4



LEGEND

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STAMPED

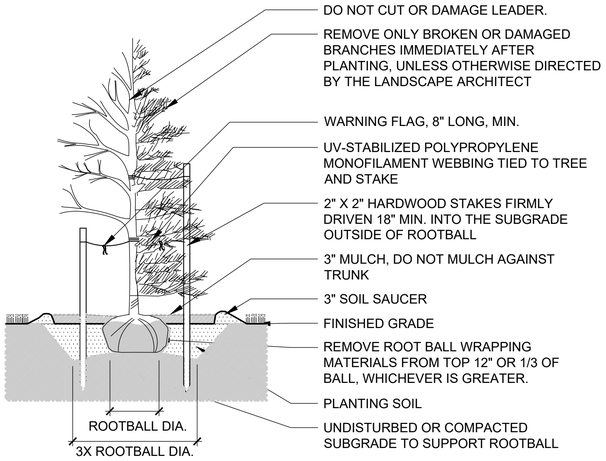
DATED:

SHEET TITLE

Detail Landscape Plan & Limits of Irrigation

SHEET NUMBER

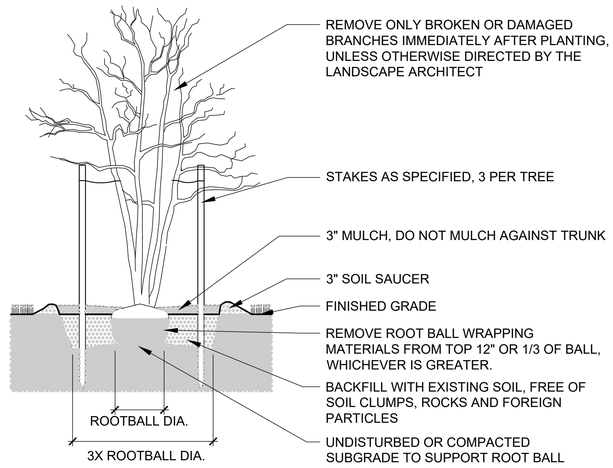
L-1.5



NOTES:
1. EXCAVATE TREE PIT AND SCARIFY EDGES TO ASSIST ROOT DEVELOPMENT.
2. SET TOP OF BALL 2"- 3" ABOVE FINISHED GRADE. DO NOT BACKFILL OVER TOP OF ROOTBALL.
3. REMOVE ROOT BALL WRAPPING MATERIALS (BURLAP, TWINE, WIRE BASKET, ETC) AFTER TREE IS SET IN PLACE. REMOVE SYNTHETIC WRAPPING COMPLETELY.
4. LEAVE MONOFILAMENT WEBBING SLIGHTLY SLACK TO ALLOW TREE TO SWAY IN THE WIND.

1 CANOPY / EVERGREEN TREE PLANTING

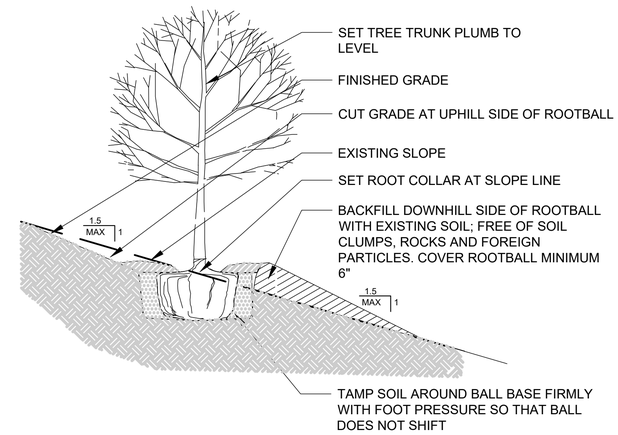
N.T.S.



NOTES:
1. EXCAVATE TREE PIT AND SCARIFY EDGES TO ASSIST ROOT DEVELOPMENT.
2. SET TOP OF ROOT BALL 2 - 3" ABOVE FINISH GRADE. DO NOT BACKFILL OVER TOP OF BALL.
3. REMOVE ROOT BALL WRAPPING MATERIALS (BURLAP, TWINE, WIRE BASKET, ETC) AFTER TREE IS SET IN PLACE. REMOVE SYNTHETIC WRAPPING COMPLETELY.

2 ORNAMENTAL TREE PLANTING

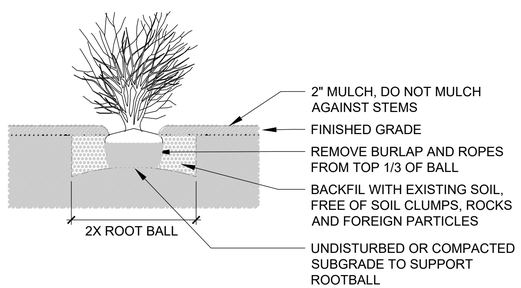
N.T.S.



NOTES:
1. REFER TO VARIOUS SPECIFIC TREE INSTALLATION DETAILS FOR STAKING, GUYING MULCHING, ETC.
2. THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES TO A MAXIMUM OF 3:1.

3 PLANTING ON SLOPES (TREES AND SHRUBS)

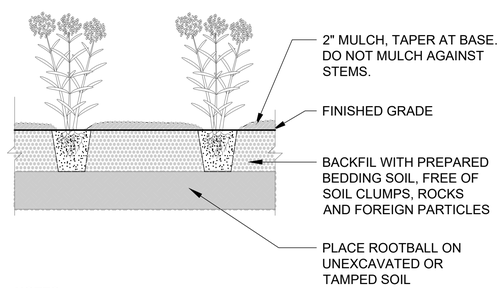
N.T.S.



NOTES:
1. REMOVE ROOT BALL CONTAINER. PLANT EACH SHRUB SUCH THAT THE ROOT COLLAR IS VISIBLE AT THE TOP OF THE ROOTBALL. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
2. FOR B&B SHRUBS, REMOVE ROOT BALL WRAPPING MATERIALS (BURLAP, TWINE, WIRE BASKET, ETC).
3. SCARIFY EDGES OF PLANTING PIT.

4 SHRUB PLANTING

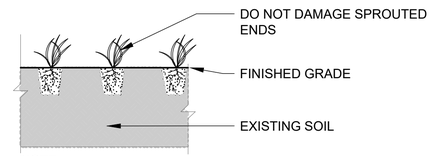
N.T.S.



NOTES:
1. PLANT SPACING AS PER PLANTING PLAN AND PLANT SCHEDULE.
2. REMOVE CONTAINER BEFORE PLANTING.

5 PERENNIAL PLANTING

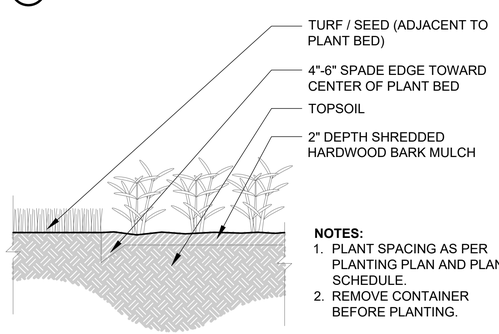
N.T.S.



NOTE:
1. PLANT SPACING AS PER PLANTING PLAN AND PLANT SCHEDULE.
2. INSTALL AQUATIC PLANTS FIRMLY INTO THE SOIL.
3. PLANT EACH PLUG OR ROOTSTOCK INTO THE SOIL UP TO THE SHOOT COLLAR OF THE PLANT. DO NOT BURY THE ENTIRE PLANT OR DAMAGE SPROUTED VEGETATION.

6 HERBACEOUS LIVE PLUG PLANTING

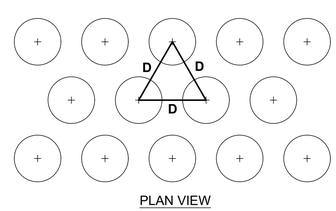
N.T.S.



NOTES:
1. PLANT SPACING AS PER PLANTING PLAN AND PLANT SCHEDULE.
2. REMOVE CONTAINER BEFORE PLANTING.

7 LANDSCAPE BED EDGE

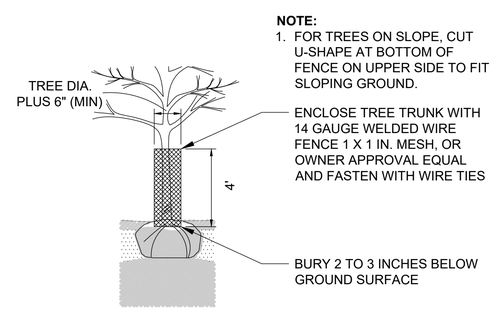
N.T.S.



NOTES:
1. D = DIMENSION OF PLANT SPACING AS INDICATED ON PLANT LIST

8 PLANT SPACING

N.T.S.



NOTE:
1. FOR TREES ON SLOPE, CUT U-SHAPE AT BOTTOM OF FENCE ON UPPER SIDE TO FIT SLOPING GROUND.

9 TREE TRUNK PROTECTION DETAIL

N.T.S.

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Email: info@appliedeco.com

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PABST FARM APARTMENTS

OCONOMOWOC, WI

PABST FARM APARTMENTS, LLC
Mandel Group
330 East Kilbourn Ave. Suite 600 S
Milwaukee, WI 53202

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Drawn By:	JRA
Checked By:	WCC
Coordinate System:	NAD27 WI State Planes
Design Firm License:	744-14

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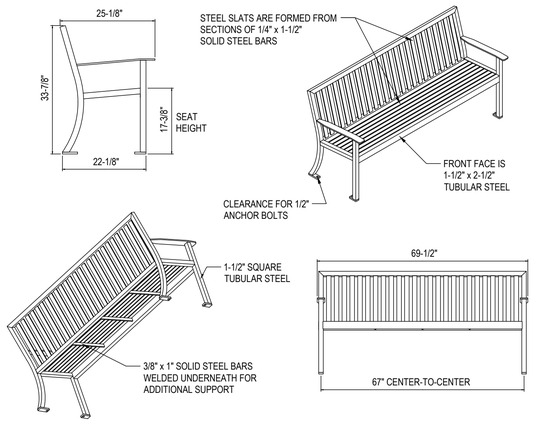
DATED:

SHEET TITLE

Landscape Details

SHEET NUMBER

L-2.0



NOTES:
1. PRODUCT SHALL BE RMS-24 STEELSITES™ RB SERIES BENCH, OR APPROVED EQUIVALENT.
2. SIZE: 6' LENGTH
3. COLOR: BLACK
4. FINISH: HOT DIPPED GALVANIZED, POWDER COATED.
5. CONTACT: VICTOR STANLEY, 1-800-368-2573 X 365, WWW.VICTORSTANLEY.COM
6. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

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-Manufacturers of Quality Site Furnishings since 1962-

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REV. 1/15/10 DRAWN R.J.C. 2010-12

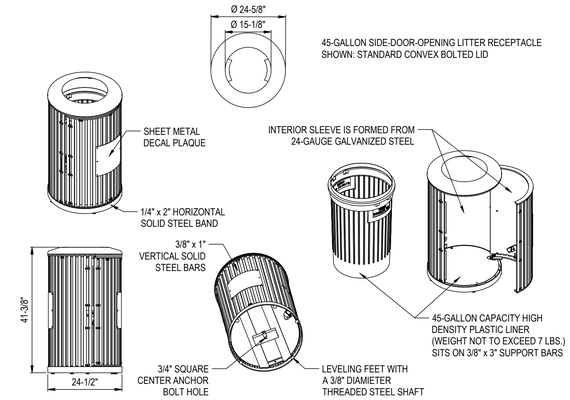
1 BENCH

NTS

NOTES:
1. CONTRACTOR TO PROVIDE THE SENTRY® DOG WASTE STATION, MODEL JJB004-BLACK, SINGLPUL SYSTEM, INGROUND STATION, OR APPROVED EQUIVALENT.
2. COLOR: BLACK
3. MANUFACTURED BY ZEROWASTE USA, 12316 WORLD TRADE DRIVE #102, SAN DIEGO, CA 92128, WWW.ZEROWASTEUSA.COM
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 DOG WASTE STATION

NTS



NOTES:
1. PRODUCT SHALL BE: NSDC-45 STEELSITES™ SERIES TRASH RECEPTACLE OR APPROVED EQUIVALENT
2. COLOR: BLACK
3. OPTIONS: STANDARD WIDE MOUTH CONVEX BOLTED LID (AS SHOWN), STANDARD WITH INTERNAL LATCH (AS SHOWN), WITH STANDARD LINER
4. FINISH: HOT DIPPED GALVANIZED, POWDER COATED
5. CONTACT: VICTOR STANLEY, 1-800-368-2573 X 365, WWW.VICTORSTANLEY.COM
6. INSTALL PER MANUFACTURER'S SPECIFICATIONS

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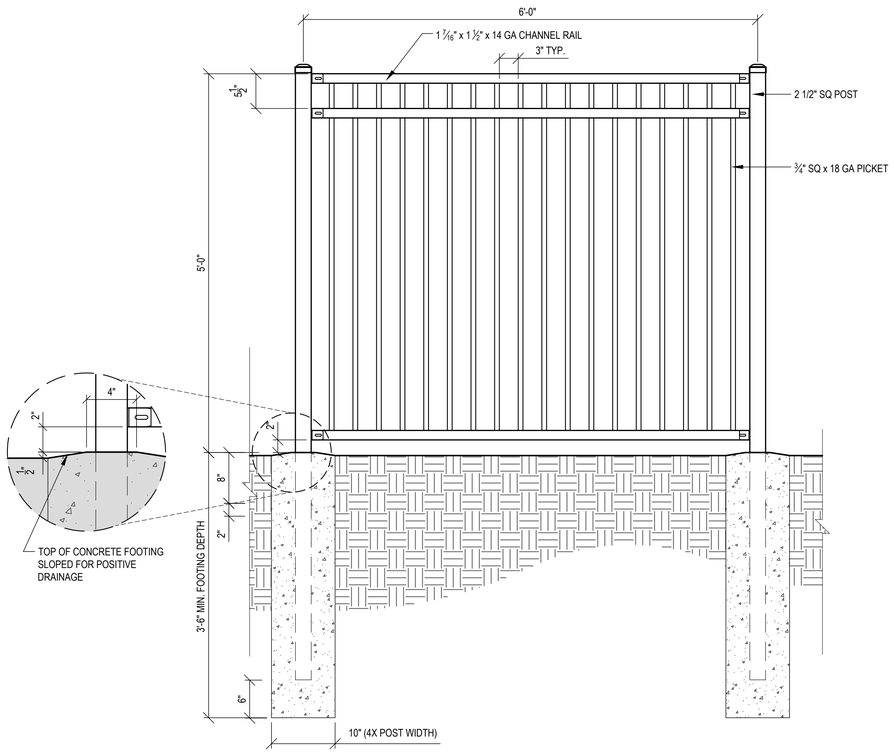
3 TRASH RECEPTACLE

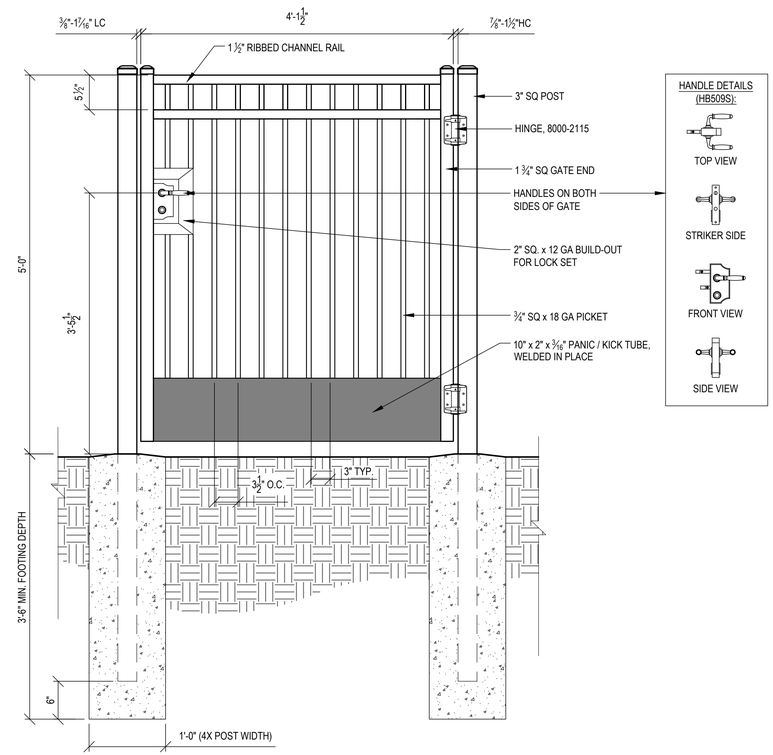
NTS



FENCE NOTES:
1. FENCE SHALL BE 5' HEIGHT
2. PROVIDE PET PICKET AIRSPACE (3") AND BOTTOM RAIL FLUSH W/PICKETS
3. FENCE SHALL BE INSTALLED PER PLANS
4. FENCE SHALL BE RACKABLE TO ALLOW FENCE TO FOLLOW GRADE
5. SUBMIT SHOP DRAWINGS FOR REVIEW

4 ORNAMENTAL FENCE

1" = 1'-0"



GATE NOTES:
1. GATE SHALL MATCH 5' HEIGHT FENCE
2. PROVIDE PET PICKET AIRSPACE (3") AND BOTTOM RAIL FLUSH W/PICKETS
3. GATE 4' WIDE
4. WITH SELF-CLOSING HINGES AND HARDWARE ACCESSIBLE FROM BOTH SIDES OF GATE
5. KICK TUBE AT BOTTOM OF GATE, 10" FROM FINISH GRADE MINIMUM

5 ORNAMENTAL SINGLE SWING GATE

1" = 1'-0"

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Mandel Group
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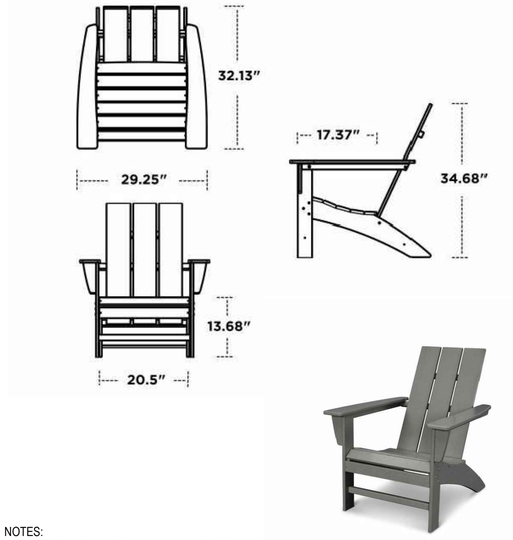
L-2.1

NOTES:
1. CONTRACTOR TO PROVIDE NECESSORIES VICTORIAN FIRE PIT KIT, OR APPROVED EQUIVALENT.
2. COLOR: SANTA FE
3. AVAILABLE FROM WOODLAND DIRECT, 844-251-9426, WWW.WOODLANDDIRECT.COM
4. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE DRAINAGE TO ADJACENT PLANTING AREA PER MANUFACTURER'S RECOMMENDATIONS.

1 FIRE PIT

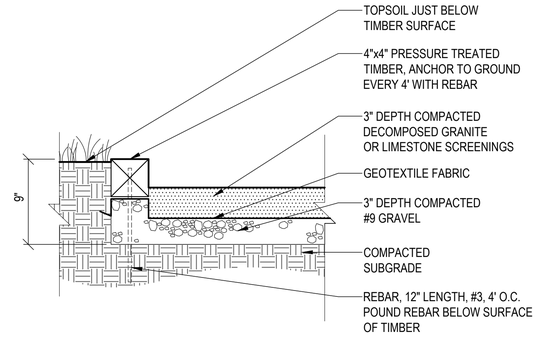
NTS



NOTES:
1. CONTRACTOR TO PROVIDE MODERN ADIRONDACK CHAIR, OR APPROVED EQUIVALENT.
2. COLOR: SLATE GREY
3. MANUFACTURED BY POLYWOOD 855-935-5550, WWW.POLYWOOD.COM

2 FREESTANDING CHAIRS

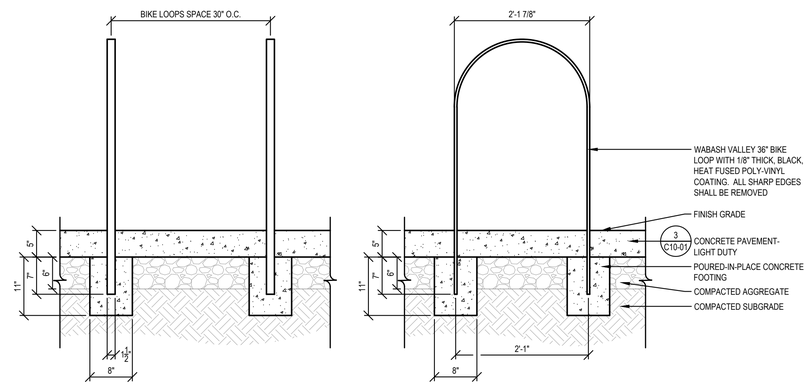
NTS



NOTES:
1. BOCCE COURT DIMENSIONS AS SHOWN ON PLAN
2. CONNECT TIMBER ENDS WITH MINIMUM 4" MENDING PLATES
3. DRAINAGE LINE MAY BE REQUIRED; PROVIDE 4" ADS PERFORATED PIPE ALONG LENGTH OF BOCCE COURT, RUN TO DAYLIGHT IN THE PRAIRIE AREA EAST OF THE EVENT LAWN

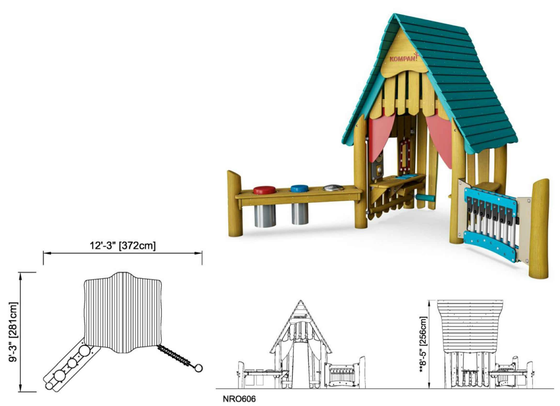
3 BOCCE COURT

1 1/2"=1'-0"

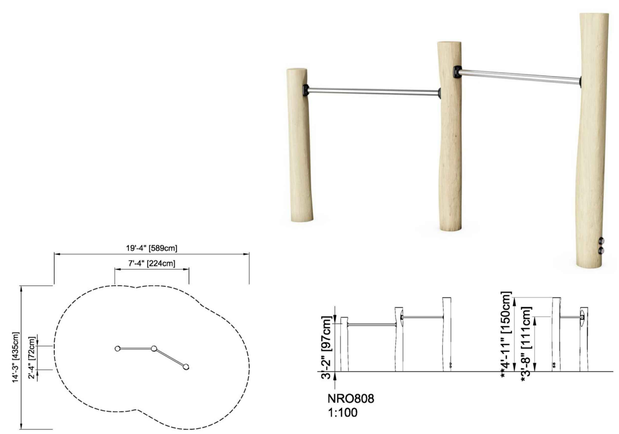


5 BIKE RACK

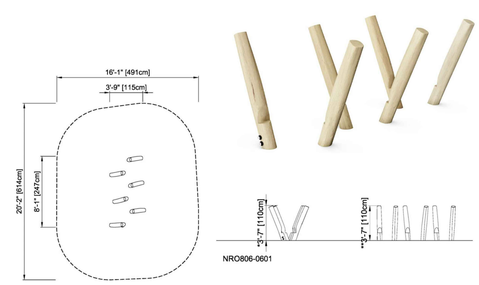
NTS



NOTES:
1. CONTRACTOR TO PROVIDE ROBINIA THEATER & MUSICAL COTTAGE NRO606, OR APPROVED EQUIVALENT.
2. MANUFACTURED BY KOMPAN, 800-426-9788, www.kompan.us
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



NOTES:
1. CONTRACTOR TO PROVIDE DOUBLE SOMERSAULT BARS NRO808, OR APPROVED EQUIVALENT.
2. MANUFACTURED BY KOMPAN, 800-426-9788, www.kompan.us
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.



NOTES:
1. CONTRACTOR TO PROVIDE STILTS NRO606, OR APPROVED EQUIVALENT.
2. MANUFACTURED BY KOMPAN, 800-426-9788, www.kompan.us
3. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

4 PLAY EQUIPMENT

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DATED:

SHEET TITLE

Site Details

SHEET NUMBER

L-2.2

PLANT LIST

Symbol	QTY	SYM	Scientific Name	Common Name	Approx. Mature Size (in feet)		Points	Size	Points Subtotal
	150		CLILMAX TREES				125	3" cal	18,750
	22	ACS	Acer saccharum	Sugar Maple	40-80	30-60			
	20	CAO	Carya ovata	Shagbark Hickory	70-90	50-70			
	16	QAL	Quercus alba	White Oak	50-80	50-80			
	28	QBI	Quercus bicolor	Swamp White Oak	50-60	50-60			
	29	QMA	Quercus macrocarpa	Bur Oak	60-80	60-80			
	35	QRU	Quercus rubra	Red Oak	50-75	50-75			
	117		TALL DECIDUOUS TREES				55	2" cal	6,435
	20	ACR	Acer rubrum	Red Maple	40-70	30-50			
	28	CEO	Celtis occidentalis	Common Hackberry	40-60	40-60			
	15	GYD	Gymnocladus dioica	Kentucky Coffeetree	60-80	40-55			
	8	PLO	Platanus occidentalis	American Sycamore	75-100	75-100			
	27	TXD	Taxodium distichum	Baldcypress	50-70	20-45			
	19	TIL	Tilia americana	American Linden	50-80	30-50			
	24		MEDIUM DECIDUOUS TREES				25	7' ht. or 2.0" ca	600
	8	BEN	Betula nigra	River Birch	40-70	40-60			
	16	BEP	Betula papyrifera	Paper Birch	50-70	25-50			
	131		LOW DECIDUOUS TREES				20	6' ht. or 2.5" ca	2,620
	29	AML	Amelanchier laevis	Allegany Serviceberry	15-40	15-40			
	22	CRC	Carpinus caroliniana	American Hornbeam	20-35	20-35			
	16	CEC	Cercis canadensis	Eastern Redbud	20-30	25-35			
	15	COA	Cornus alternifolia	Pagoda Dogwood	15-25	20-35			
	19	CCG	Crataegus crus-galli	Thornless Cockspur Hawthorn	25-35	25-35			
	8	CTP	Crataegus punctata	Dotted Hawthorn	20-30	20-40			
	14	OYV	Ostrya virginiana	Hophornbeam	25-40	20-30			
	8	SRD	Sorbus decora	Showy Mountainash	20-30	15-20			
	14		TALL EVERGREEN TREES				40	5' ht.	560
	5	PCG	Picea glauca	White Spruce	40-60	10-20			
	5	PIR	Pinus resinosa	Red Pine	50-80	20-25			
	4	PIN	Pinus strobus	Eastern White Pine	50-80	20-40			
	15		MEDIUM EVERGREEN TREES				20	4' ht.	300
	15	THO	Thuja occidentalis	American Arborvitae	40-60	10-15			
	138		LOW EVERGREEN TREES				10	3' ht.	1,380
	12	JUV	Juniperus virginiana	Eastern Red Cedar	30-65	8-25			
	26	PGD	Picea glauca 'Densata'	Black Hills Spruce	20-40	10-15			
	29	THF	Thuja occidentalis 'Fastigiata'	Pyramidal Arborvitae	10-15	3-5			
	71	TOT	Thuja occidentalis 'Techny'	Techny Arborvitae	15-20	5-10			

Symbol	QTY	SYM	Scientific Name	Common Name	Approx. Mature Size (in feet)		Points	Size	Points Subtotal
	221		TALL DECIDUOUS SHRUBS				5	36" ht.	1,105
	10	COR	Cornus racemosa	Gray Dogwood	10-15	10-15			
	29	HMV	Hamamelis virginiana	Common Witchhazel	15-20	15-20			
	93	PHO	Physocarpus opulifolius	Eastern Ninebark	5-10	5-10			
	19	RHG	Rhus glabra	Smooth Sumac	9-15	9-15			
	5	STT	Staphylea trifolia	American Bladdernut	10-15	10-15			
	61	VBL	Viburnum lentago	Nannyberry Viburnum	14-16	6-12			
	4	VBP	Viburnum prunifolium	Blackhaw Viburnum	12-15	6-12			
	191		MEDIUM DECIDUOUS SHRUBS				3	24" ht.	573
	38	CPO	Cephalanthus occidentalis	Buttonbush	5-12	4-8			
	12	CYA	Corylus americana	American Hazelnut	10-16	8-13			
	44	IXV	Ilex verticillata	Winterberry	3-12	3-12			
	12	RAS	Rosa setigera	Prairie Rose	6-12	8-10			
	22	SMC	Sambucus canadensis	Elderberry	8-10	8-10			
	63	VBC	Viburnum cassinoides	Witherrod Viburnum	5-6	5-6			
	903		LOW DECIDUOUS SHRUBS				1	18" ht.	903
	125	AMS	Amelanchier stolonifera	Running Serviceberry	4-5	4-5			
	190	AAM	Aronia melanocarpa	Black Chokeberry	3-6	3-6			
	202	DVL	Diervilla lonicera	Dwarf Bushhoneysuckle	2-3	2-4			
	205	HYK	Hypericum kalmianum	Kalm's St. Johnswort	2-3	2-3			
	41	POF	Potentilla fruticosa	Bush Cinquefoil	2-4	2-4			
	106	RHA	Rhus aromatica	Fragrant Sumac	3-8	6-8			
	34	RGL	Rhus aromatica 'Gro-Low'	Grow Low Sumac	1.5-2	6-8			
	261		MEDIUM EVERGREEN SHRUBS				5	18" ht. or 18" w	1,305
	113	JCD	Juniperus communis depressa	Oldfield Common Juniper	3-4	8-10			
	148	JHW	Juniperus horizontalis 'Wisconsin'	Wisconsin Creeping Juniper	0.5-1	5-8			
	856	ORNAMENTAL	ORNAMENTAL GRASSES				0	Plugs	-
	128	BOC	Bouteloua curtipendula	Side oats grama	1.5-2	1.5-2			
	44	CXB	Carex bicknelii	Oval Sedge	1-3	1-3			
	217	DSC	Deschampsia cespitosa	Tufted Hair Grass	2-3	1-2			
	185	PNV	Panicum virgatum	Switchgrass	3-6	2-3			
	130	SZS	Schizachyrium scoparium	Little Bluestem	2-4	1.5-2			
	152	SPH	Sporobolus heterolepis	Prairie Dropseed	2-3	2-3			
	975	ORNAMENTAL	PERENNIALS				0	Plugs	-
	65	ALC	Allium cernuum	Nodding onion	1-1.5	0.5-1			
	65	ANP	Anemone patens	Pasque flower	0.5	0.5-1			
	65	AST	Asclepias tuberosa	Butterfly milkweed	2-3	1.5-2			
	65	CPP	Coreopsis palmata	Prairie coreopsis	2-3	1.5-2			
	65	DAP	Dalea purpurea	Purple prairie clover	2-3	0.5-1			
	65	DOM	Dodecatheon meadia	Shooting star	1-1.5	0.5-1			
	65	ECP	Echinacea pallida	Pale purple coneflower	2-3	1-1.5			
	65	EPU	Echinacea purpurea	Purple coneflower	3-4	1.5-2			
	65	ERY	Eryngium yuccifolium	Rattlesnake master	3-4	1.5-2			
	65	GEU	Geum triflorum	Prairie smoke	1-1.5	1-1.5			
	65	LIP	Liatris pycnostacha	Prairie blazing star	4-6	1.5-2			
	65	PED	Penstemon digitalis	Foxglove beardtongue	1.5-2	1.5-2			
	65	PXP	Phlox pilosa	Downy prairie phlox	1.5-2	0.5-1			
	65	RUH	Ruellia humilis	Wild petunia	1-1.5	1.5-2			
	65	SYO	Symphyotrichum oolentangiense	Sky blue aster	2-3	1-2			
								Total Landscape Points Provided:	**34,531**

Total Project Site Area:	1,473,501	SF
Pervious Area:	785,216	SF
Impervious Area:	688,285	SF
Per 1,000 Square feet	688.3	
Multi-Unit (High) Residential Multiplier (x50):	**34,414**	**Total Landscape Points Required**

APPLIED ECOLOGICAL SERVICES
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PABST FARM APARTMENTS

OCONOMOWOC, WI

PABST FARM APARTMENTS, LLC
Mandel Group
330 East Kilbourn Ave. Suite 600 S
Milwaukee, WI 53202

AES Proj. #:	19-0787
Designed By:	RNR
Drawn By:	JRA
Checked By:	WCC
Coordinate System:	NAD27 WI State Planes
Design Firm License:	744-14

ISSUED FOR

Date	Description	Revision
01/31/2020	CONCEPTUAL LANDSCAPE PLAN	
02/27/2020	CITY OF OCONOMOWOC TECHNICAL REVIEW SUBMITTAL	
04/15/2020	CITY OF OCONOMOWOC TECHNICAL REVIEW SUBMITTAL	

STAMPED

DATED:

SHEET TITLE

Plant Schedule

SHEET NUMBER

L-2.3

SHORT MESIC PRAIRIE SEED MIX (12.3 AC)

Scientific name	Common Name
Grasses & Sedges:	
Bouteloua curtipendula	Side oats grama
Carex bicknellii	Copper shouldered sedge
Panicum virgatum	Switch grass
Schizachyrium scoparium	Little bluestem
Total Grasses	
Forbs:	
Asclepias incarnata	Swamp milkweed
Asclepias tuberosa	Butterfly weed
Coreopsis palmata	Stiff coreopsis
Echinacea pallida	Pale purple coneflower
Eryngium yuccifolium	Rattlesnake master
Liatris pycnostachya	Prairie blazing star
Lobelia cardinalis	Cardinal flower
Monarda fistulosa	Wild bergamot
Oligoneuron riddellii	Riddell's goldenrod
Penstemon digitalis	Foxglove beard tongue
Petalostemum purpurea	Purple prairie clover
Rudbeckia hirta	Black-eyed Susan
Ratibida pinnata	Yellow coneflower
Rudbeckia subtomentosa	Sweet black-eyed Susan
Symphyotrichum novae-angliae	New England aster
Tradescantia ohiensis	Spiderwort
Total Forbs	
Total All Species	
Temporary Cover Crop:	
Elymus canadensis	Canada wild rye
Avena sativa	Common oats

LOW MAINTENANCE LAWN BLEND (3.3 AC)

Scientific name	Common Name
Grasses:	
Festuca rubra commutata	Chewings Fescue
Festuca rubra	Creeping Red Fescue
Festuca ovina	Hard Fescue
Festuca glauca	Blue Fescue

WET-MESIC PRAIRIE SEED MIX (1.6 AC)

Scientific name	Common Name
Grasses and Sedges:	
Andropogon gerardii	Big bluestem
Bromus ciliatus	Fringed brome
Calamagrostis canadensis	Blue joint grass
Carex comosa	Bristly sedge
Carex scoparia	Pointed broom sedge
Carex vulpinoidea	Brown fox sedge
Carex stipata	Common fox sedge
Elymus canadensis	Canada wild rye
Elymus virginicus	Virginia wild rye
Eleocharis obtusa	Blunt spike rush
Eleocharis erythropoda	Red rooted spike rush
Glyceria striata	Fowl mana grass
Juncus dudleyi	Dudley's rush
Juncus effusus	Common Rush
Juncus torreyi	Torrey's rush
Leersia oryzoides	Rice cut grass
Panicum virgatum	Switch grass
Scirpus atrovirens	Dark green rush
Scirpus cyperinus	Wool grass
Spartina pectinata	Prairie cord grass
Forbs:	
Alisma subcordatum	Water plantain
Asclepias incarnata	Swamp milkweed
Bidens cernua	Swamp bur marigold
Boltonia asteroides	False aster
Cacalia plantaginea	Prairie Indian Plantain
Coreopsis tripteris	Tall coreopsis
Eryngium yuccifolium	Rattlesnake master
Euthamia graminifolia	Grass-leaved goldenrod
Eutrochium maculatus	Spotted Joe-Pye weed
Eupatorium perfoliatum	Common boneset
Helenium autumnale	Sneezeweed
Liatris spicata	Marsh blazing star
Lobelia cardinalis	Cardinal flower
Lobelia siphilitica	Great blue lobelia
Lycopus americanus	Water horehound
Lythrum alatum	Winged loosestrife
Mimulus ringins	Monkey flower
Mentha arvensis	Wild mint
Monarda fistulosa	Wild bergamot
Oligoneuron riddellii	Riddell's goldenrod
Penstemon digitalis	Foxglove beard tongue
Penthorum sedoides	Ditch stonecrop
Physostegia virginiana	False dragonhead
Pycnanthemum virginianum	Common mountain mint
Ratibida pinnata	Yellow coneflower
Rudbeckia hirta	Black-eyed Susan
Rudbeckia subtomentosa	Sweet black-eyed Susan
Senna hebecarpa	Wild senna
Symphyotrichum lanceolatum	Panicled aster
Symphyotrichum novae-angliae	New England aster
Teucrium canadense	Germander
Verbena hastata	Blue vervain
Veronia fasciculata	Common ironweed
Veronicastrum virginiana	Culver's root
Zizia aurea	Golden Alexanders

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Plant Schedule

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L-2.4

Planning Department Correspondence – April - 2020

Temporary Use Permits / Renewals

Rhodee Floral & Greenhouse, Plant and Flower Sales, Pabst Farms Marketplace & Whitman Park Shopping Center, May thru June.

Noncompliance Letters / Other Matters

Pabst Farms Apts. – Zoning Compliance Verification letter
Bubble's Foam Farm – Zoning Compliance Verification letter
Letters sent to (27) residents canceling Festival of the Arts outdoor sales

Zoning Approval for Occupancy (New Business)

Violet Blue – 122 N. Main Street, Retail sales, furniture & home decor
Fine Details – 202 E. Wisconsin Avenue, Automotive Detailing

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