



LEGEND:

UTILITY	GRADING	SITE
EXISTING: WATERMAN BURIED ELECTRIC GAS LINE SANITARY SEWER UTILITY POLE LIGHT POLE FIRE HYDRANT WATER VALVE STORM SEWER STRUCTURE	EXISTING: MAJOR CONTOUR MINOR CONTOUR EXISTING SPOT ELEVATION DOOR ELEVATION GROUND GRADE AT BUILDING RETAINED WALL SPOT ELEVATION FINISHED GRADE (TOP OF PAVERMENT / FINISH OF CURB) PLANNED ROAD SECTION DRAINAGE FLOW DIRECTION EMERGENCY OVERFLOW ROUTE	EXISTING: EXISTING PARKING COUNT EXISTING SIGN EXISTING ADA PARKING SPACE PROPOSED: PARKING COUNT ADA PARKING SPACE SIGN PROPOSED MARKING (DIRECTIONAL, ARROWS)

GENERAL NOTES AND SPECIFICATIONS:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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CIVIL SHEET INDEX:

- PROJECT LOCATION & GENERAL NOTES
- UTILITY CONSTRUCTION
- SEWER CONSTRUCTION
- WATER CONSTRUCTION
- STORM SEWER CONSTRUCTION
- PAVERMENT CONSTRUCTION
- LANDSCAPE CONSTRUCTION
- CONSTRUCTION DETAILS

PROJECT LOCATION & GENERAL NOTES

Plan Commission Submittal

Scale: 1" = 100'

North Arrow

Project No: 10000001

Sheet No: C1.10

IN ACCORDANCE WITH WISCONSIN STATUTE, NEUTRALITY, DAMAGE RESPONSIBILITY TO PROVIDE ADVANCE NOTICE TO THE DECISION MAKERS TO CONSIDERATION OF ANY EXISTING REQUIREMENTS TO PREVENT OR MINIMIZE DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THE STATE OF WISCONSIN.





UTILITY TAPES

WATER

1. IDENTIFY TAPES
2. IF TAPES ARE 1/2" OR 3/4"
 - a. IF TAPES ARE 1/2" OR 3/4"
 - i. DETECTOR PROPOSED 28 L.F. @ PVC
 - ii. DETECTOR PROPOSED 28 L.F. @ PVC
 - iii. SADDY TAPES @ 1/4" MAX
3. IF TAPES ARE 1"
 - a. IF TAPES ARE 1"
 - i. DETECTOR PROPOSED 28 L.F. @ PVC
 - ii. DETECTOR PROPOSED 28 L.F. @ PVC
 - iii. SADDY TAPES @ 1/4" MAX

WATER

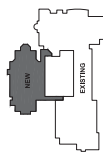
1. CONNECT TO EXISTING WATERMAIN PER CITY REQUIREMENTS
2. 8" S.W. MATCH INBENT GRACE
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98. 8" S.W. MATCH INBENT GRACE
99. 8" S.W. MATCH INBENT GRACE
100. 8" S.W. MATCH INBENT GRACE

[illegible]

TOTAL SITE AREA	12,490 AC
TOTAL DISTURBED AREA	9,487 AC
EXISTING IMPERVIOUS AREA	4,858 AC
PROPOSED IMPERVIOUS AREA	6,126 AC
PROPOSED ADDITIONAL IMPERVIOUS	1,268 AC
EXISTING REGULAR PARKING SPACES	315
EXISTING HANDICAP PARKING SPACES	17
EXISTING TOTAL PARKING	332
PROPOSED REGULAR PARKING SPACES	372
PROPOSED HANDICAP PARKING	11
PROPOSED TOTAL PARKING	383

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED REGULAR DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED DEPRESSED CURB
	PROPOSED TAPER CURB
	PROPOSED REVERSE CURB



Sheet:
SITE PLAN -
DETAILED EAST

Phase:
Plan Commission Submittal

Scale:
AS SHOWN
1" = 20'

Date:
01.15.20

Project No:
PC088.01

Sheet No:
C1.12

UTILITY TOLERANCE

UTILITY TOLERANCE

1. PROPOSED T.U. IF P.V. WATERMAIN

2. PROPOSED WATERMAIN CONNECTION TO BUILDING

- NOTES**
1. MATCH EXISTING PAVEMENT (FULL DEPTH) AND CREATE NEW PAVEMENT TO MATCH EXISTING PAVEMENT.
 2. MATCH INTO EXISTING CURB AND GUTTER.
 3. ADJUST EXISTING STRUCTURE TO MATCH PROPOSED GRADE.
 4. DENOTES PROPOSED REVERSE STYLE CURB.
 5. DENOTES PROPOSED DEPRESSIONED CURB WITH CURB TAPER.
 6. DENOTES PROPOSED DEPRESSIONED CURB WITH CURB TAPER.
 7. CANTHAW (UTILITY) CROSSING, VERIFY EXACT LOCATION AND DEPTH OF EXISTING UTILITY AND PROVIDE ADEQUATE PROTECTION FOR UTILITY AND WATERMAIN.
 8. MATCH PROPOSED STOP SIGN AND PAINTED 12" WIDE STOP SIGN.
 9. DENOTES PROPOSED CROWN/PAVEMENT FINISH.
 10. DENOTES PROPOSED 10" DIA. 12" DEEP DRAIN.
 11. DENOTES PROPOSED 10" DIA. 12" DEEP DRAIN.
 12. DENOTES PROPOSED TRANSVERSE LOCATION AND DEPTH OF EXISTING UTILITY AND PROVIDE ADEQUATE PROTECTION FOR UTILITY AND WATERMAIN.
 13. DENOTES PROPOSED GAS METER (SEE MECHANICAL PLANS) AND PROVIDE ADEQUATE PROTECTION FOR METER AND SERVICE PIPE TO METER.
 14. DENOTES PROPOSED RETAINING WALLS (SEE LANDSCAPE PLANS).
 15. DENOTES PROPOSED PAVEMENT MARKING (DIRECTORIAL ARROWS, STOP, YIELD, AHEAD, etc.) TO BE INSTALLED.

MATCH LEGEND

PROPOSED CONCRETE SIDEWALK

PROPOSED REGULAR DUTY ASPHALT PAVEMENT

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

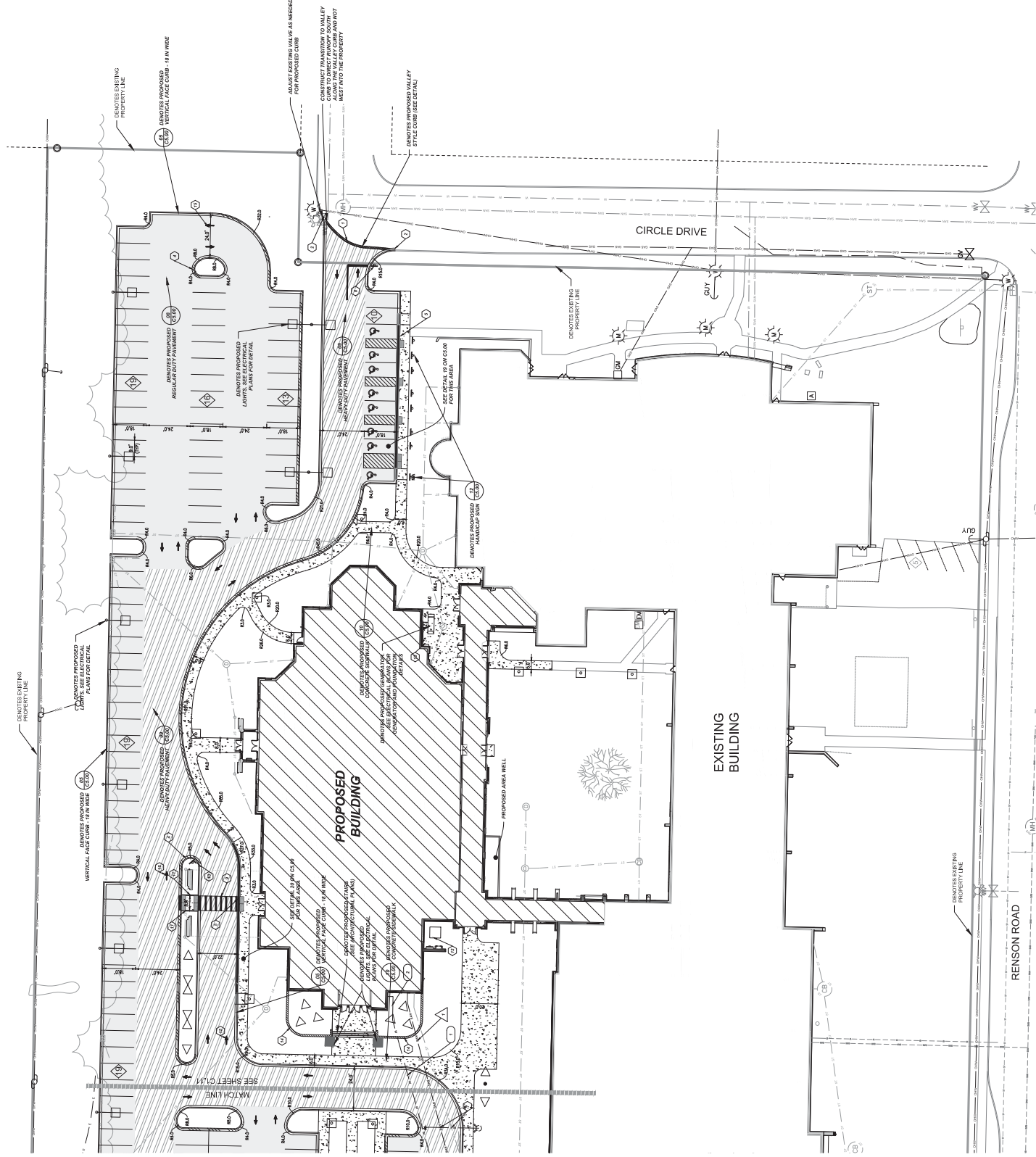
PROPOSED DEPRESSIONED CURB

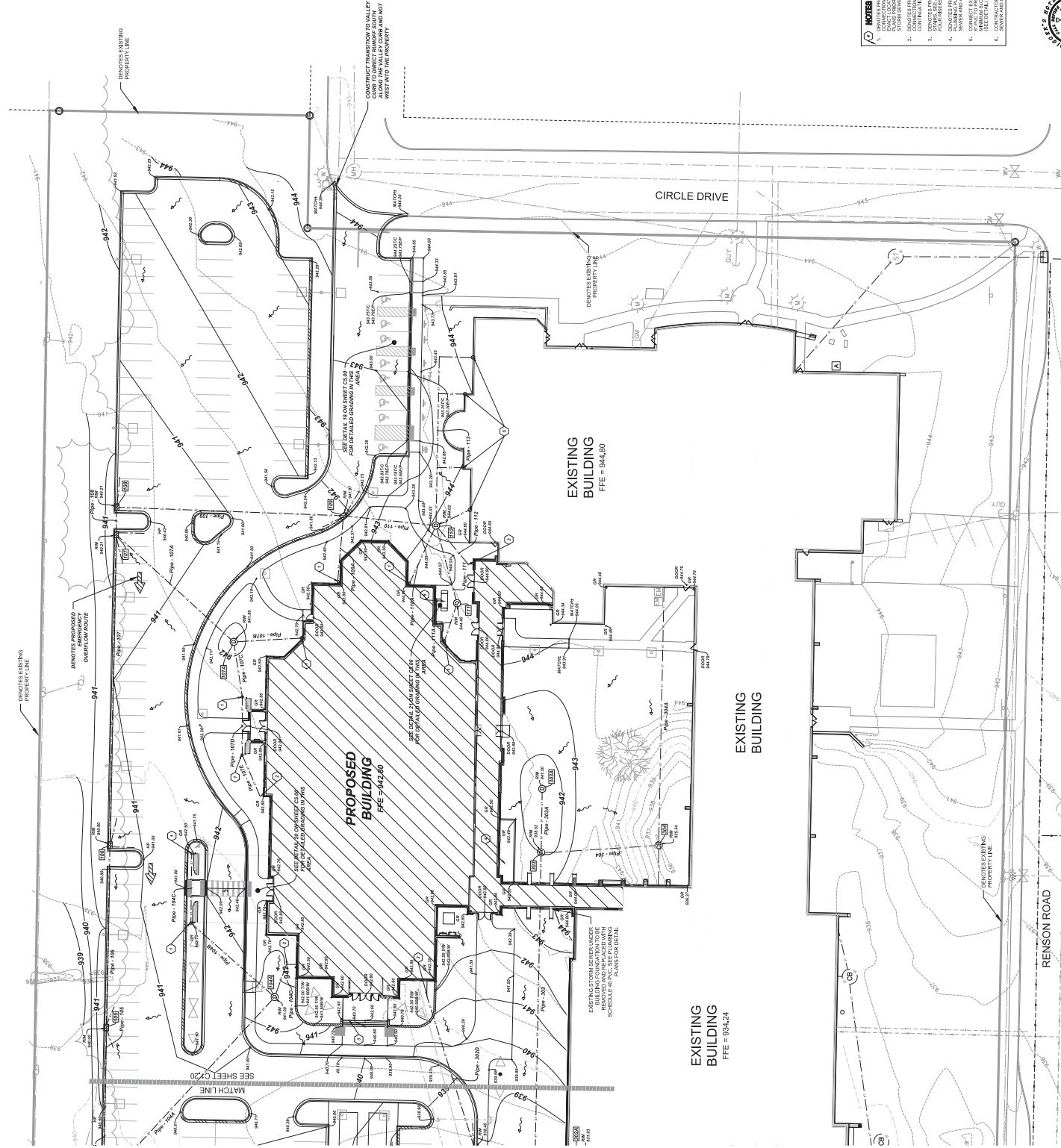
PROPOSED TAPER CURB

PROPOSED REVERSE CURB



IN ACCORDANCE WITH WISCONSIN STATUTE, THE DRAINAGE ENGINEER HAS REVIEWED THE SUBMITTED DRAINAGE PLAN AND FINDS IT TO BE ADEQUATE FOR THE PROPOSED DEVELOPMENT. THE DRAINAGE ENGINEER HAS NOT REVIEWED THE PROPOSED DEVELOPMENT FOR OTHER REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION.



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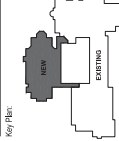
Pipe Name				Size	Material	Location	Start Date	End Date	Status	Notes
Pipe-001	30	24	18	12	6	10	2023-01-01	2023-01-15	Completed	Minor leak fixed.
Pipe-002	30	24	18	12	6	10	2023-01-16	2023-01-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-003	30	24	18	12	6	10	2023-01-31	2023-02-15	Completed	Leak fixed, system operational.
Pipe-004	30	24	18	12	6	10	2023-02-16	2023-02-28	In Progress	Leak fixed, pressure test scheduled.
Pipe-005	30	24	18	12	6	10	2023-03-01	2023-03-15	Completed	Leak fixed, system operational.
Pipe-006	30	24	18	12	6	10	2023-03-16	2023-03-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-007	30	24	18	12	6	10	2023-04-01	2023-04-15	Completed	Leak fixed, system operational.
Pipe-008	30	24	18	12	6	10	2023-04-16	2023-04-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-009	30	24	18	12	6	10	2023-05-01	2023-05-15	Completed	Leak fixed, system operational.
Pipe-010	30	24	18	12	6	10	2023-05-16	2023-05-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-011	30	24	18	12	6	10	2023-06-01	2023-06-15	Completed	Leak fixed, system operational.
Pipe-012	30	24	18	12	6	10	2023-06-16	2023-06-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-013	30	24	18	12	6	10	2023-07-01	2023-07-15	Completed	Leak fixed, system operational.
Pipe-014	30	24	18	12	6	10	2023-07-16	2023-07-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-015	30	24	18	12	6	10	2023-08-01	2023-08-15	Completed	Leak fixed, system operational.
Pipe-016	30	24	18	12	6	10	2023-08-16	2023-08-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-017	30	24	18	12	6	10	2023-09-01	2023-09-15	Completed	Leak fixed, system operational.
Pipe-018	30	24	18	12	6	10	2023-09-16	2023-09-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-019	30	24	18	12	6	10	2023-10-01	2023-10-15	Completed	Leak fixed, system operational.
Pipe-020	30	24	18	12	6	10	2023-10-16	2023-10-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-021	30	24	18	12	6	10	2023-11-01	2023-11-15	Completed	Leak fixed, system operational.
Pipe-022	30	24	18	12	6	10	2023-11-16	2023-11-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-023	30	24	18	12	6	10	2023-12-01	2023-12-15	Completed	Leak fixed, system operational.
Pipe-024	30	24	18	12	6	10	2023-12-16	2023-12-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-025	30	24	18	12	6	10	2024-01-01	2024-01-15	Completed	Leak fixed, system operational.
Pipe-026	30	24	18	12	6	10	2024-01-16	2024-01-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-027	30	24	18	12	6	10	2024-02-01	2024-02-15	Completed	Leak fixed, system operational.
Pipe-028	30	24	18	12	6	10	2024-02-16	2024-02-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-029	30	24	18	12	6	10	2024-03-01	2024-03-15	Completed	Leak fixed, system operational.
Pipe-030	30	24	18	12	6	10	2024-03-16	2024-03-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-031	30	24	18	12	6	10	2024-04-01	2024-04-15	Completed	Leak fixed, system operational.
Pipe-032	30	24	18	12	6	10	2024-04-16	2024-04-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-033	30	24	18	12	6	10	2024-05-01	2024-05-15	Completed	Leak fixed, system operational.
Pipe-034	30	24	18	12	6	10	2024-05-16	2024-05-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-035	30	24	18	12	6	10	2024-06-01	2024-06-15	Completed	Leak fixed, system operational.
Pipe-036	30	24	18	12	6	10	2024-06-16	2024-06-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-037	30	24	18	12	6	10	2024-07-01	2024-07-15	Completed	Leak fixed, system operational.
Pipe-038	30	24	18	12	6	10	2024-07-16	2024-07-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-039	30	24	18	12	6	10	2024-08-01	2024-08-15	Completed	Leak fixed, system operational.
Pipe-040	30	24	18	12	6	10	2024-08-16	2024-08-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-041	30	24	18	12	6	10	2024-09-01	2024-09-15	Completed	Leak fixed, system operational.
Pipe-042	30	24	18	12	6	10	2024-09-16	2024-09-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-043	30	24	18	12	6	10	2024-10-01	2024-10-15	Completed	Leak fixed, system operational.
Pipe-044	30	24	18	12	6	10	2024-10-16	2024-10-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-045	30	24	18	12	6	10	2024-11-01	2024-11-15	Completed	Leak fixed, system operational.
Pipe-046	30	24	18	12	6	10	2024-11-16	2024-11-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-047	30	24	18	12	6	10	2024-12-01	2024-12-15	Completed	Leak fixed, system operational.
Pipe-048	30	24	18	12	6	10	2024-12-16	2024-12-30	In Progress	Leak fixed, pressure test scheduled.
Pipe-049	30	24	18	12	6	10	2025-01-01	2025-01-15	Completed	Leak fixed, system operational.
Pipe-050	30	24	18	12	6	10	2025-01-16	2025-01-30	In Progress	Leak fixed, pressure test scheduled.

NOTE

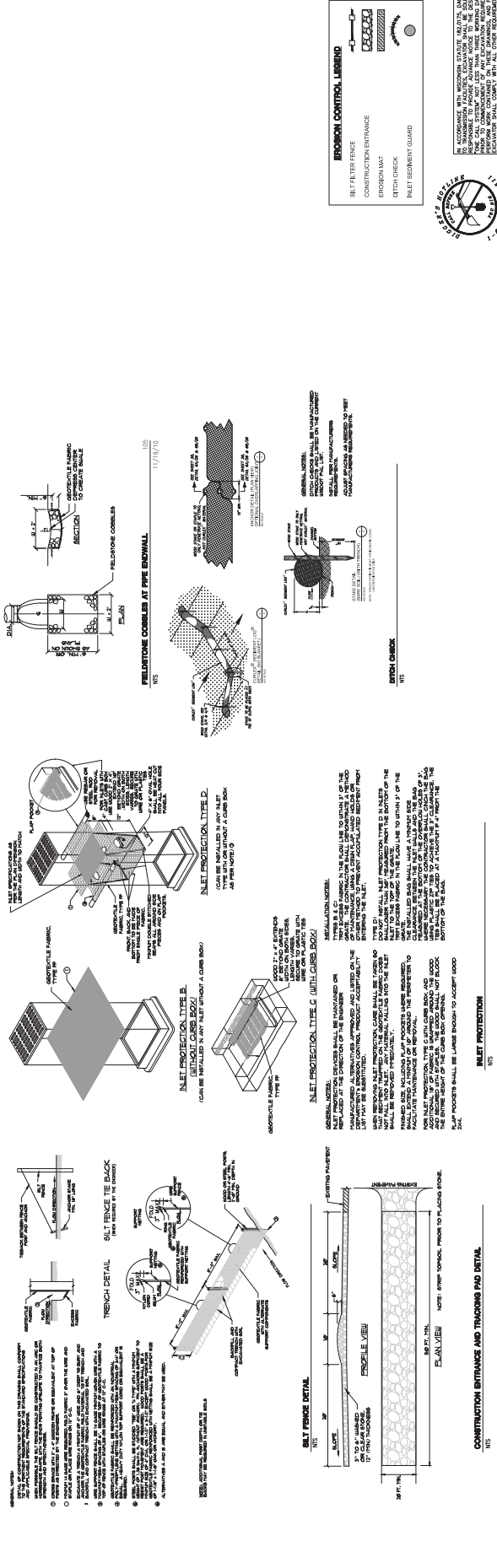
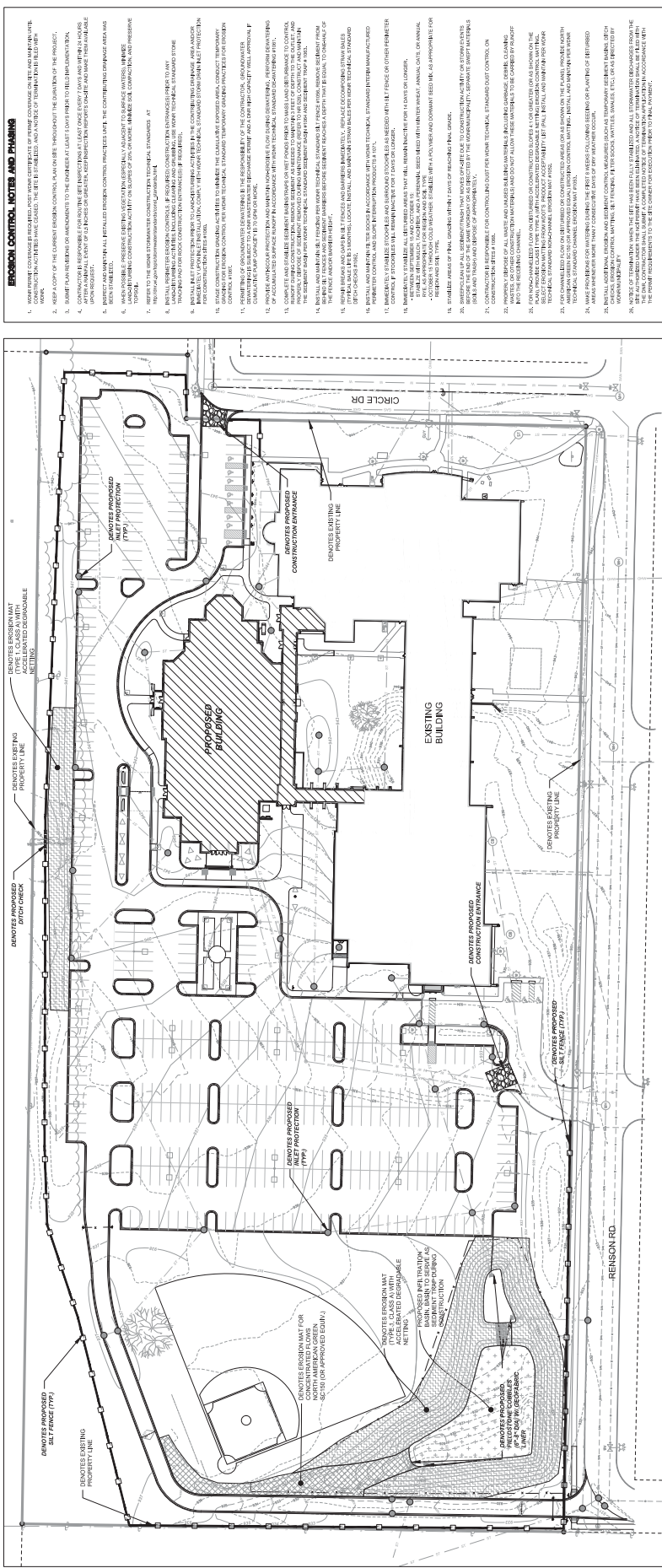
1. DENOTES PROPOSED DOWNPOUT EXISTING OR PROPOSED PLANS EXACT LOCATION TO INSTALL PLANS PRIOR TO INSTALLATION OF STORM SEWER.
2. DENOTES PROPOSED STORM SEWER CONNECTION TO EXISTING OR PROPOSED STORM SEWER PLANS FOR CONTINUATION TO BUILDINGS.
3. DENOTES PROPOSED CAST IN PLACE STORM SEWER AT ARCHITECTURAL PLANT, FOUR RISERS.
4. DENOTES PROPOSED AREA WELL, SEE PLUMBING PLANS FOR BUILDING STORM SEWER AND AREA WELL DRAINS.
5. CONNECT EXISTING DOWNPOUTS WITH STORM SEWER. (SEE DETAIL) (SEE DETAIL)
6. CONTRACTOR TO COORDINATE STORM SEWER AND GENERATOR LOCATION.



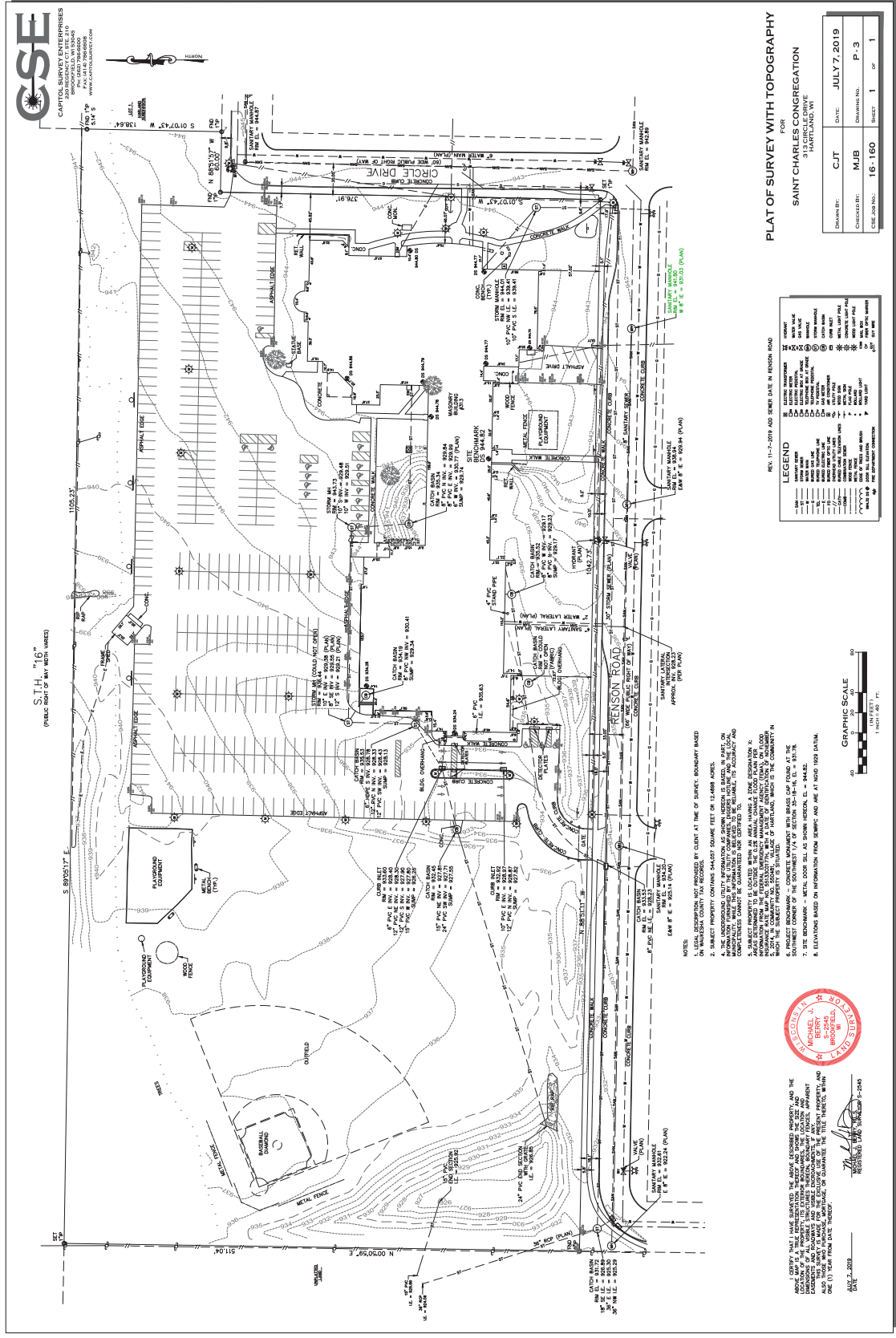
IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

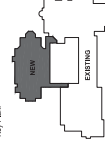


DATE	01.15.20
PROJECT NO.	19-0081.HI
SHEET NO.	C1.30

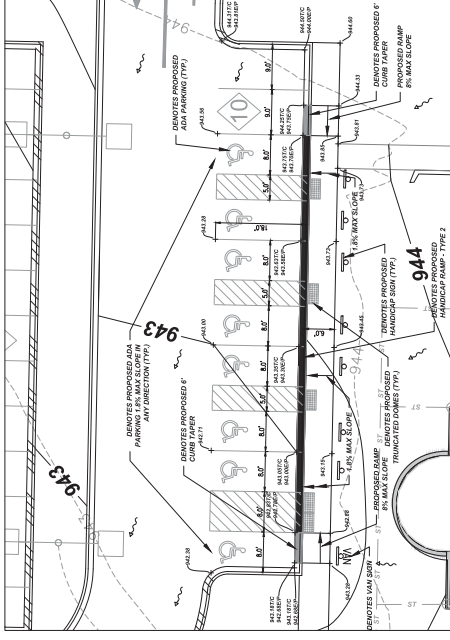




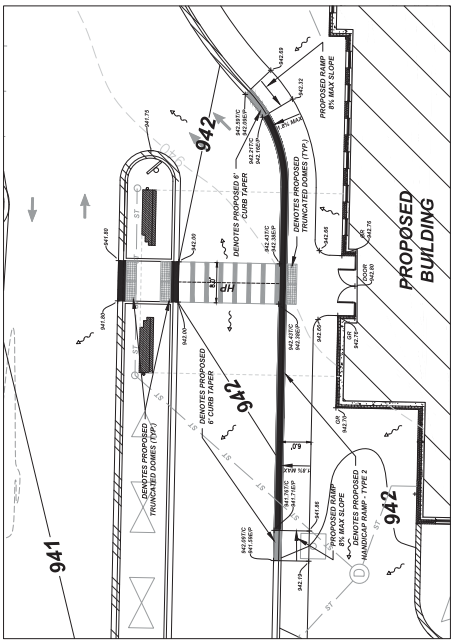




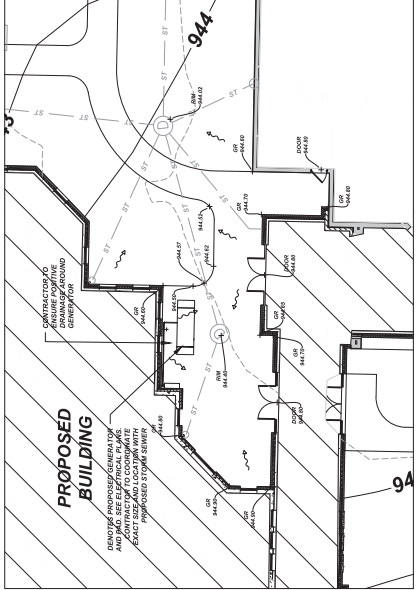
Revisions	By	Date	Description
1	JS	01.15.20	Revised for Plan Commission Submittal
2	JS	01.15.20	Revised for Plan Commission Submittal
3	JS	01.15.20	Revised for Plan Commission Submittal
4	JS	01.15.20	Revised for Plan Commission Submittal
5	JS	01.15.20	Revised for Plan Commission Submittal
6	JS	01.15.20	Revised for Plan Commission Submittal
7	JS	01.15.20	Revised for Plan Commission Submittal
8	JS	01.15.20	Revised for Plan Commission Submittal
9	JS	01.15.20	Revised for Plan Commission Submittal
10	JS	01.15.20	Revised for Plan Commission Submittal



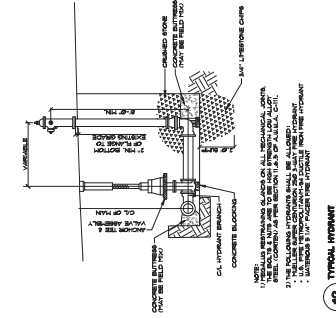
20 HANDICAP RAMPING DETAIL



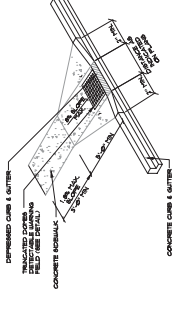
21 NORTH ENTRANCE DETAIL



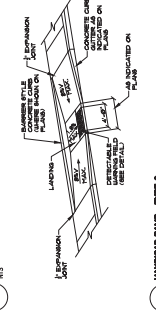
22 SOUTHWEST ENTRANCE DETAIL



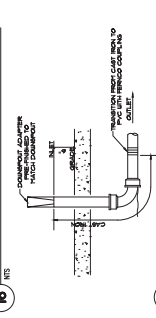
23 TYPICAL HYDRANT



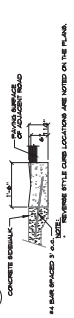
14 HANDICAP RAMP - TYPE 4



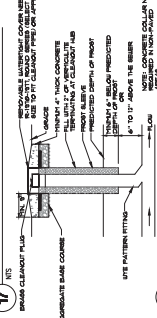
16 HANDICAP RAMP - TYPE 2



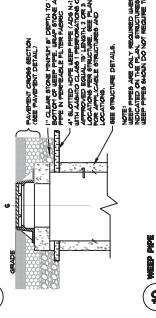
15 DOWNSPOUT CONNECTION



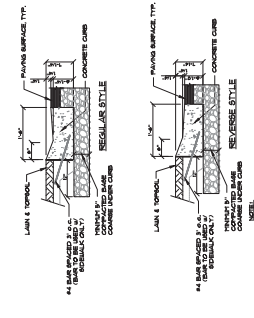
17 VALLEY STYLE CURB



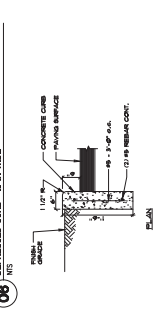
18 STORM CLEANOUT



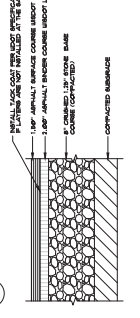
19 WEED PIPE



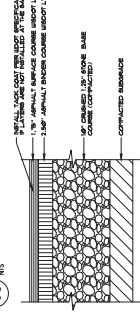
06 REINFORCED CURB - 24 IN WIDE



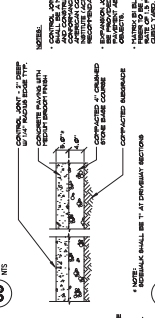
07 BARRIER CURB



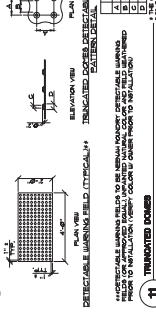
08 REGULAR DUTY PAVEMENT



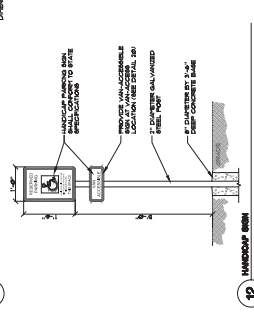
09 HEAVY DUTY PAVEMENT



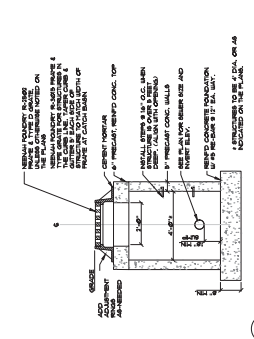
10 CONCRETE SIDEWALK



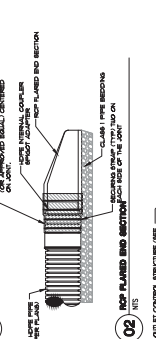
11 TRUNCATED DOMES



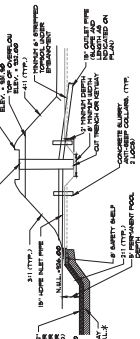
12 HANDICAP RAMP



01 CATCH BASIN



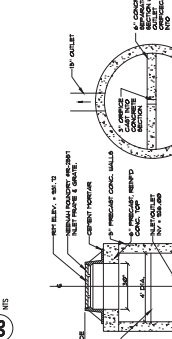
02 TOP FLARED RIM DETAIL



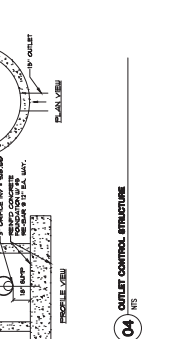
03 SAFETY RAMP



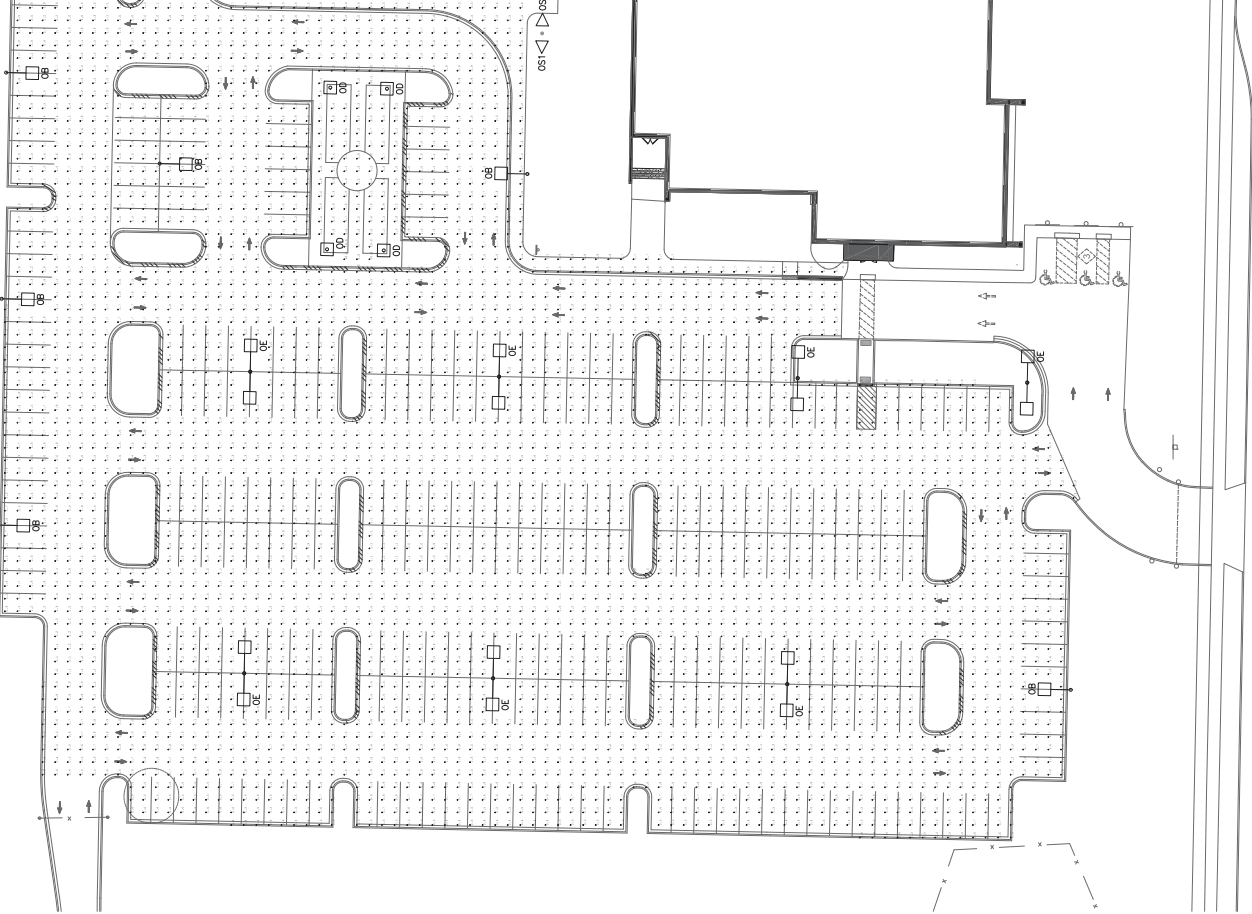
05 BASIS OUTLET WITH STRUCTURE



04 OUTLET CONTROL STRUCTURE



06 VERTICAL FACE CURB - 24 IN WIDE



1 ELECTRICAL SITE PLAN - WEST

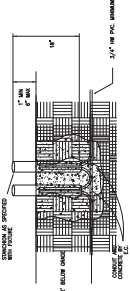
NOTES

1. SEE ALL NOTES ON ALL SHEETS.
2. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.
3. THE ELECTRICAL SYSTEM SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL AND STATE CODES.



1 TYPES OS/OS2/OS3

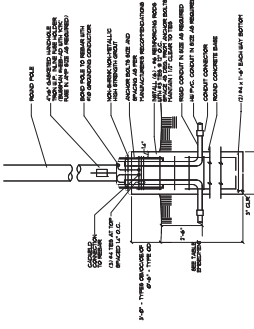
1 TYPES OB/OC/DE/OF



1 GROUND MOUNTED LIGHTING FIXTURE DETAIL

NOTES

1. CONDUIT TO JUNCTION BOX SHALL BE SET INTO CONCRETE BASE.
2. CONDUIT SHALL BE 1/2" DIA. RIGID PVC CONDUIT.
3. ALL WIRING SHALL BE IN CONDUIT.
4. ALL FIXTURES IN THE SAME AREA SHALL BE OF THE SAME CLASSIFICATION.

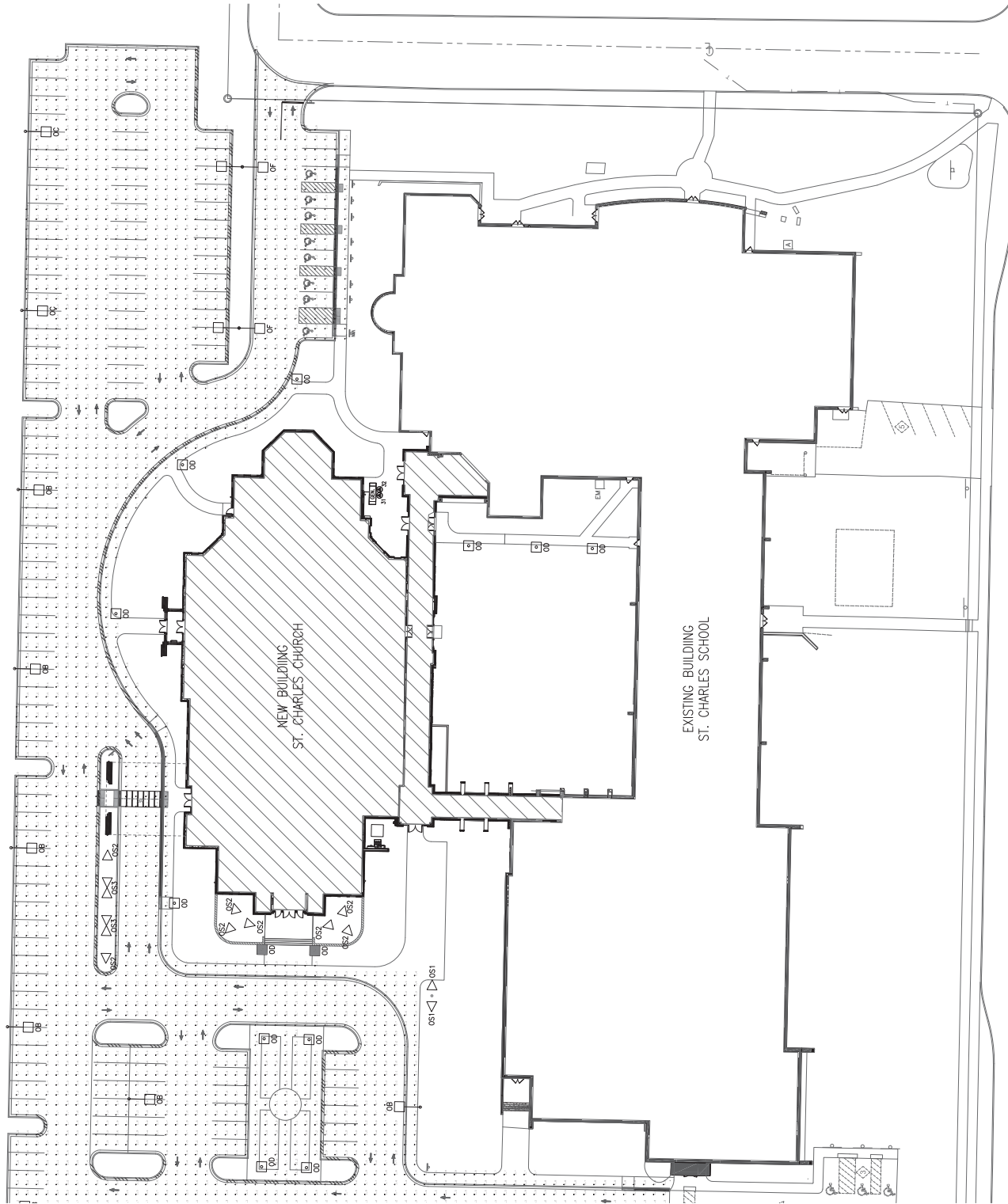


1 POLE BASE DETAIL

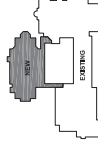
POLE TYPE	POLE DIA.	POLE HEIGHT	POLE WEIGHT	POLE MATERIAL	POLE FINISH
1	4.00"	10.00'	100.00	ALUMINUM	ANODIZED
2	4.00"	12.00'	120.00	ALUMINUM	ANODIZED
3	4.00"	14.00'	140.00	ALUMINUM	ANODIZED
4	4.00"	16.00'	160.00	ALUMINUM	ANODIZED
5	4.00"	18.00'	180.00	ALUMINUM	ANODIZED
6	4.00"	20.00'	200.00	ALUMINUM	ANODIZED
7	4.00"	22.00'	220.00	ALUMINUM	ANODIZED
8	4.00"	24.00'	240.00	ALUMINUM	ANODIZED
9	4.00"	26.00'	260.00	ALUMINUM	ANODIZED
10	4.00"	28.00'	280.00	ALUMINUM	ANODIZED

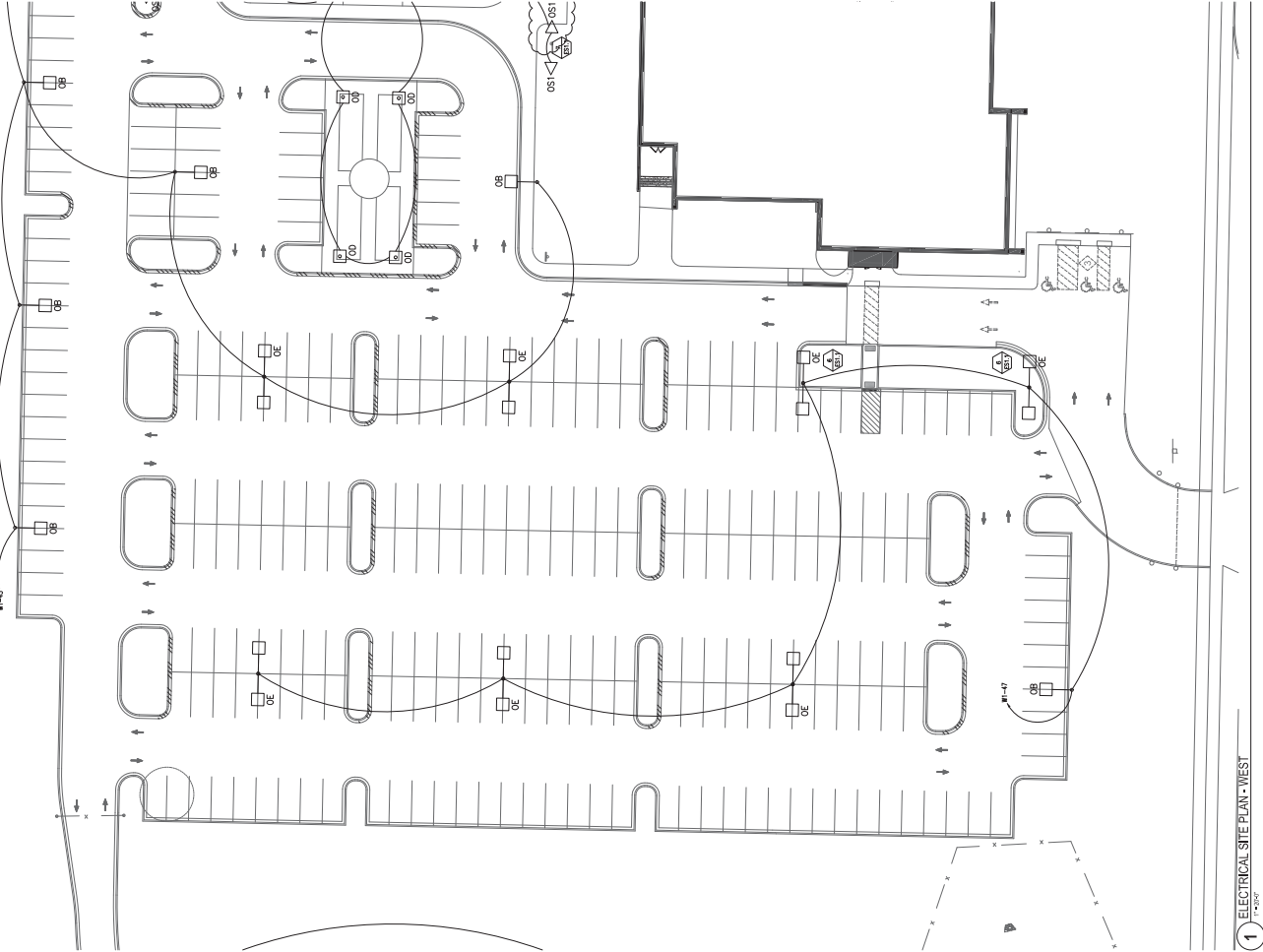
POLE TYPE	POLE DIA.	POLE HEIGHT	POLE WEIGHT	POLE MATERIAL	POLE FINISH
1	4.00"	10.00'	100.00	ALUMINUM	ANODIZED
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3	4.00"	14.00'	140.00	ALUMINUM	ANODIZED
4	4.00"	16.00'	160.00	ALUMINUM	ANODIZED
5	4.00"	18.00'	180.00	ALUMINUM	ANODIZED
6	4.00"	20.00'	200.00	ALUMINUM	ANODIZED
7	4.00"	22.00'	220.00	ALUMINUM	ANODIZED
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9	4.00"	26.00'	260.00	ALUMINUM	ANODIZED
10	4.00"	28.00'	280.00	ALUMINUM	ANODIZED





1 ELECTRICAL SITE PLAN - EAST





1 ELECTRICAL SITE PLAN - WEST

LIGHTING FIXTURE SCHEDULE									
S/N	DESCRIPTION	LED DATA		VOLT	DEPTH	LIFTING FEATURE		HURST TYPE	MFG. SUP. /
		TYPE/AMPS/VOLTS	WATTS			WFL	SERIES		
08	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
09	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
10	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
11	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
12	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
13	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
14	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
15	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
16	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
17	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
18	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
19	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
20	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
21	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
22	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
23	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
24	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
25	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
26	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
27	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
28	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
29	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP
30	10' TALL, 10" DIA. LED LIGHT FIXTURE	LED MODULE	150W	120V	-	RM	1/4" W/ 1/4" L-15	DRIP	DRIP

LIGHTING FIXTURE SCHEDULE NOTES:

NOTES U1 - U7 ARE GENERAL NOTES APPLICABLE TO ENTIRE LIGHTING FIXTURE SCHEDULE WHERE APPROPRIATE.

U1 - PROVIDE ALL LISTED FIXTURES WITH PAINT AFTER FABRICATION.

U2 - PROVIDE ALL NECESSARY COMPONENTS AND ACCESSORIES FOR A COMPLETE OPERATING INSTALLATION PER APPLICABLE CODES AND MANUFACTURER'S RECOMMENDATIONS.

U3 - CONTRACTOR SHALL REVIEW THE ENTIRE LIGHTING FIXTURE SCHEDULE INCLUDING THE DESCRIPTION AND CATALOG NUMBER. CONTRACTOR SHALL NOTIFY THE A/E OF ANY DISCREPANCIES PRIOR TO ORDERING.

U4 - VERIFY ALL FINISHES/COLOURS OF FIXTURES WITH A/E PRIOR TO ORDERING.

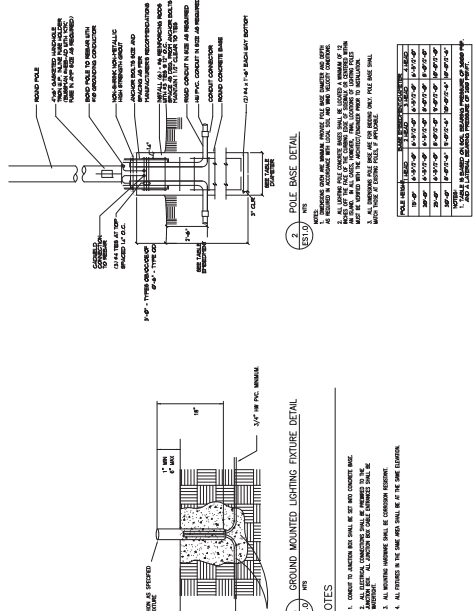
U5 - PROVIDE THE EXACT LOCATION OF ALL SURFACE MOUNTED FIXTURES TO FIELD CONTRACT WITH UNUSUAL/ATYPICAL COORDINATES. COORDINATES SHALL BE BROUGHT TO THE ATTENTION OF THE A/E PRIOR TO ORDERING.

U6 - PROVIDE (1) EXACT LED MODULE AND LED DRIVER OF EACH TYPE INDICATED IN LIGHT FIXTURE SCHEDULE AND TURN OVER TO OWNER.

U7 - LIGHT FIXTURES SPECIFIED EXISTING A LEVEL OF QUALITY WHICH SHALL BE MET BY ALL FIXTURES PROVIDED. FIXTURES SHALL BE CHANGABLE IN PERFORMANCE, CONSTRUCTION, PHYSICAL DIMENSIONS, AND FINISHES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

U8 - FOR SHARED FIXTURES, REFER TO LOCAL TRANSFER RELAY SCHEDULE.

U9 - PROVIDE ONE DUCKER RECEPTACLE WITH MEAN, WHILE-IN-USE COVER APPROXIMATELY 1'-6" FROM BOTTOM OF POLE.



POLE BASE DETAIL	
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26	POLE BASE DETAIL
27	POLE BASE DETAIL
28	POLE BASE DETAIL
29	POLE BASE DETAIL
30	POLE BASE DETAIL

NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL FIXTURES ARE LISTED AND APPROVED FOR THE APPLICATION AND LOCATION.

2. CONTRACTOR SHALL VERIFY THAT ALL FIXTURES ARE LISTED AND APPROVED FOR THE APPLICATION AND LOCATION.

3. ALL FIXTURES SHALL BE CHANGABLE IN PERFORMANCE, CONSTRUCTION, PHYSICAL DIMENSIONS, AND FINISHES.

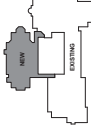
4. ALL FIXTURES SHALL BE CHANGABLE IN PERFORMANCE, CONSTRUCTION, PHYSICAL DIMENSIONS, AND FINISHES.

Consultant

Project
St. Charles Church Addition

Location
Milwaukee, WI 53233

Key Plan



Sheet
BASEMENT FLOOR
PLAN - OVERALL

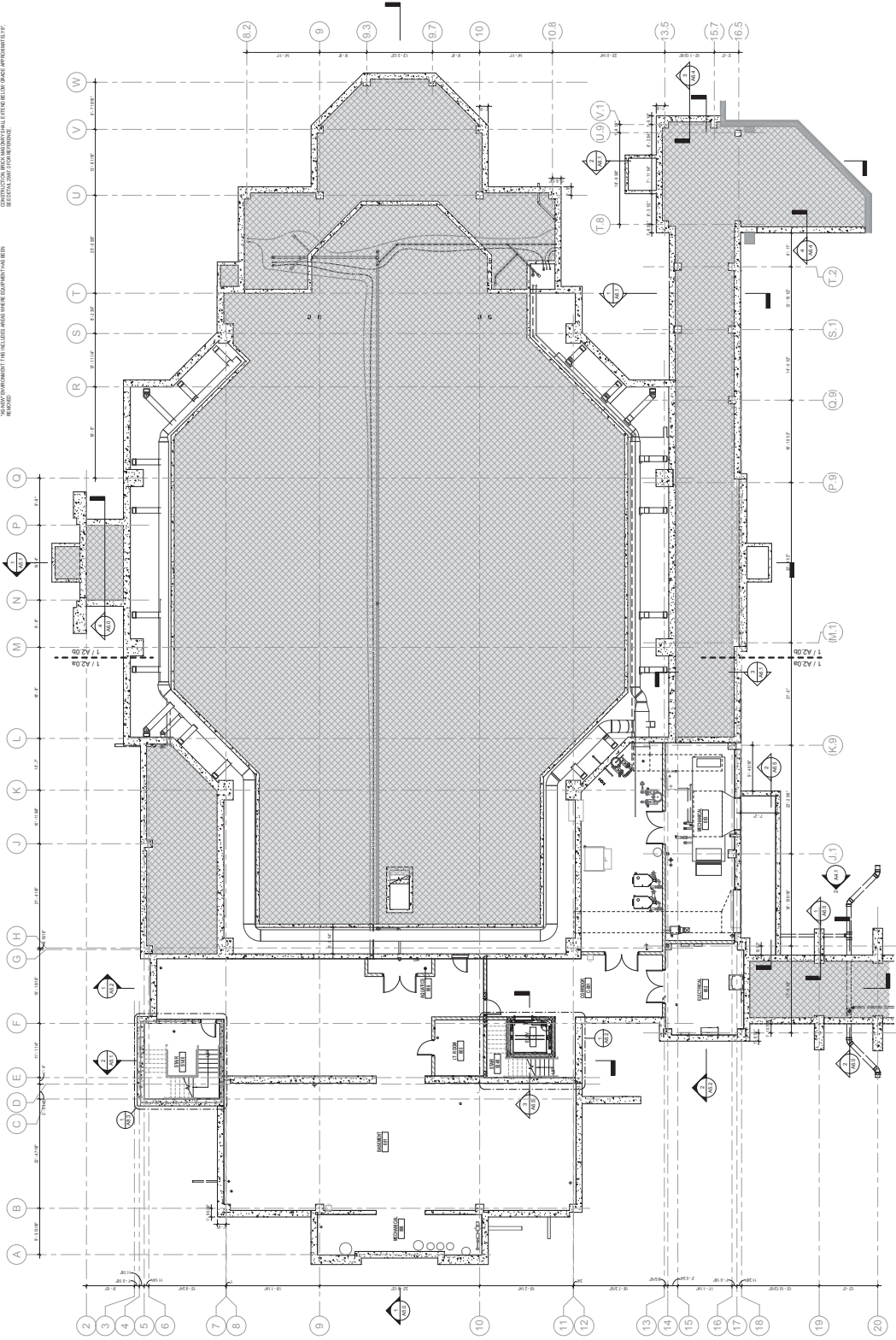
Prepared
Bd Set

Scale	1/8" = 1'-0"
Drawn	1/16" = 1'-0"
Check	1/16" = 1'-0"
Rev	1/16" = 1'-0"
Date	12/16/19
Project No.	19008.01
Sheet No.	

A2.0

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- GENERAL CONSTRUCTION NOTES:**
1. REFER TO ALL NOTES ON SHEETS A1.0 THROUGH A2.0 FOR DETAILS AND MATERIALS.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND ALL APPLICABLE LOCAL ORDINANCES.
 3. ALL FOUNDATION WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOUNDATION DESIGN AND CONSTRUCTION HANDBOOK.
 4. ALL CONCRETE SHALL BE CAST IN PLACE AND CURED PROPERLY.
 5. ALL REINFORCING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE REINFORCING STEEL INSTITUTE (RSI) MANUAL.
 6. ALL MASONRY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASONRY SOURCEBOOK.
 7. ALL ROOFING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING SOURCEBOOK.
 8. ALL MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERING (MEPE) HANDBOOK.
 9. ALL INTERIORS SHALL BE FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERIOR DESIGN SOURCEBOOK.
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 50. ALL EXTERIORS SHALL BE FINISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE EXTERIOR DESIGN SOURCEBOOK.



KEY	FLOORPLAN NOTES
1	SEE ELEVATION FOR FINISHES
2	SEE ELEVATION FOR FINISHES
3	SEE ELEVATION FOR FINISHES
4	SEE ELEVATION FOR FINISHES
5	SEE ELEVATION FOR FINISHES
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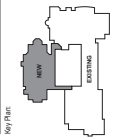
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ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zimmerman.com
TELEPHONE: 414.476.9500
FACSIMILE: 414.476.8592

Consultant

Project:
St. Charles Church Addition

Location:
Milwaukee, WI 53233



Sheet:
BASEMENT FLOOR
PLAN - AREA A

Project:
Bd Set

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

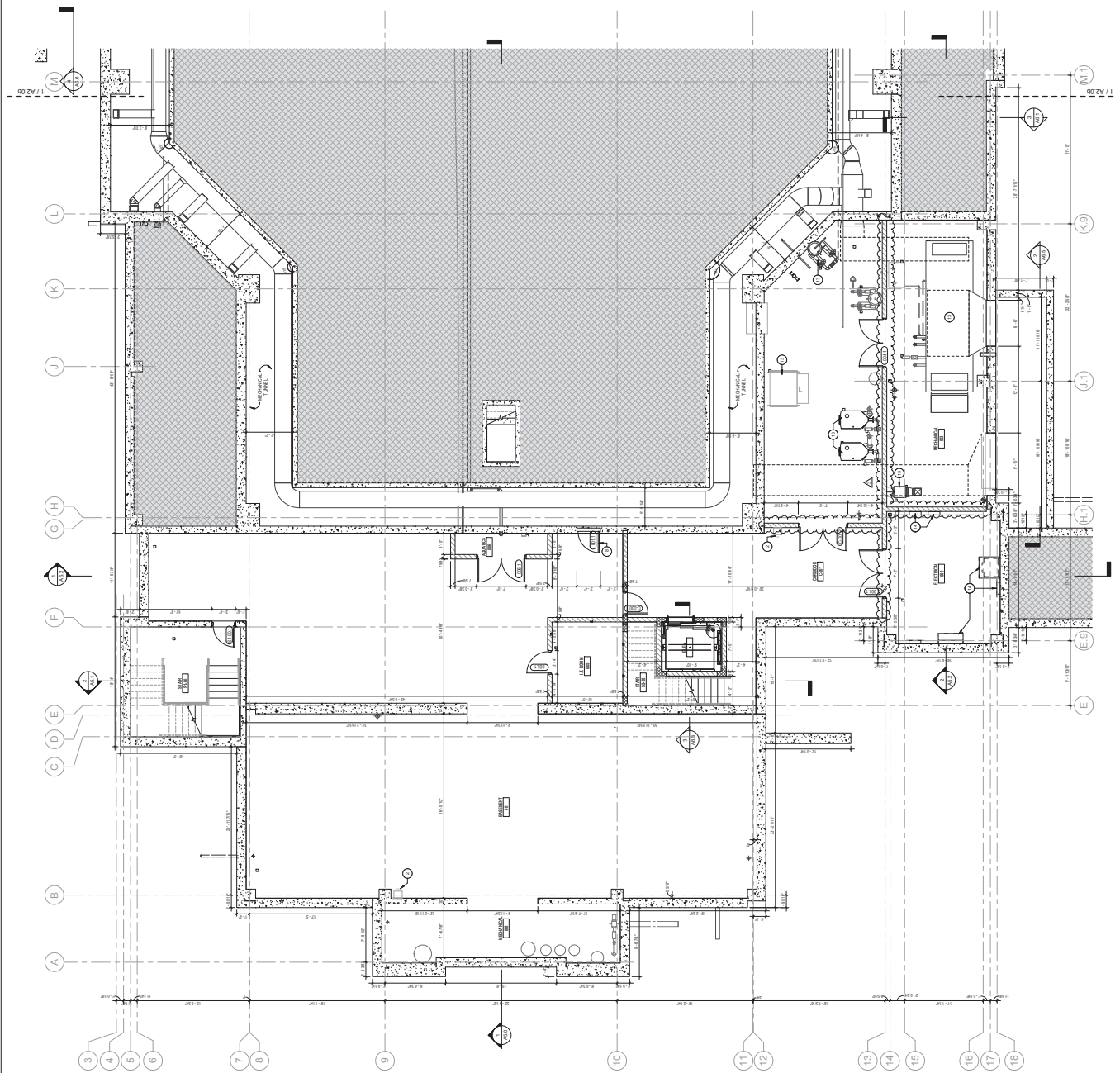
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12/15/19

Project No:
19008.01

Sheet No:

A2.0a

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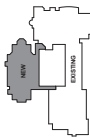


Consultant

Project:
St. Charles Church Addition

Location:
St. Charles Church
Milwaukee, WI 53233

Key Plan:



Sheet:
BASEMENT FLOOR
PLAN - AREA B

Project:
Bd Set

Scale:
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Date:
12/16/19

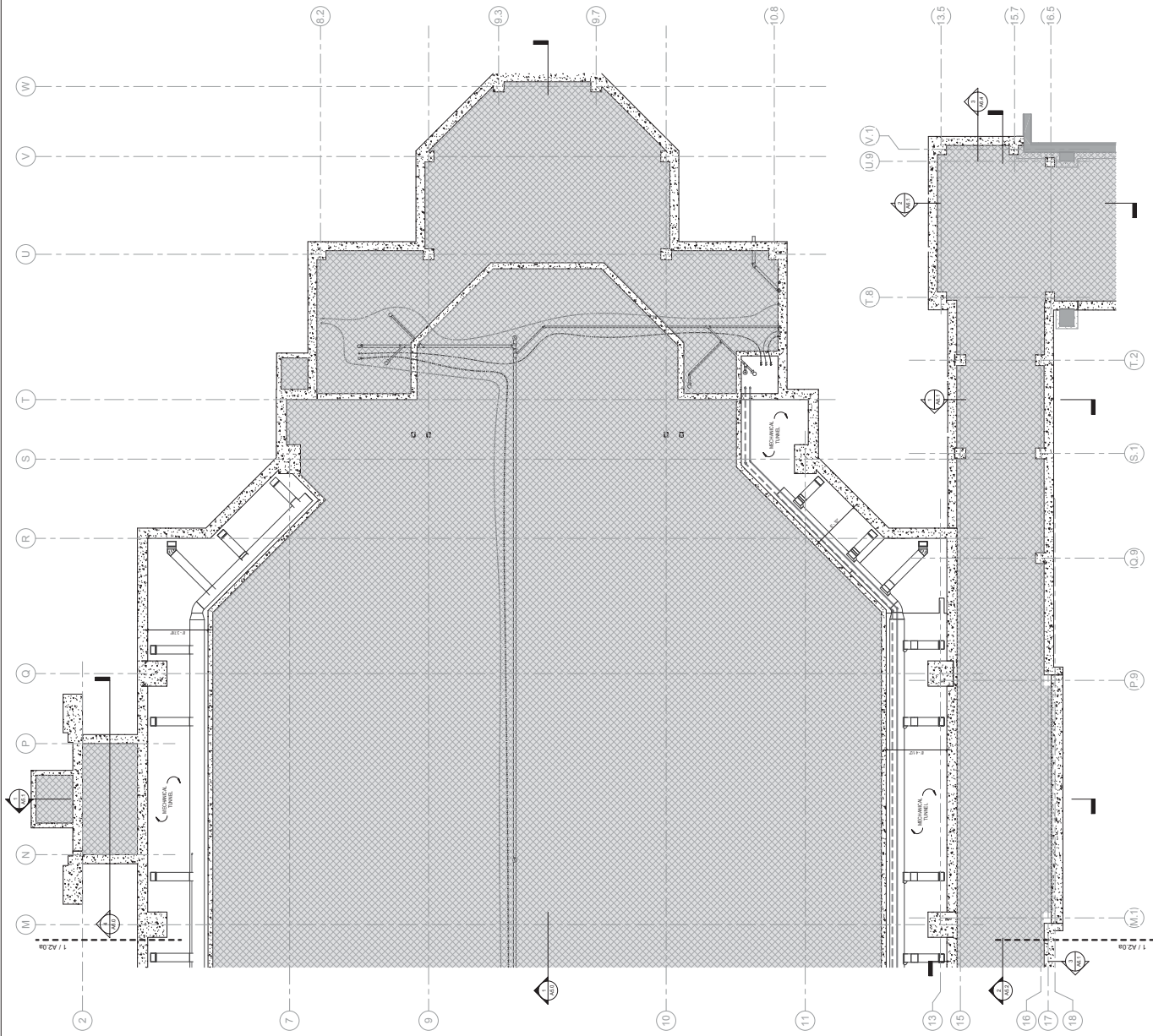
Project No:
18008.01

Sheet No:
A2.0b

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Consultant

Project:
St. Charles Church Addition

Location:
Milwaukee, WI 53233
Key Plan:



Sheet:
FIRST FLOOR PLAN -
OVERALL

Project:
Bd Set

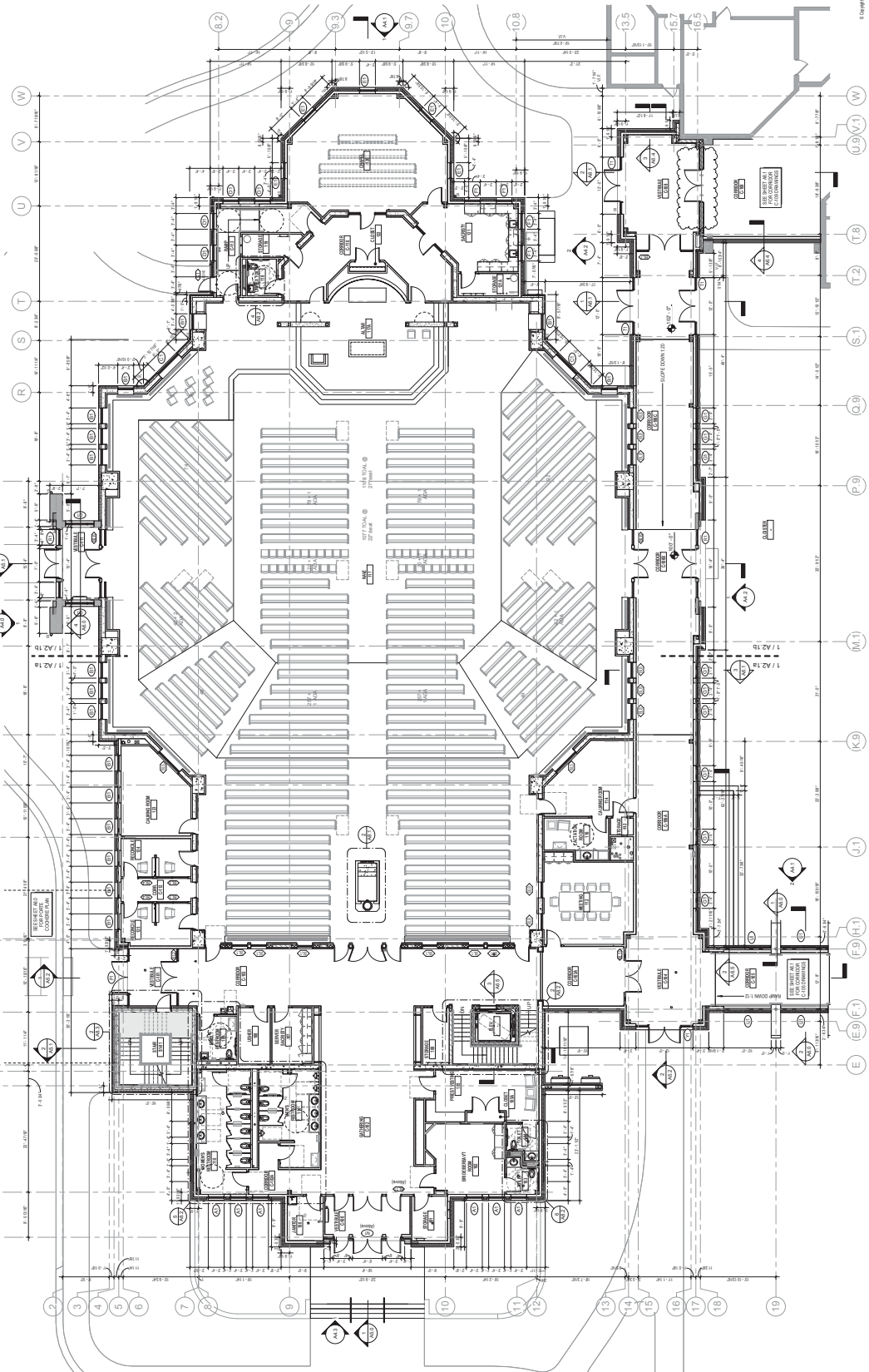
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Date:
12/16/19
Project No:
19008.01
Sheet No:

A2.1

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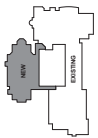


Consultant:

Project:
St. Charles Church Addition

Location:
St. Charles Church
Milwaukee, WI 53233

Key Plan:



Sheet:
FIRST FLOOR PLAN -
AREA A

Project:
Bd Set

Scale:
3/8" = 1'-0"

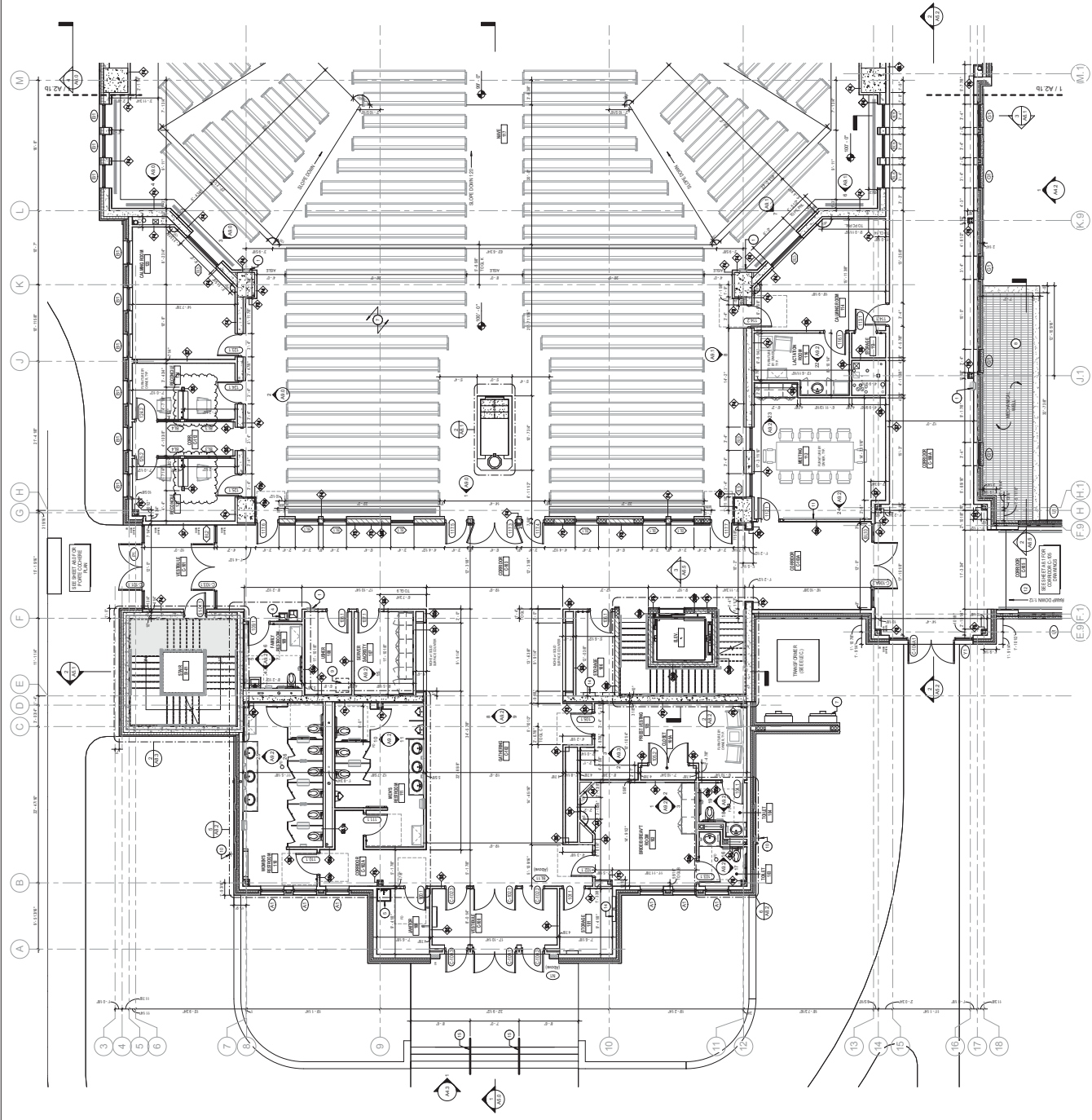
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Date:
10/08/01

Project No:
18008.01

Sheet No:
A2.1a

KEY	NOTE DESCRIPTION
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3	EXISTING ROOF
4	NEW ROOF
5	EXISTING FLOOR
6	NEW FLOOR
7	EXISTING WALL
8	NEW WALL
9	EXISTING DOOR
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12	NEW WINDOW
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20	NEW ELECTRICAL
21	EXISTING PLUMBING
22	NEW PLUMBING
23	EXISTING HVAC
24	NEW HVAC
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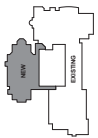


Consultant:

Project:
St. Charles Church Addition

Location:
Milwaukee, WI 53233

Key Plan:



Sheet:
FIRST FLOOR PLAN -
AREA 1b

Project:
Bd Set

Scale:
3/8" = 1'-0"

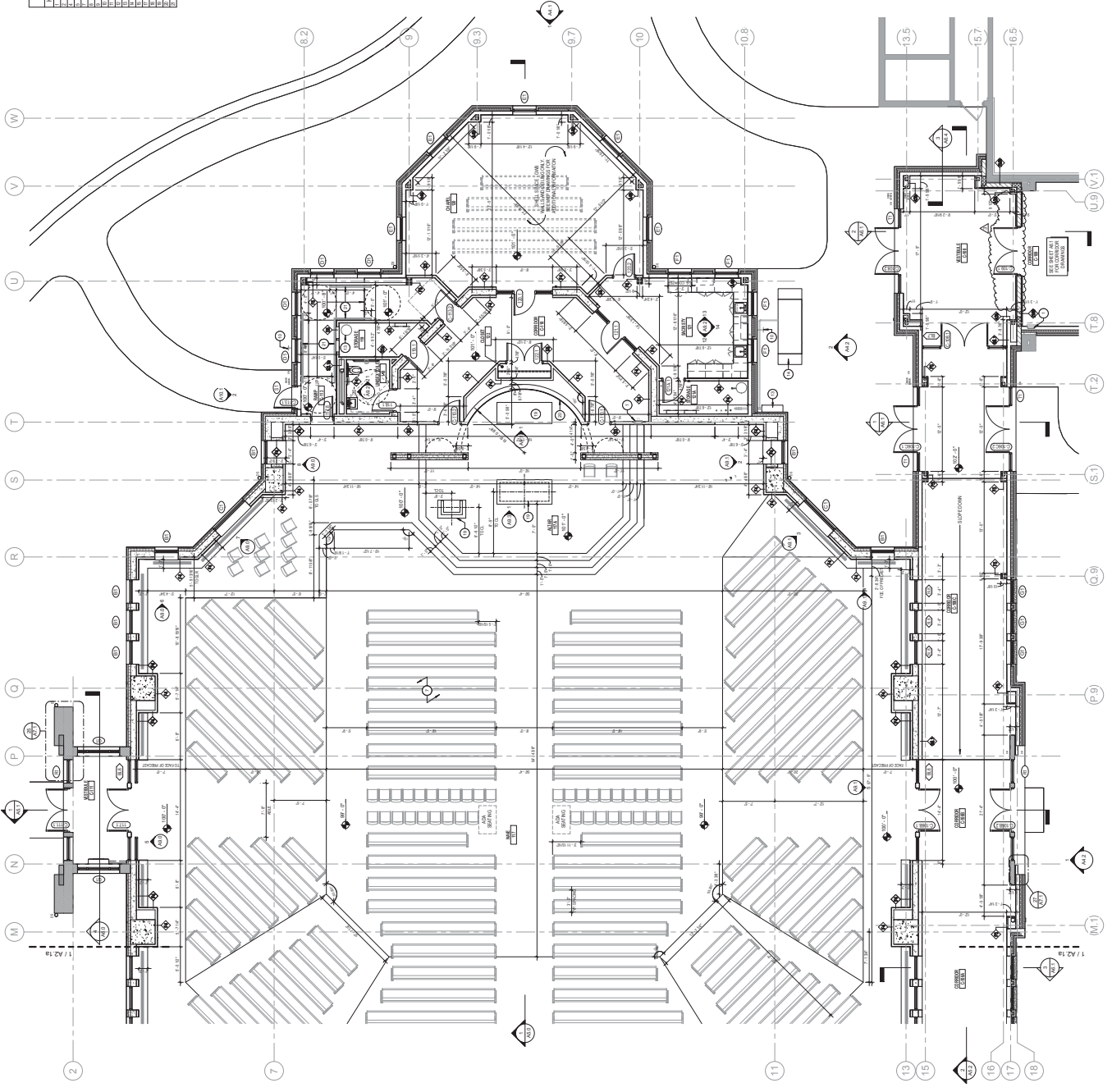
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3. SEE ELECTRICAL SYMBOLS FOR LIGHTING AND ELECTRICAL EQUIPMENT.
4. SEE MECHANICAL SYMBOLS FOR HVAC EQUIPMENT.
5. SEE CIVIL SYMBOLS FOR SITEWORK AND LANDSCAPE.

Date:
12/16/19

Project No:
190008.01

Sheet No:
A2.1b

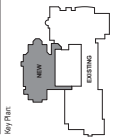
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Consultant

Project
St. Charles Church Addition

Location
Milwaukee, WI 53233



CHORLOFT FLOOR
PLAN - OVERALL

Project
Bd Set

Scale
1/8" = 1'-0"

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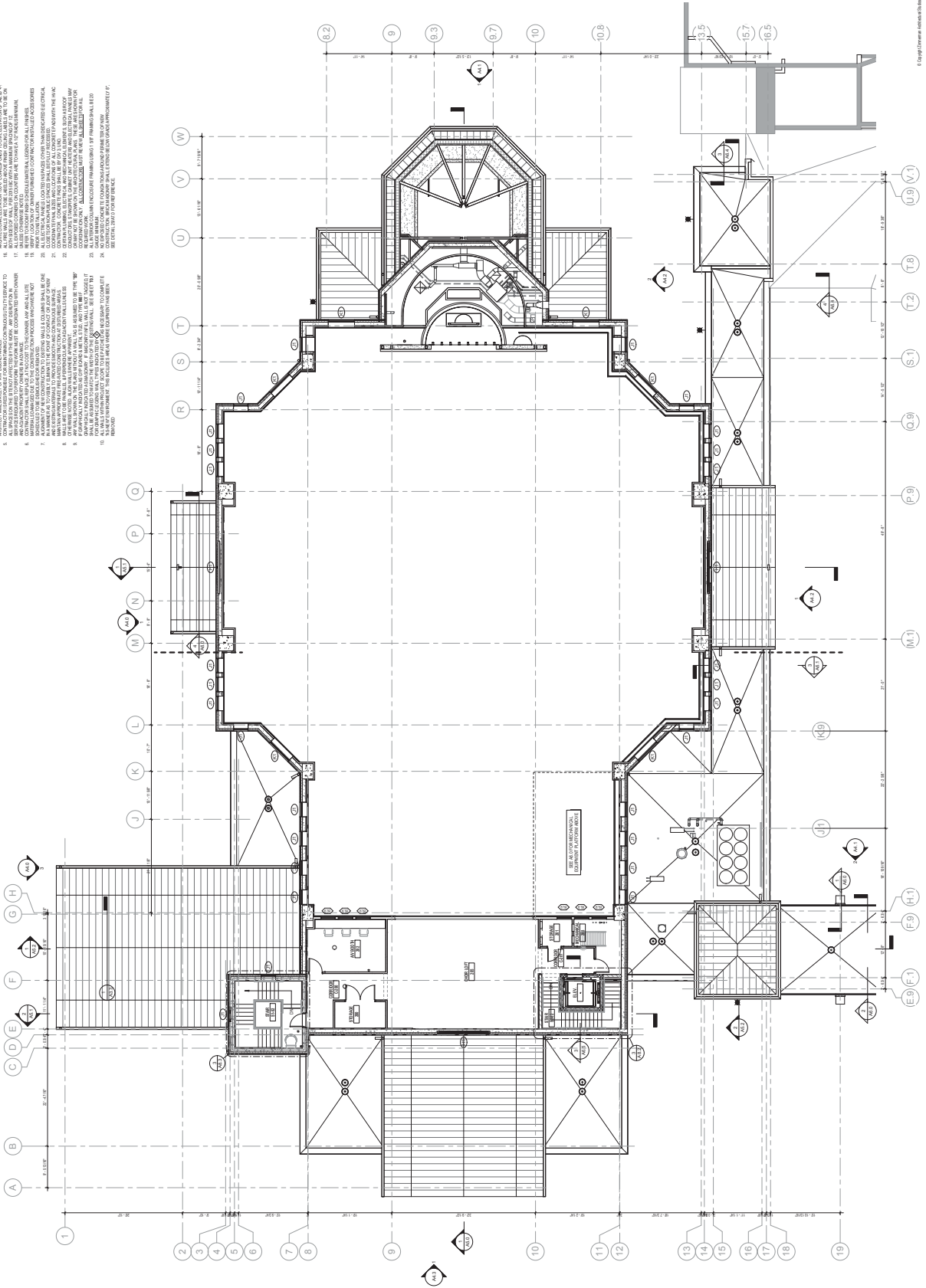
Date
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Project No.
18008.01

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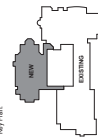


Consultant:

Project:
St. Charles Church Addition

Location:
St. Charles Church
Milwaukee, WI 53223

Key Plan:



Sheet:
CHORLOFT - AREA A

Phase:
Bd Set

Scale:
3/8" = 1'-0"

Date:
12/06/19

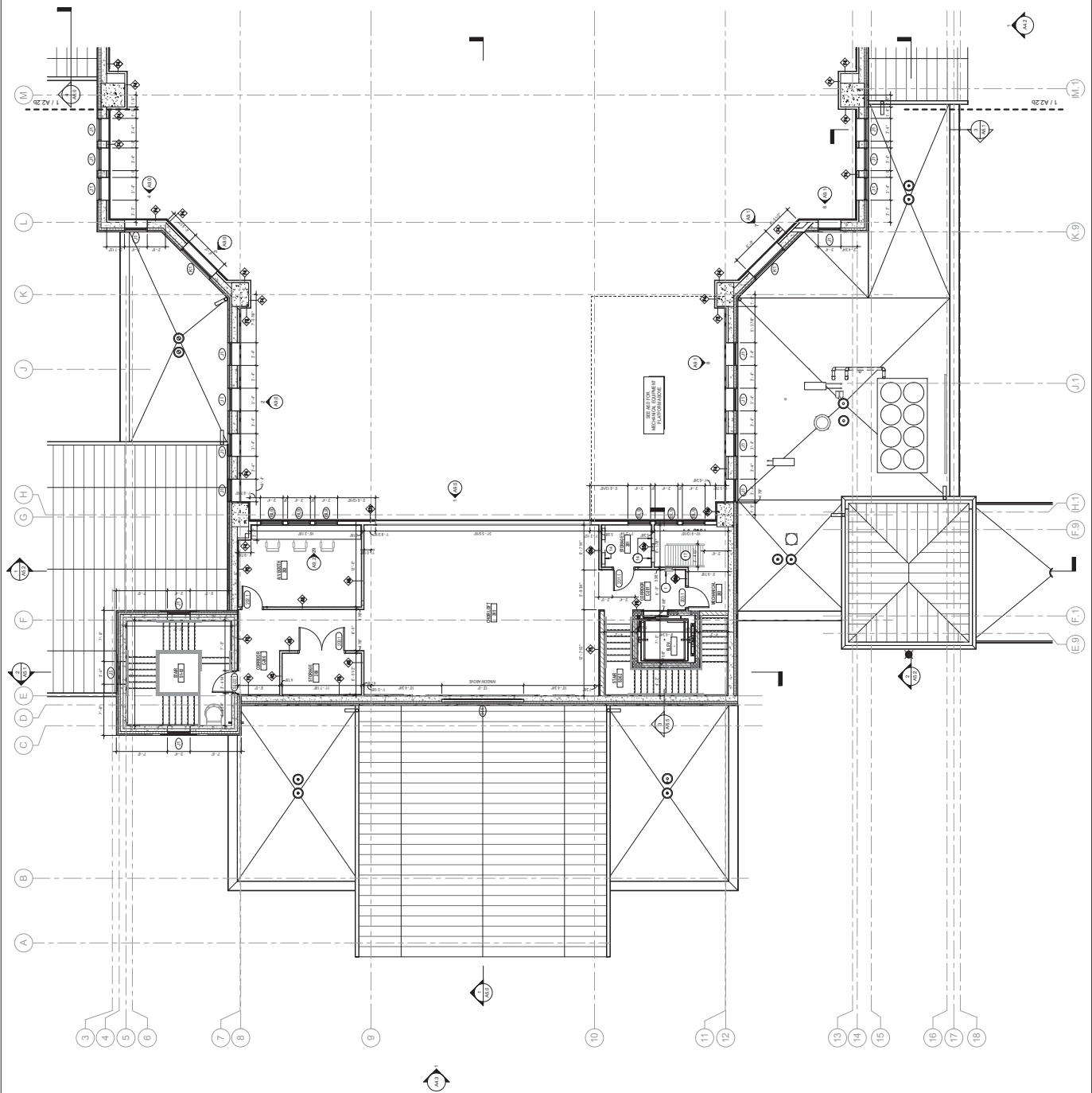
Project No:
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Sheet No:
A2.2a

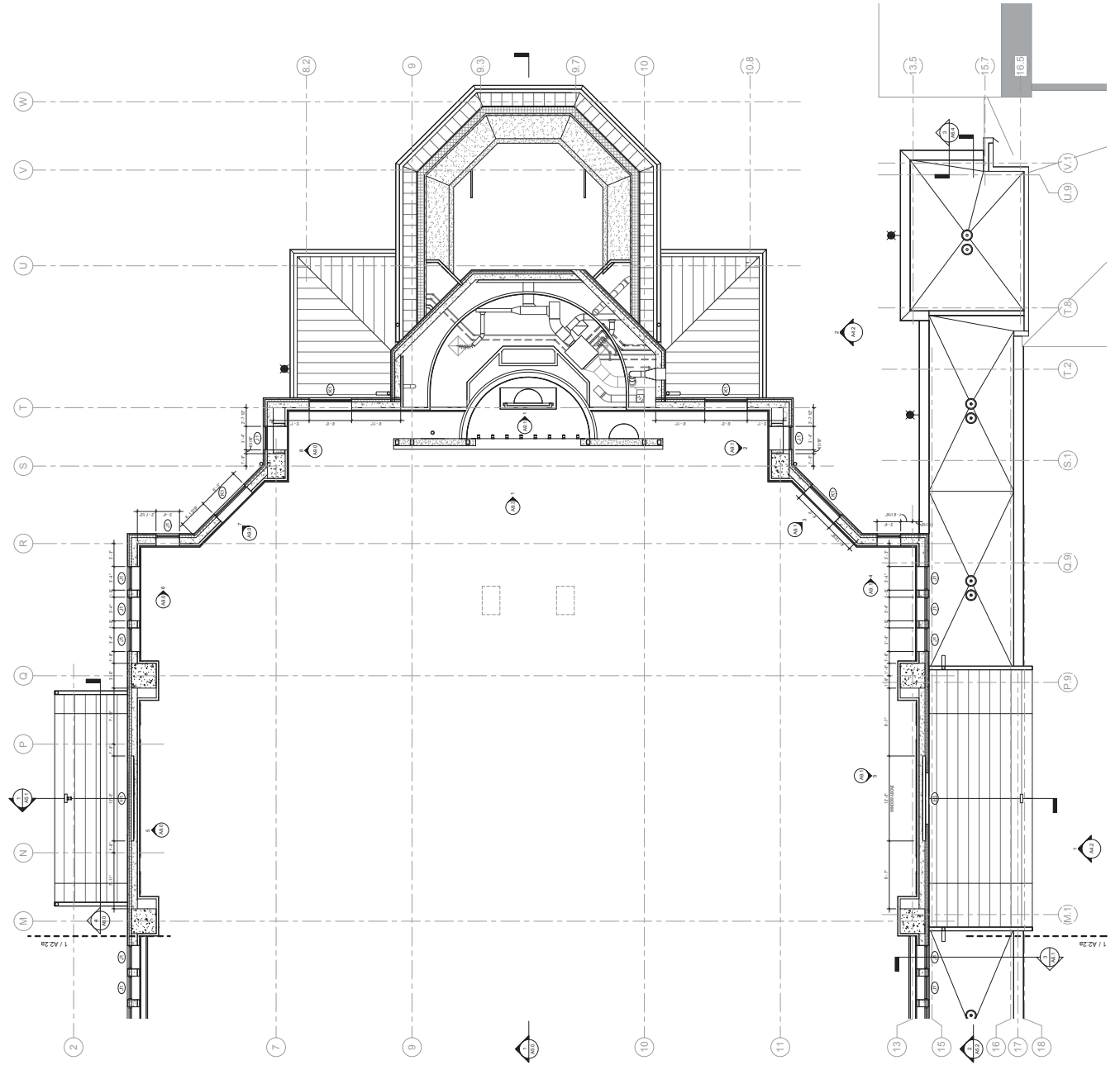
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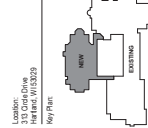


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Consultant:

Project:
St. Charles Church Addition



Sheet:
EXTERIOR ELEVATIONS
- EAST

Project:
Bd Set

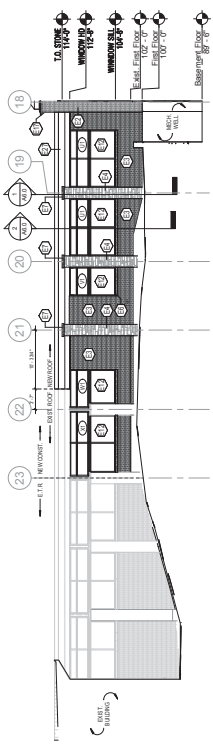
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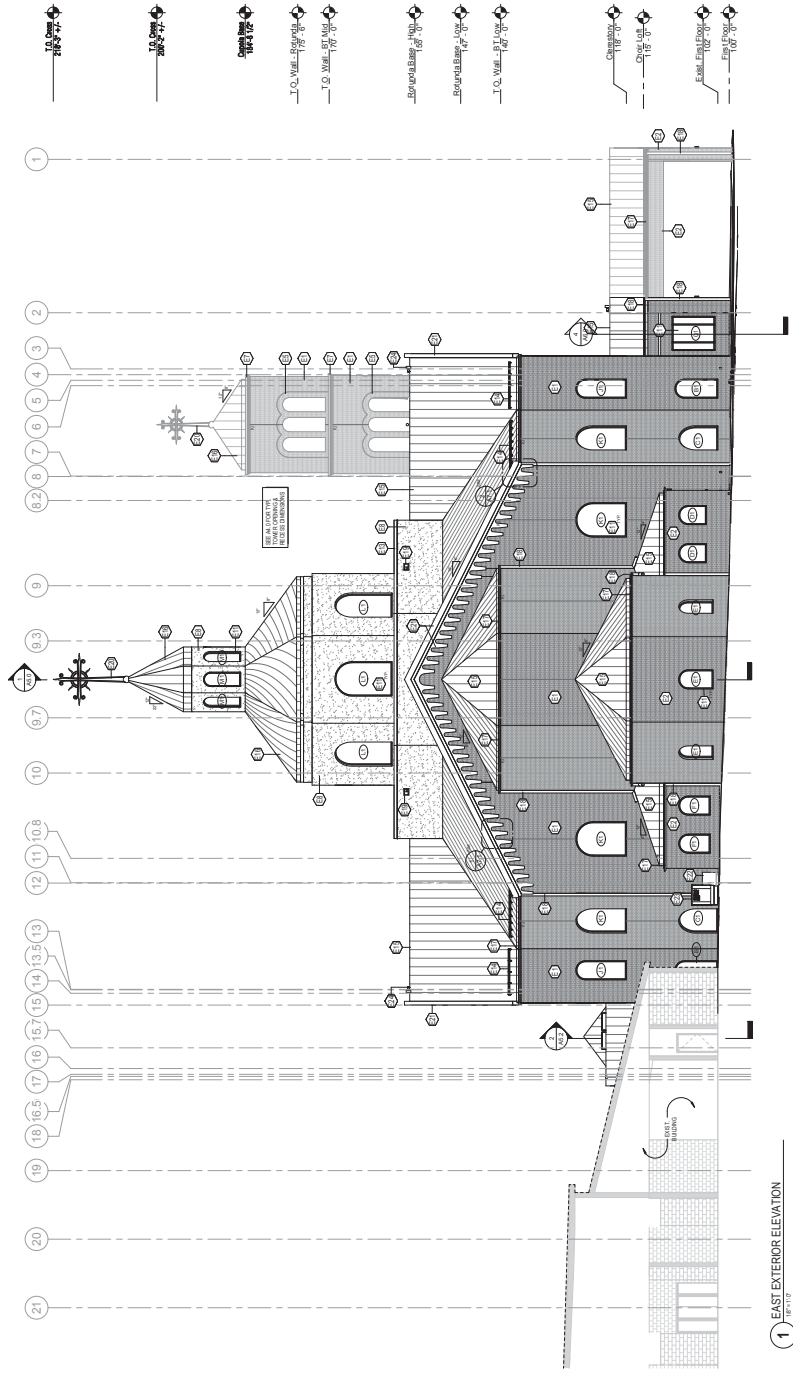
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Sheet No:
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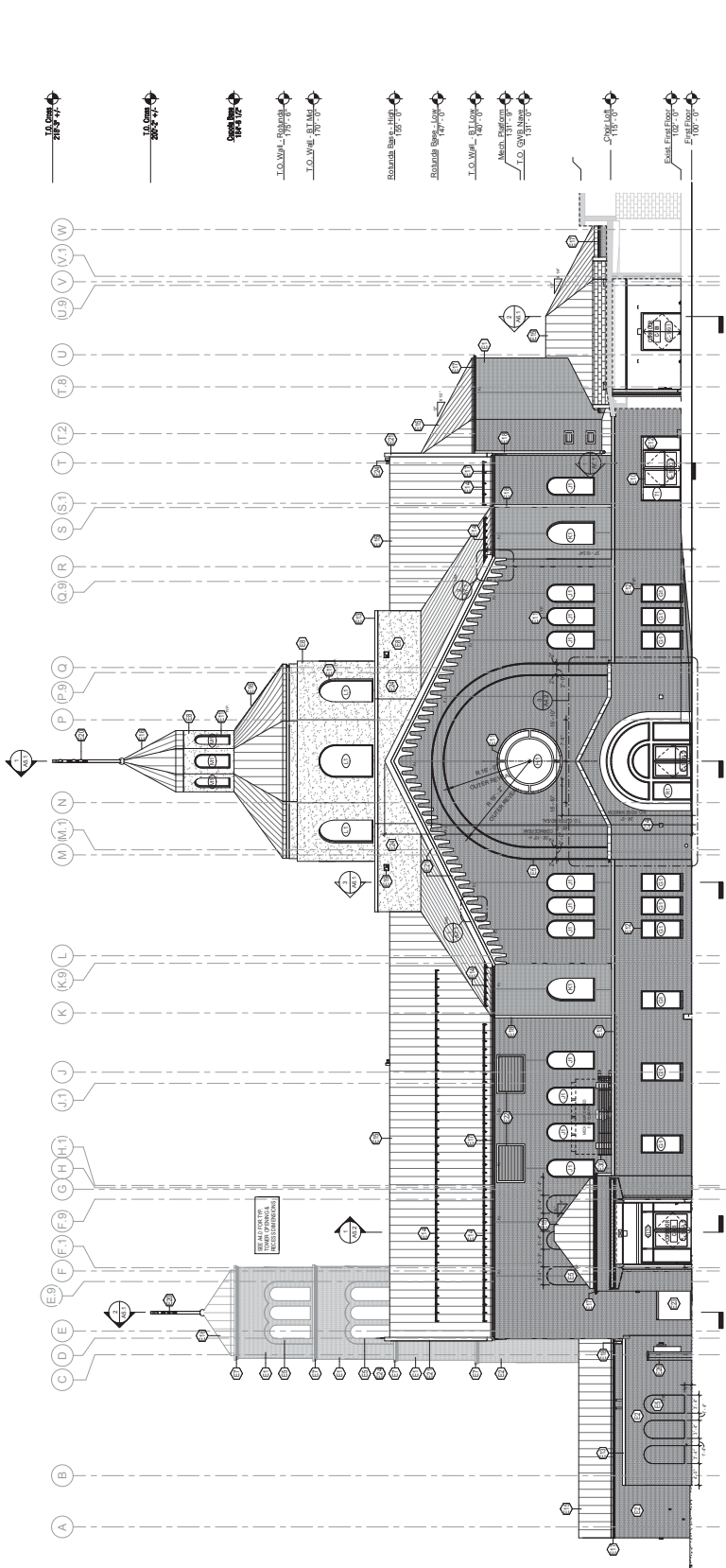
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1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

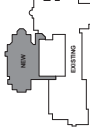
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Consultant:

Project:
St. Charles Church Addition

Location:
St. Charles Church
Milwaukee, WI 53233

Key Plan:



Sheet:

BUILDING SECTIONS

Project:
Bldg Set

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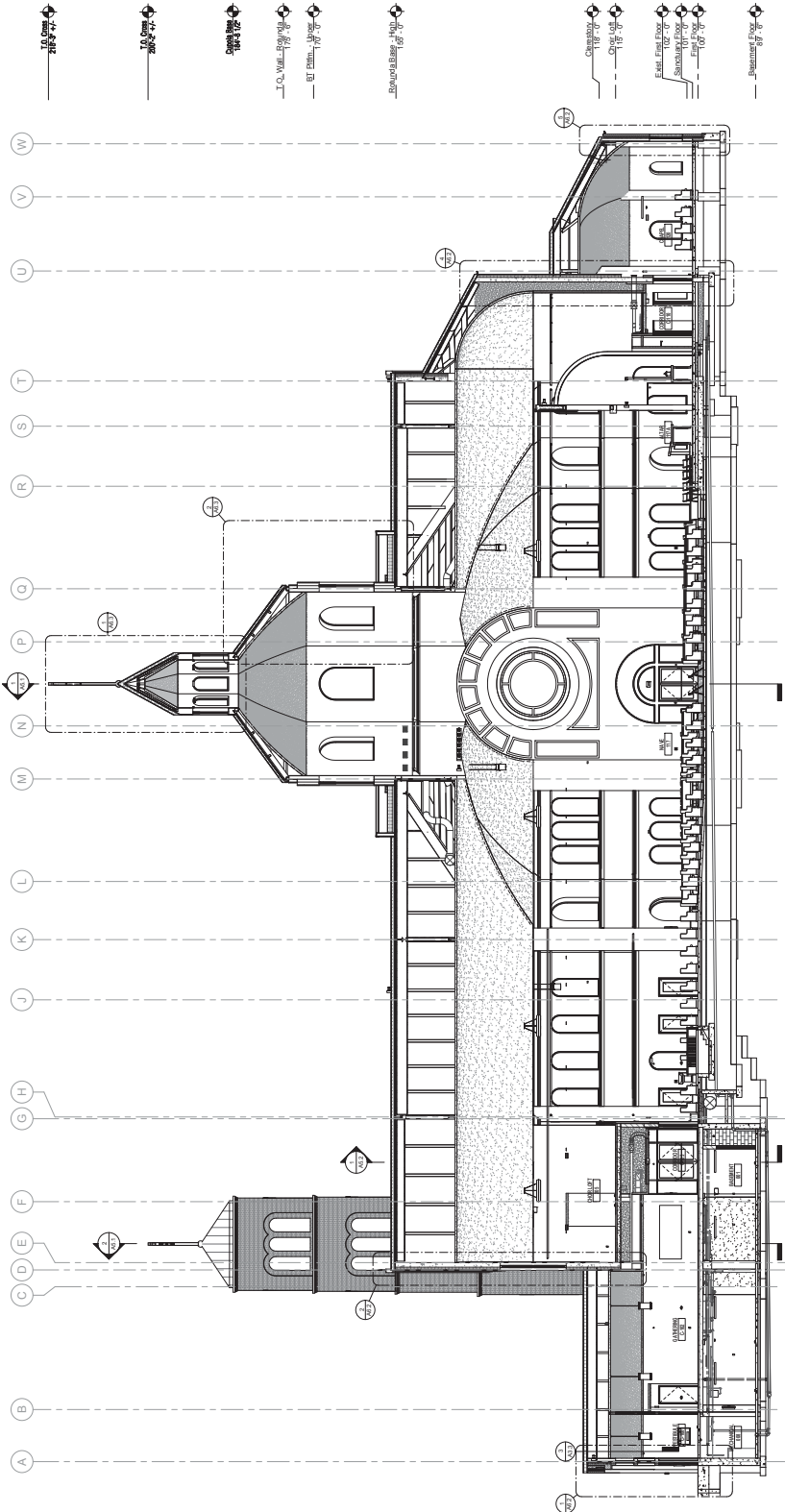
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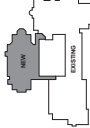


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Consultant:

Project:
St. Charles Church Addition

Location:
Milwaukee, WI 53233
Key Plan:



Sheet:
BUILDING SECTIONS

Project:
St. Charles Church Addition

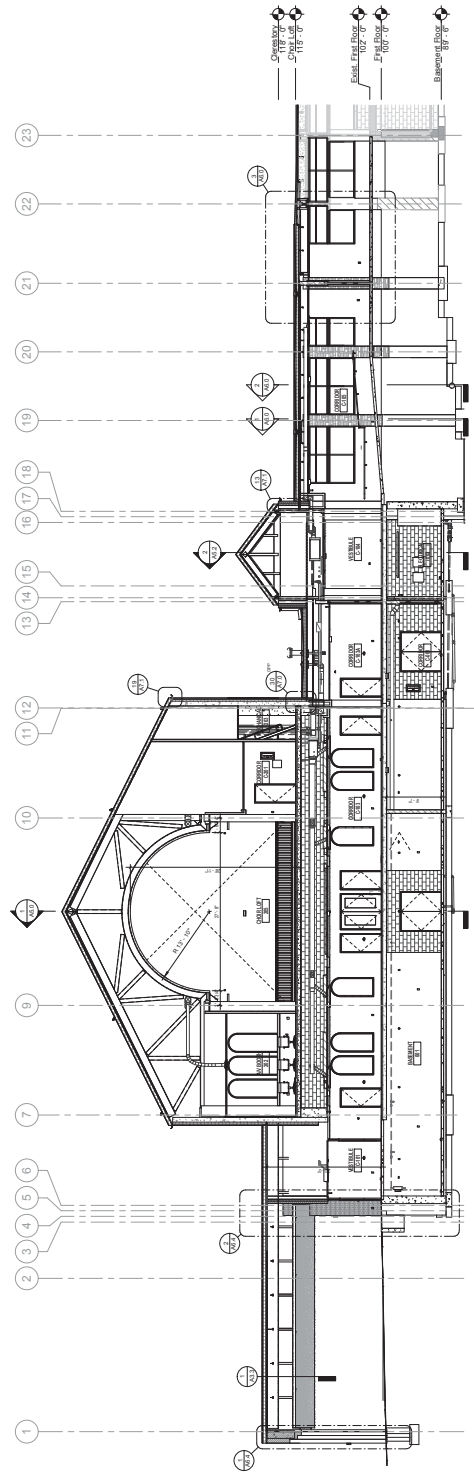
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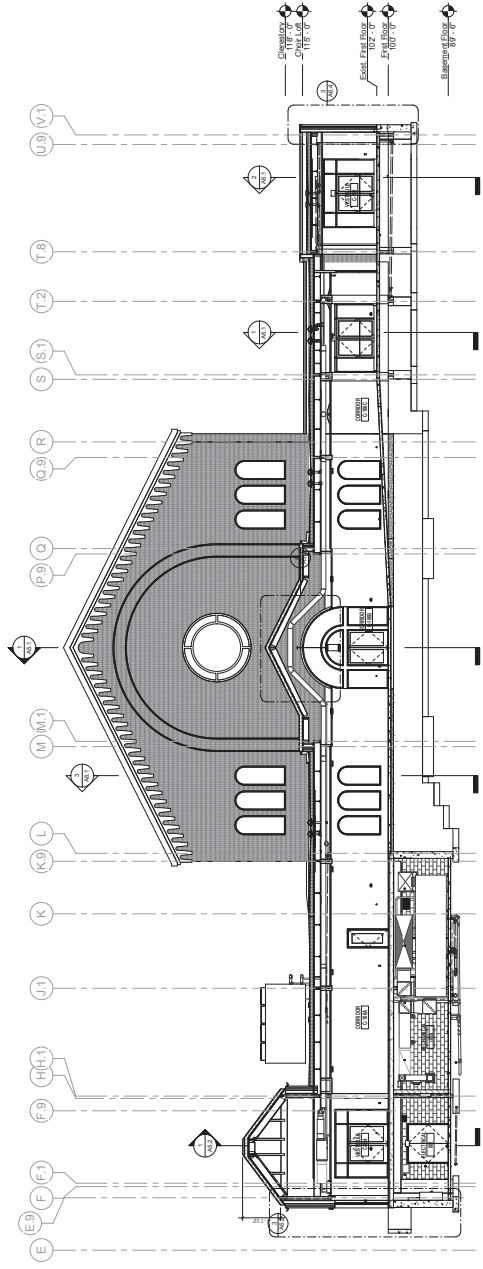
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Sheet No:
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1 SECTION @ CORRIDOR C-103
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2 SECTION @ CORRIDOR C-104
1/8" = 1'-0"



St Charles Catholic Parish and School
313 Circle Dr.
Hartland, WI 53029
January 15, 2020

Operations Plan

Since St Charles opened in 1863, St Charles has grown into a vibrant Catholic community of over 2,500 households (Over 8000 parishioners). As Hartland and the surrounding Lake Country grows, we would like to welcome the new families and individuals into our church. The new church will seat 1,100 parishioners. The current church is required to use an adjacent meeting room with large screen monitors to often accommodate the number of parishioners attending the mass. Event and meeting spaces are fully booked through the school year with ministry and affiliated groups like scouts, St. Vincent de Paul, and Knights of Columbus. A new exit road will be added to help alleviate traffic congestion as mass ends, or at the beginning and end of the school day.

Church – Saturday Mass at 5:00
Sunday at 7:00, 9:00, 11:00, and 6:00
Mass times will vary at During the Christmas season (Advent), Easter
(Holy Week and daily mass times), and other Holy Days of
Obligation

Week Day Masses: 8:30 AM
Weddings and Funerals

Ministries through-out the day 8:30 AM – 10:00 PM

Administrative Offices M-F 8:00 AM – 4:00PM

School: 302 Students
Grades: Preschool – 8
8:00 AM – 4:00 PM

Athletics: After School – 10:00
Weekends up to 9pm

Community Events:
Community Meal Monthly
Blood Drives Quarterly
Presidential Polling

Fall Festival: 2nd weekend in September





2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500

FACSIMILE [414] 476.8582

Parking: Proposed 382 spaces

Design Team:

Architect – Zimmerman Architectural Studios
Civil Engineer – Harwood Engineering Consultants
Landscape/Site Design – Harwood Engineering Consultants
Exterior Lighting Design - Harwood Engineering Consultants

Proposed Schedule:

Construction Commences April 2020
Construction Completed Fall 2021





civil . structural . plumbing / fire protection . mechanical . electrical. telecommunications / security

January 14, 2020

Ryan T. Amtmann, P.E.

Ruekert Mielke

W233 N2080 Ridgeview Parkway

Waukesha, WI 53188

RE: **St. Charles Church**

Engineering Review Response

Hello Ryan:

In response to the engineering department comments received on January 8, 2020, we offer the following responses:

Stormwater Management Plan:

- Storm Maintenance Agreement*
1. The stormwater management plan and design is currently being modified based on our conversation during the January 8th meeting between Village staff, Harwood Engineering and the Church. As discussed at that meeting the basin will be changed to an infiltration basin with a pre-treatment forebay. The public storm sewer improvements (diversion structure and piping) will be designed and installed by the Village and the church will enlarge the basin to accommodate as much of the flow as possible from the Village storm sewer system.
 2. WINSLamm model will be updated to include the phosphorus reduction.
 3. Pages numbers will be added.
 4. Rip rap on the schools property will be discussed and coordinated with Village staff.

Project location and General Notes – Sheet C1.10:

1. Driveway has been reduced to 16' width and moved away from the western property line. As discussed in our meeting nothing further is needed.
2. Snow storage is planned for the greenspace areas on the west and north sides of the parking lot.
3. Dumpster is currently located inside the building (south end) and is planned to remain there.
4. Not at this time.
5. So Noted, please provide the Village's standard maintenance agreement template.
6. The business operations narrative is currently being updated and will be submitted by the church / architect when complete.
7. Photometrics plan is included with this latest submittal.

Site Plan – Detailed West/East – Sheet C1.11/C1.12:

8. Driveway has been reduced to 16' width egress only with gates on each end.
9. Surveyor is working on existing utility info and the plan will be revised when received.
10. As discussed in our meeting design and construction of public control structure shall be by the Village.
11. Gates have added to the plan for the west access drive.
12. Drive has been reduced to 16' as discussed. *Will this be signed as No parking?*
13. Please clarify the need for plan and profile drawings of private utilities. This would be the first-time plan and profile drawings of private utilities has been required. Is this required by Village code? *Show Separation, Insulation, Utilities Properly Surveyed*
14. Existing parking counts have been added to the table. *Review them*



**St. Charles Church
Village of Hartland**
Page 2 of 3

- Concurrence from Jean Cannon*
- ✓ 15. Parking stall size was discussed in detail at the concept level plan commission meeting. The plan commission had no issues with the parking stall size at that time.
 - ✓ 16. As discussed in our meeting we did not include ADA ramps here because of the stairs.
 - ✓ 17. Curb is not being proposed any closer to the hydrant than the current condition. Based on the survey the hydrant and valve will be located behind the curb matching the current configuration.
 - ✓ 18. The 7 parking spaces facing east have been removed from the plans. Note the landscape plan currently has an evergreen tree buffer proposed along that property line to screen the views of the parking lot.

Grading Plan West/East – Sheet C1.20/C1.21:

- 19. Storm sewer is sized for the 10 year event with a safe overland flow route to the basin for larger events. Grate capacity is currently being reviewed and will be adjusted if needed. *– what changes Made to Grate Capacity?*
- 20. Storm sewer for the courtyard area has been revised. Note that storm sewer design is currently being adjusted. Final plan will be provided for your review.
- 21. Proposed roof drains and downspouts will be routed to storm sewer system. Existing roof drains also route to the storm sewer system. Calculation and exhibits are being updated to reflect this.
- 22. So noted. *Review for Sewer/Pre treatment*
- ✓ 23. The design team has reviewed this and decided to leave the design as it is. Light poles will be located in the parking lot allowing for trees in the islands. The current parking lot has poles located in the parking lot (not in islands) and it is not a maintenance or snow removal issue currently.

Erosion Control Plan – Sheet C1.30:

- 24. Construction staging and phasing is really a contractor means and methods item. Once a contractor is selected the contractor will work with the Village to prepare a staging and phasing plan for Village review.
- 25. So noted

Demo Plan – Sheet C1.40:

- 26. As noted at our meeting church staff is currently working to remove trees as needed for construction such that none will need to be removed once work starts on the project.

Existing Survey – Sheet C1.50:

- ✓ 27. As discussed the surveyor is currently working on updating the utilities in Renson Road.
- ✓ 28. Invert elevation listed is a typo and has been revised.

Overall Landscape and planting Plan – Sheet L1.0:

- 29. So noted, fencing will be revised when the stormwater management solution is finalized.

Building Plans

- ✓ 30. So noted



St. Charles Church
Village of Hartland
Page 3 of 3

Thank you for your assistance with this project, the team looks forward to the approval and construction start for this important project. Should you have any questions, please call me at 414-918-1204.

*Need Arc permits ID'd in R/m
1/7 letter.*

Brad M. Seubert, PE
Senior Associate | Civil Project Manager

January 8, 2020

Mr. Doug Barnes
Zimmerman Architectural Studios, Inc.
2122 W. Mount Vernon Avenue
Milwaukee, WI 53233

Re: Village of Hartland
St. Charles Church Addition
DRAFT Plan Review Letter

Dear Mr. Barnes:

The Village of Hartland's Staff as well as Ruekert & Mielke, Inc. (R/M) have reviewed your site plans submittal dated December 6, 2019 consisting of 25 plan sheets. In addition, a storm water management plan was prepared by Harwood Engineering Consultants, Ltd. dated December 30, 2019. We are providing the following comments as guidance and direction for your design staff in preparation of your next plan submittal. **Please respond to the comments below, in writing, with your next submittal.** You should plan to attend the Plan Commission meeting on **January 20, 20 at 6:00 pm** to present your project plans.

Storm Water Management Plan

1. The Village of Hartland Storm Water Management / TMDL Plan Update, dated May 2017 identifies a high priority water quality project (TSS/Phosphorus reduction) as Alternative 2 – which would entail routing a 52-acre basin south of Renson Road into and through the St. Charles stormwater pond on the southwest side of the site. This project involves the Village of Hartland and St. Charles working together to implement this Alternative when the St. Charles Church Addition would occur.
 - a. The stormwater facility was envisioned to be an expanded infiltration basin, not a wet pond.
 - b. The storm water requirements for redevelopment require a 30% reduction in phosphorus. An infiltration basin is more ideal to meet this requirement.
 - c. July 26, 2016 R/M performed a double ring infiltrometer test in the St. Charles basin. The lowest infiltration rate over the test hour was 6 inches/hour and the cumulative hourly rate was 8.6 inches/hour. The DNR may allow for a design infiltration rate of 6 inches/hour for this basin. Further geotechnical work in the basin could be performed to verify the design infiltration rate and confirm that the ground water table is not within 5 feet of the bottom of the infiltration system.
 - d. The existing model of the pond, should include the exfiltration at the 6-inches/hour in addition to the existing 15-inch outlet pipe to determine what the baseline flow discharge. The actual volume existing storm water leaving the site may not be as high as the baseline model shows.
 - e. The existing 36-inch storm sewer in Renson Road as well as 15-inch outlet pipe need to have invert elevations confirmed so that the hydraulics through the pipe and infiltration systems can be analyzed.
 - f. Modifications to the Village's storm structures at the west end of Renson Road will be necessary. One or two additional control structures will be needed along 36-inch storm sewer along the north curb line of Renson Road to allow flow from the 52-acres to route through the pond an outlet back into the 36-inch storm sewer. Flow from the pond can't surcharge back into the 36-inch storm sewer.

- g. The storm water plan and site plans for the St Charles Church Addition should be updated to include the modeling for the 52-acre basin to be routed through the basin as well as the control structures and reconfigured storm water infiltration basin.
 - h. The infiltration basin should either have a wet fore bay or two cells so that sediment is allowed to be controlled by both inlet pipes. Another option is for pretreatment rain gardens/swales – which is discussed later in this letter.
 - i. The required Stormwater Maintenance Agreement could be structured for: ownership of the Church storm sewer system and infiltration basin to remain as owned by St Charles; and the Village storm control structures to be owned by the Village; and the ongoing maintenance responsibility of the infiltration basin to be by the Village. This agreement needs to be signed and recorded with the County.
- 2. The WINSLAMM model should present the phosphorus reduction results.
- 3. The storm water plan should have page numbers on all pages.
- 4. The start of the drainage way at the location of the 36-inch and 15-inch outlet pipes on the school district property could benefit by stabilizing with heavy rip rap.

Project Location & General Notes - Sheet C1.10

- 1. Contact Glen Schilling – neighboring School District Superintendent to discuss if there are any issues related to access drive being installed along property line.
- 2. What is plan for snow storage?
- 3. Where is dumpster being located?
- 4. Are there any changes to the ground level of building mounted monument signage?
- 5. Need a maintenance agreement for Village to maintain the onsite fire hydrant.
- 6. Via the existing occupancy permit there is likely an existing business operation narrative. Via the new occupancy permit there should be an updated business operation narrative. This will include any items that can't be include on the site plans; such as monitoring for traffic issues and potentially considering modifications to mass schedules if there is growth of mass sizes/traffic beyond what is being anticipated.
- 7. Need to include the electrical plan as well as the photometrics plan.

Site Plan – Detailed West/East - Sheet C1.11/C1.12

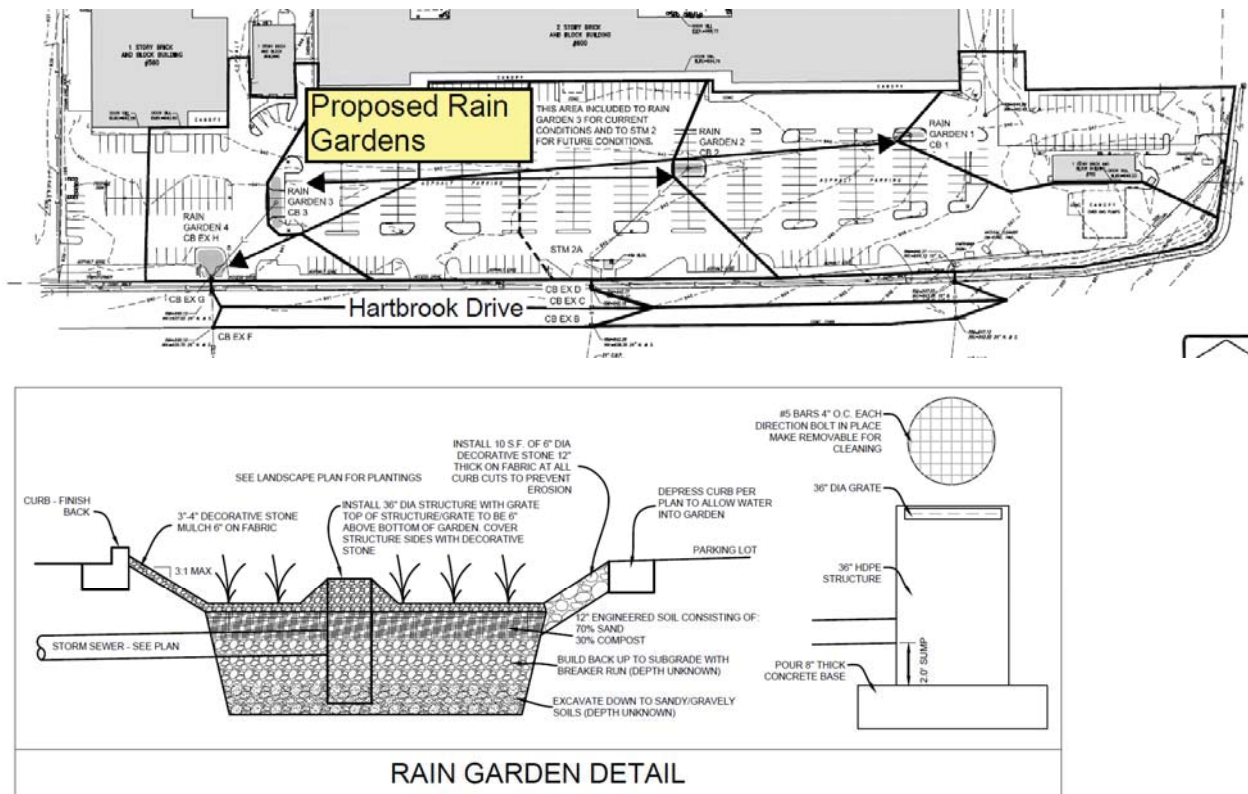
- 8. The westerly access drive was discussed at a previous Plan Commission meeting as being a one-way egress drive with a 16-foot width. The current plan shows a two-way 24-foot wide ingress/egress drive.
 - a. If the 24-foot wide ingress/egress drive is used, then a three-way, stop-controlled intersection is suggested, with an additional cross walk located to align with the south Renson Road sidewalk.
 - b. If the 16-foot wide egress drive is used, then the egress drive would have a stop sign where it connects to Renson Road.
 - c. The 16-foot wide egress drive allows for an additional 8-feet of separate between the access drive and the westerly property line for buffering.

- d. The area between the access drive and westerly property line should be reviewed to determine if further vegetative buffer is necessary.
9. The sanitary sewer, water main, storm sewer and associated manhole/inlet/fire hydrant/valve structures within Renson Road and Circle Drive are shown incorrectly. The base mapping utilized on the 12/6/19 site plans appears to be from a number of years ago. The watermain was reconstructed in Renson Road and Circle Drive. The horizontal and vertical locations of the sanitary sewer, water main and storm sewer need to be field surveyed because each of the three utilities will be tied into. The Applicant is aware of this and is in the process of surveying the actual locations.
 - a. Digger's Hotline needs to be contacted for Renson Road and Circle Drive. Location of gas main or other underground utilities need to be shown on the drawings where work is occurring.
10. As stated earlier, one or two control structures will need to be provided on the existing 36-inch storm sewer and the storm structures at the westerly access drive intersection will likely need to be relocated.
11. The existing access along Renson Road to the St. Charles Church School is gated during school hours. What will the plan be for gating or security for the proposed westerly access drive?
12. The westerly access drive should be signed and enforced by St. Charles as No Parking. How will St. Charles avoid having parking on this drive during baseball game or other times?
13. The proposed sewer and water connections in Renson Road require a plan/profile sheet showing the locations of the storm sewer/water main/sanitary sewer crossings in profile view. Insulation should be provided between storm sewer and water main anywhere in the road or on the site. The base mapping and connection locations should be revised based upon the updated field survey. Sizes of existing utilities should be shown.
14. The Site Calculation Table needs to identify the "Existing Regular and Handicap Parking Stalls".
15. The 18-foot by 9-foot parking stalls is a deviation from the 180 square feet minimum parking stall. This needs to be pointed out to the Plan Commission for consideration.
16. The proposed sidewalk areas west of the church entrance should consider having curb cuts and cross walk marking.
17. Existing fire hydrant and valve at Circle Drive and Belshire Drive may need to be relocated.
18. Expansion of northeasterly parking lot appears to be have significant impact on neighboring house. Show existing house, landscaping features and identify what the impact will be of this expanded parking lot on the neighbor.



Grading Plan – West/East - Sheet C1.20/C1.21

19. One stormwater goal is to get the stormwater off of the parking lot and into the storm sewer or infiltration system. It appears that the onsite storm sewer pipes are sized for a 10-year storm event, but it does not appear that adequate inlet capacity is provided to allow a 10-year storm to get into the storm sewer system, especially if any of the inlet grades are clogged.
20. A court yard is proposed. Storm pipe section 300 does not appear to have capacity for the stormwater coming from the courtyard. Where is the overflow route?
21. Where are existing/proposed roof drains being directed. Are these flows accounted for in the storm sewer calculations?
22. Based upon the soils present at the site, the site is ideal for infiltration. One concept to promote pretreatment of stormwater, allow more stormwater to enter the system and further reduce runoff quantity would be to utilize infiltration both in the stormwater basin as well as a pretreatment swale and rain gardens. A concept of four rain gardens in the westerly parking lot islands along with a grass swale along the westerly edge of the parking lot would allow for pretreatment, reduction in storm water quantity, and flexibility with changing the proposed wet pond to an infiltration basin. The below plan and detail are of a similar application of parking lot rain gardens that has proven to be effective water quality and quantity devices at the Sendik's property in Hartland. The westerly curb could have cut outs for water to runoff the parking lot into the shallow swale. Consideration should be given to the functionality of the baseball field or playground.



23. It is suggested that the parking lot light poles be located in the islands within the parking lot. The light masts could be rotated 90 degrees.

Erosion Control Plan - Sheet C1.30

24. Erosion Control Notes and Phasing – more specific details need to be provided regarding construction staging:
- a. Analysis of parking needed/available during construction, should influence which areas the contractor can disturb, and which areas of existing/new parking lots need to be available.
 - b. Show staging area on plan.
 - c. Are there any areas within the site needed for topsoil or excess material storage or is excess material being hauled away as it is excavated?
 - d. The connection of the Village's 36-inch storm sewer to the storm water basin, should be the last step after all other site improvements are completed and stabilized.
 - e. Construction traffic shall be restricted to utilize Circle Drive southerly to Renson Road and Renson Road easterly to Merton Avenue.

25. The plan shall require two preconstruction meetings:

- a. Administrative related preconstruction meeting 1 month in advance. Introduces all parties, sets expectations, allows for public notices.
- b. Field related preconstruction meeting 2 weeks in advance of construction. Introduces construction foreman, reviews plan and specifications, etc.

Demo - Sheet C1.40

26. Identify all existing trees with a diameter greater than 4-inches on the plan.

Existing Survey - Sheet C1.50

27. As previously stated, the existing utilities within the work areas of Renson Road and Circle Drive needed to be field located. Invert elevations for sanitary sewer and storm sewer at each structure need to be field surveyed.
28. Is the 929.86 invert elevation of the 15-inch discharge pipe accurate?

Overall Landscape & Planting Plan - Sheet L1.0

29. Storm water basin fence may need to be modified based upon final configuration and type of basin. Police Department suggests a fence that can't be climbed.

Building Plans

30. There shall not be allowed now or in the future any cell towers or antenna attached to the existing or proposed building.

Summary

The following are remaining submittals or permits that the applicant will need to provide to complete the Village approval process:

- 1. Provide 2 paper copies of the final Storm Water Management Plan and Construction Drawings stamped by a Professional Engineer – submit 2 final copies with all relevant information from previous submittals included. Provide record drawings.
- 2. WDNR Notice of Intent.

Mr. Doug Barnes
Zimmerman Architectural Studios, Inc.
January 7, 2020
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3. Village storm water permit and erosion control permit – bond required for storm water improvements.
4. Village work within right-of-way permit – bond required for work within right-of-way.
5. Building permit.

The applicant will be required to obtain any other permits determined to be necessary. If you have any questions, comments or concerns, please feel free to contact our office.

Respectfully,

RUEKERT & MIELKE, INC.



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Vice President
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Mike Gerszewski, Village of Hartland
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