PLEASANT PRAIRIE PLAN COMMISSION MEETING
VILLAGE HALL AUDITORIUM
9915 39th AVENUE
PLEASANT PRAIRIE, WISCONSIN
6:00 P.M.
February 11, 2019
AGENDA

1. Call to Order.
2. Roll Call.
3. Correspondence.
4. Citizen Comments.
5. New Business:
   A. Consider the request of Doug Houser, agent on behalf of Seefried Properties, for approval of **Final Site and Operational Plans** for the re-development of the property located at 8500 116th Avenue with a 205,732 square foot speculative industrial building and associated site improvements.
   B. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** to occupy 300,000 square feet of the existing building located at 11290 80th Avenue in LakeView Corporate Park for the warehousing and storage of shipping supplies.
6. Adjourn.

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance in the above stated meeting to gather information; no action will be taken by any other governmental body except the governing body noticed above. **The Village Hall is handicapped accessible. If you have other special needs, please contact the Village Clerk, 9915 39th Avenue, Pleasant Prairie, WI (262) 694-1400.**

A. Consider the request of Doug Houser, agent on behalf of Seefried Properties, for approval of **Final Site and Operational Plans** for the re-development of the property located at 8500 116th Avenue with a 205,732 square foot speculative industrial building and associated site improvements.

Recommendation: Village staff recommends that the Plan Commission approve the **Final Site and Operational Plans** subject to the comments and conditions of the Village Staff Report of February 11, 2019.

VILLAGE STAFF REPORT OF FEBRUARY 11, 2019

Consider the request of Doug Houser, agent on behalf of Seefried Properties, for approval of Final Site and Operational Plans for the re-development of the property located at 8500 116th Avenue with a 205,732 square foot speculative industrial building and associated site improvements.

Seefried Properties intends to purchase the property located at 8500 116th Street (formerly occupied by Rentsys Recovery Center) and raze the existing 11,488 square foot building and construct a new 205,040 square foot speculative industrial building (referred to as SIP I) on the 12.78 acre site.

The speculative building would allow for the building to be subdivided into multiple tenant spaces ranging from 50,000 square feet to 205,040 square feet. The two existing access points on the site will remain. The site will provide for 199 parking spaces (including 8 handicapped accessible spaces) and 23 dock doors with an additional 36 truck spaces (which could be converted to dock doors) on the west side of the building. In addition, 25.03% of the site will remain open space. Storm water for the development is accommodated through an on-site drainage system which drains to the regional retention facilities within the LakeView Corporate Park to the north of the property. It is anticipated that the building will be completed in the fall/winter of 2019/2020.

Village staff recommends conditional approval of the Site and Operational Plans subject to the above comments and the following conditions:

1. The Site and Operational Plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all State and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and detailed engineering plans shall be prepared and reviewed. **The following changes shall be made to the plans and three (3) revised paper copies and one electronic copy of the Preliminary Site and Operational Plans with a written description of how each of the comments below have been addressed shall be submitted for final staff review:**

    a. See **attached** comments from the Village of Pleasant Prairie engineer dated February 7, 2019.

    b. Verification from We Energies that the landscaping will be permitted within their Utility Easement adjacent to 116th Street.

    c. Colored elevations shall be submitted.

    d. Provide a detailed lighting and illumination plan for the site. The parking lot shall be adequately illuminated.

    e. On Civil and Civil Infrastructure Plan Cover Sheets in the project/site data field, add *General Manufacturing District* after M-2.

    f. On the Site Plan Cover Sheet add emails for the owner, architect, civil engineer and structural engineer.

    g. Update Steve Wlahovich title to "Steve Wlahovich Construction Manager".

h. On Site Plan Cover Sheet, update the contact information for Aaron Kramer, Deputy Planning/Deputy Zoning Administrator akramer@pleasantprairiewi.gov. Note that all new Village staff emails be ending with pleasantprairiewi.gov.

i. On the Site Plan Cover Sheets, add and update the contact information for WE-Energies personnel.

ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262) 552-3227
EMAIL: allie.klawinski@we-energies.com

MICHAEL BAKER
CUSTOMER SERVICE MANAGER
OFFICE: (262) 886-7041
EMAIL: michael.baker@we-energies.com

HUSSAIN BIYAWERWALA
SENIOR ENGINEER
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EMAIL: hussain.biyawerwala@we-energies.com

BRANDON ERTS
GAS ENGINEERING
OFFICE: (414) 221-3654
EMAIL: Brandon.erts@we-energies.com
NATURAL GAS EMERGENCY: (800) 261-5325
ELECTRICAL EMERGENCY: (800) 662-4797

j. On Civil Infrastructure Plans Cover Sheet, remove the contact information for Wisconsin DOT personnel.

k. On Sheet C-5 of the Civil Infrastructure Plan change "Fire Lane Setback" to "Driveway (Hard Surface) in the three instances on the northwest corner of the site.

l. The small landscaping with the monument sign is allowed within the Village's 18 foot Sanitary Sewer Easement along the south property line.

m. Provide the Village with a copy of the recorded easement, Swale Maintenance Agreement per Document #1507703.

n. Reflect that all bollards are to be painted to match, and blend in with, the building colors in the plan detail sections 2 A1.1 and 3 A1.1.

o. All handicap parking signage poles must: have a cap at the top, be painted to match, and blend in with, the building colors, and be cylindrical poles to be reflected on 5 A1.1

p. Show WE Energy's transformer locations on the site plans.

q. The Landscape Plans shall be amended as follows:

i. Show the setback of the primary monument sign on the plan.

ii. Verification from We Energies that the landscaping will be permitted within the Utility Easement adjacent to 116th Street.

iii. On Sheet L-4 all 1 and 2 gallon sizes planting shall be installed at 3 gallon minimum size correct the chart.

iv. Put plant symbols next to plant types in the plant key. Label all of the foundation plantings.

v. Trees shall be a minimum of 2 ½ size and minimum of 6 feet tall at planting.

vi. Shrubs in the front shall be minimum planting sizes of 24 inches.

vii. Ornamental grasses are an accent material not a primary planting material.

viii. Add additional plantings along the west side of the truck docks.

ix. Replant any existing trees slated for removal.

2. See ***attached*** comments dated February 7, 2019 from the Village Fire & Rescue Department.

4. See ***attached*** comments dated February 8, 2019 from the Village Building Inspection Department.

5. **Upon approval of the revised Site and Operational Plans, and prior to the issuance of the required erosion control permits, underground plumbing permits and the footing and foundation permits the following <u>shall</u> <u>be</u> <u>submitted (1 paper copy and a pdf copy)</u>:**

a. The landowner shall sign a Memorandum of Understanding agreement, (MOU) in regards to the landowner's commitment to dedicate (fee interest transfer) an additional 10 feet of right-of-way for the future widening of 116th street, if and when the right-of-way is needed, without compensation to the Village or Kenosha County.

Both the Village and landowner understand that either Kenosha County, or possibly Kenosha County in partnership with the Village, 116th Street/CTH ML could be reconstructed and widened in the future. There has been a request by the landowner to defer the dedication of additional right-of-way (Key Control Holding) at this time, until and unless the road re-construction is scheduled. The landowner shall be responsible for the preparation of the dedication and transfer costs associated with the future land donation.

There is currently a 40 foot wide dedication from C/L for all of the parcels on the north side of 116th Street/CTH ML between CTH H and 80th Avenue. This dedication was originally requested by Kenosha County when the original parcels were created. There is a 50 foot wide dedication for all of the parcels on the south side of 116th Street/CTH ML as originally requested by Kenosha County.

b. Written approval shall be provided from the easement holder(s) for proposed grading, utility, and/or other work within easement limits.

c. A copy of any permits required from Kenosha County for any work within the County right-of-way.

d. A letter from the owner/developer, that the development will comply with the ***attached*** Fire & Rescue Department's memo dated February 7, 2019

e. A copy of the Wisconsin Department of Natural Resources N.O.I. Permit. (Note: the NOI request must be submitted to the WI DNR by the land owner).

f. A complete Erosion Control Permit Application and Plans.

g. The Commercial Building Permit application and State approved plans and approval letters.

h. If a temporary development sign listing the project and contractors is proposed, then a sign permit application and related material shall be submitted.

i. A copy of the LakeView Commercial Owners' Association approval letter is required prior to issuance of permits. (Contact Jim Shields at CenterPoint Properties 630-669-5958).

5. **Upon satisfaction of the above conditions and prior to work commencing on the site a pre-construction meeting shall be scheduled (coordinate date and time with Jean Werbie-Harris when the Erosion Control Permit application and other documents noted above are submitted)**. The Design Engineer of Record shall coordinate, moderate and prepare minutes of the pre-construction meeting. At a minimum this project's GC and Grading and Utility Contractors shall attend the pre-construction meeting. The Design Engineer of Record shall prepare and distribute the following items to all attendees (owners, engineer, contractors, utilities, and Village staff) at the pre-construction meeting:

- Pre-construction agenda (A sample agenda, if needed, will be provided by the Village to Design Engineer to modify for the meeting).
- Project construction schedule.
- List of all contractors.
- Emergency contact information for all – project superintendent, owner, architect, contractors etc.

The Design Engineer of Record shall email and distribute the minutes to all attendees within 7 days of the pre-construction meeting.

6. **Following the pre-construction meeting all necessary permits and fees shall be paid for and permits obtained from Village Building Inspection Department and construction may commence.**

7. **Other Comments**:

a. Impact fees shall be paid prior to issuance of the building permit pursuant to Chapter 181 of the Village Code (Based upon $1.94 per $1,000 of valuation as determined by the Village Assessing Department).

b. **After the installation of the footings and foundations and prior to the setting of the walls, an as-built survey as stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that the building meets all of the required setbacks (pdf copy).**

c. The hours of construction activity, operating heavy machinery or equipment associated with the grading, erosion control device installation, and overall site development shall be allowed from Monday through Sunday from 7:00 a.m. to 10:00 p.m.

d. There shall be no construction vehicle parking or equipment storage permitted in the 116th Street, County ML, right-of-way. On-site (off-street)

gravel parking areas shall be designed to accommodate all construction related workers and site visitors.

e. The Village shall approve of the location of construction access and all construction trailers parked on the site during construction activities. No construction trailers shall be parked in public rights-of-way. All construction related signage and temporary construction fencing shall be approved and issued permits by the Village.

f. All exterior mechanical units, antennae and/or satellite dishes, whether roof-mounted or ground-mounted, shall be screened from the general public's view. All air conditioning units/gas meters shall be mounted at grade and screened, not mounted on the side of the building.

g. Prior to occupancy, a Business license application and application fee shall be filed with the Community Development Department. This is an annual license that shall be renewed annually.

h. Prior to occupancy, each handicapped parking space shall be appropriately signed and painted on the pavement pursuant to ADA requirements.

i. Prior to occupancy, all monument and building signage shall be installed and inspected. All signs shall comply with Article X of Chapter 420 of the Village Zoning Ordinance. A written letter verification and certification shall be provided to the Village by the signage installer that all monument, directional and building signage has been installed in accordance with the approved signage plan and permit.

j. Prior to occupancy, all required landscaping and screening for the building, parking areas, transformers and signage shall be installed. A written letter verification and certification shall be provided to the Village by the landscape installer that all building and signage landscaping has been installed in accordance with the approved landscape plan. However, if winter weather conditions prevent installation of all or portions of the landscape materials, the developer, owner or occupant shall enter into a written agreement with the Village that specifies the date by which all approved landscaping shall be completed and grants the Village a temporary easement to complete the landscaping if not timely completed and shall deposit with the Village a cash deposit, an irrevocable letter of credit, or other financial assurance approved by the Zoning Administrator to ensure timely completion of all required landscaping; the amount of the financial assurance shall be equal to 110% of the contracted amount to complete the landscaping improvements in order to reasonably compensate the Village for the cost of completion of any landscaping improvements not completed within the specified time.

k. Prior to occupancy all man-door exits and entrances shall be attractively and consistently numbered, inside and outside, beginning in the front of the building and moving in a clockwise fashion around the building (Use the same font, size and number placement). The numbering system allows for easy identification of where first responders are needed or the location of a safe entry point. Note – dock doors will also be numbered.

l. Upon completion of the project and prior to occupancy, one (1) electronic copy of an as-built plan, stamped by a Wisconsin Registered Land Surveyor shall be submitted to the Village to verify that required building, above ground structures and all impervious surfaces meet the minimum setbacks and that all signage and pavement markings were installed per the approve

site plans and the grading of the site was completed pursuant to the approved Site and Operational Plans.

m. Upon completion of the project and prior to occupancy, one (1) electronic copy of the as-built record drawings of all graphical data of all private sewer, water, and storm sewer facilities and underground irrigation systems installed shall be provided to the Village in order for the Village to update the Village's Geographic Informational System. Information shall conform to the Village's electronic format requirements. In addition, a paper copy prepared and stamped by the Engineer of Record for the project shall be submitted.

n. This development shall be in compliance with the Village Land Division and Development Control Ordinance, Village Municipal and Zoning Codes, Village Construction Site Maintenance and Erosion Control Ordinance, Kenosha County Ordinances and the State of Wisconsin Statutes.

o. All Village fees incurred by the Community Development Department, Village Engineer or expert Assistants required by the Village throughout the development process will be billed directly to the Developer. Such fees shall be paid in a timely manner.

MEMORANDUM

Office of the Village Engineer
Matthew J. Fineour, P.E.

TO: Aaron Kramer, Deputy Planner / Assistant Zoning Administrator

FROM: Matthew Fineour, P.E.,Village Engineer

SUBJ: Seefried Industrial Property – 8500 116th Street

DATE: February 7, 2019

Aaron,

The Engineering Department has reviewed the submitted plans for the proposed development. We have the following comments as noted on the attached mark-up plan.

<u>See comments on attached mark-up plan sheets.</u>

1. Only plan sheets with comments are included.

2. Comments that apply to multiple locations are not repeated for every occurrence

The engineering plans have been reviewed for conformance with generally accepted engineering practices and Village policies. Although the data has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data and for their compliance with all state and local codes, ordinances, and procedures. Modifications to the plans, etc. may be required should errors or changed conditions be found at a future date and as additional information is provided.

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9915 39th Avenue • Pleasant Prairie, Wisconsin 53158-6504 • Phone 262.948.8951 • Fax 262.925.6796 • PleasantPrairieOnline.com

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

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

SIP I

8500 116TH STREET, PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR

SEEFRIED INDUSTRIAL PROPERTIES

8745 W. HIGGANS ROAD, SUITE 220
CHICAGO, IL 60631

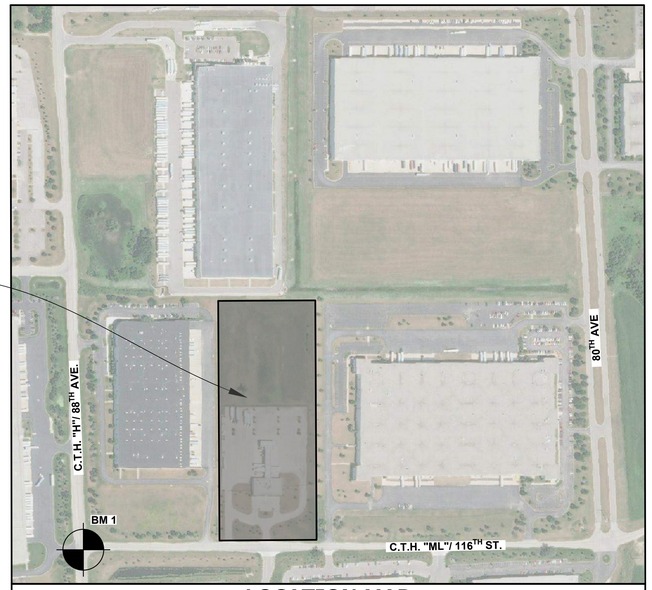
ENG REVIEW
PLAN MARK UP
FEBRUARY 7, 2019

www.pinnacle-engr.com

INDEX OF SHEETS

C-1	COVER SHEET
C-2	SITE EXISTING CONDITIONS
C-3	SITE DEMOLITION PLAN
C-4	SITE DIMENSIONAL & PAVING PLAN
C-5	SITE GRADING PLAN
C-6	SITE UTILITY PLAN
C-7	SITE STABILIZATION PLAN
C-8 - C-11	CONSTRUCTION DETAILS
L-1	OVERALL LANDSCAPE PLAN
L-2	ENLARGED LANDSCAPE PLAN SOUTH
L-3	ENLARGED LANDSCAPE PLAN NORTH
L-4	PLANTING NOTES & DETAILS

PROJECT LOCATION



LOCATION MAP
SCALE: 1" = 300'

EXISTING CONDITIONS SURVEY:

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

CONTRACTOR RESPONSIBILITY:

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

SITE DATA

SITE AREA:	556,684 S.F./12.78 AC
ZONING CLASSIFICATION:	T.B.D
BUILDING FOOTPRINT AREA:	205,080 S.F.
IMPERVIOUS SPACE:	417,436 S.F./9.58 AC/75.0%
GREEN SPACE:	139,248 S.F./3.20 AC/25.0%
PARKING PROVIDED (9'x18')	199 (8 ADA)

VILLAGE NOTES

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 SECTION 28, TOWN 1 NORTH, RANGE 22 EAST, ELEVATION = 685.45.

REQUIRED SUBMITTALS FOR APPROVAL

1. HOT MIX ASPHALT - MIX DESIGN
2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
3. PAVEMENT STONE BASE COURSE - GRADATION
4. PIPE BEDDING & TRENCH BACKFILL - GRADATION
5. MANHOLE BACKFILL - GRADATION
6. PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2. SANITARY SEWER PIPE & FITTINGS
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS
4. TRACER WIRE
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6. ADA SIGN &, PAINT & STENCILS
7. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	
STORM SEWER MANHOLE	D	
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	T
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	✦750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRASS / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-6	B-6
TOPSOIL PROBE	P-5	P-5
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON CONSULTANTS, INC DATED NOVEMBER 8, 2018, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL ARE NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS:

CIVIL ENGINEER:
TODD MUELLER, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
ERIC ORTEGA
PARTNERS IN DESIGN
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
(847) 940-0300

APPLICANT:
SEAN G. TYRRELL
SEEFRIED INDUSTRIAL PROPERTIES INC.
8745 WEST HIGGINS, SUITE 220
CHICAGO, IL, 60631
(847) 298-1122

SURVEYOR:
JOHN KONOPACKI
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

PUBLIC UTILITY CONTACTS:

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OFFICE: (262) 506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

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WISCONSIN D.O.T.:
KEVIN KOEHNKE,
PERMITS COORDINATOR
SOUTHEAST REGION
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EMAIL: kevin.koehnke@dot.wi.gov

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MIKE TOYEK
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EMAIL: mt1734@att.com

TDS TELECOM:
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SR. SERVICE MANAGER
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EMAIL: allie.klawinski@we-energies.com

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ELECTRICAL EMERGENCY:
(800) 662-4797

GOVERNING AGENCY CONTACTS:

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PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

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DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
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RIGHT OF WAY/ERROSION CONTROL INSPECTOR
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BUILDING INSPECTION SUPERINTENDENT
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WATER MANAGEMENT SPECIALIST
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PETER WOOD. P.E.
WATER RESOURCES ENGINEER
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DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

DESIGNED: WTD
DRAFTED: EP
REVIEWED: TCM

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB # 1331.00A-WI
PEG PM ARA
SAVED DATE 1/16/19
SCALE N.T.S.

SHEET
C-1
OF
C-11

COVER SHEET

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI COVER SHEET.DWG

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LEGEND

SANITARY MANHOLE	ELECTRIC METER	CL.	=CENTERLINE
STORM MANHOLE	ELECTRIC MANHOLE	CONC.	=CONCRETE
STORM INLET	CABLE TV RISER/BOX	EL.	=ELEVATION
CLEANOUT	CABLE TV MANHOLE	EXT.	=EXISTING
CATCH BASIN	GAS VALVE	INV.	=INVERT
LATERAL	GAS METER	MON.	=MONUMENT
UNKNOWN MANHOLE	GAS MARKER	P.O.B.	=POINT OF BEGINNING
WELL	AIR CONDITIONING UNIT	P.O.C.	=POINT OF COMMENCEMENT
HYDRANT	VENT	R.O.W	=RIGHT OF WAY
WATER VALVE	DIRECTIONAL ARROW	SEC.	=SECTION
DOWN SPOUT	DUMPSTER	SQ. FT.	=SQUARE FEET
SPRINKLER VALVE	HANDICAP STALL	W/	=WITH
WATER SHUT OFF	SPOT ELEVATION	(R)	=RECORDED AS
STANDPIPE	SIGN		
FLOOD LIGHT	MAIL BOX		
LIGHT POLE	FLAG POLE		
TRAFFIC SIGNAL	BASKETBALL HOOP		
UTILITY POLE	BOLLARD		
GUY WIRE	CROSS CUT		
POST INDICATOR VALVE	IRON PIPE		
GAS MANHOLE	IRON REBAR/ROD		
WATER SPIGOT	MAG NAIL		
WATER MANHOLE	SECTION MONUMENT		
FIBER OPTIC VAULT	BENCH MARK		
FIBER OPTIC MANHOLE	CONIFER TREE		
TELEPHONE PEDESTAL	DECIDUOUS TREE		
TELEPHONE MANHOLE	BUSH		
TELEPHONE VAULT	WETLAND SYMBOL		
TRANSFORMER			

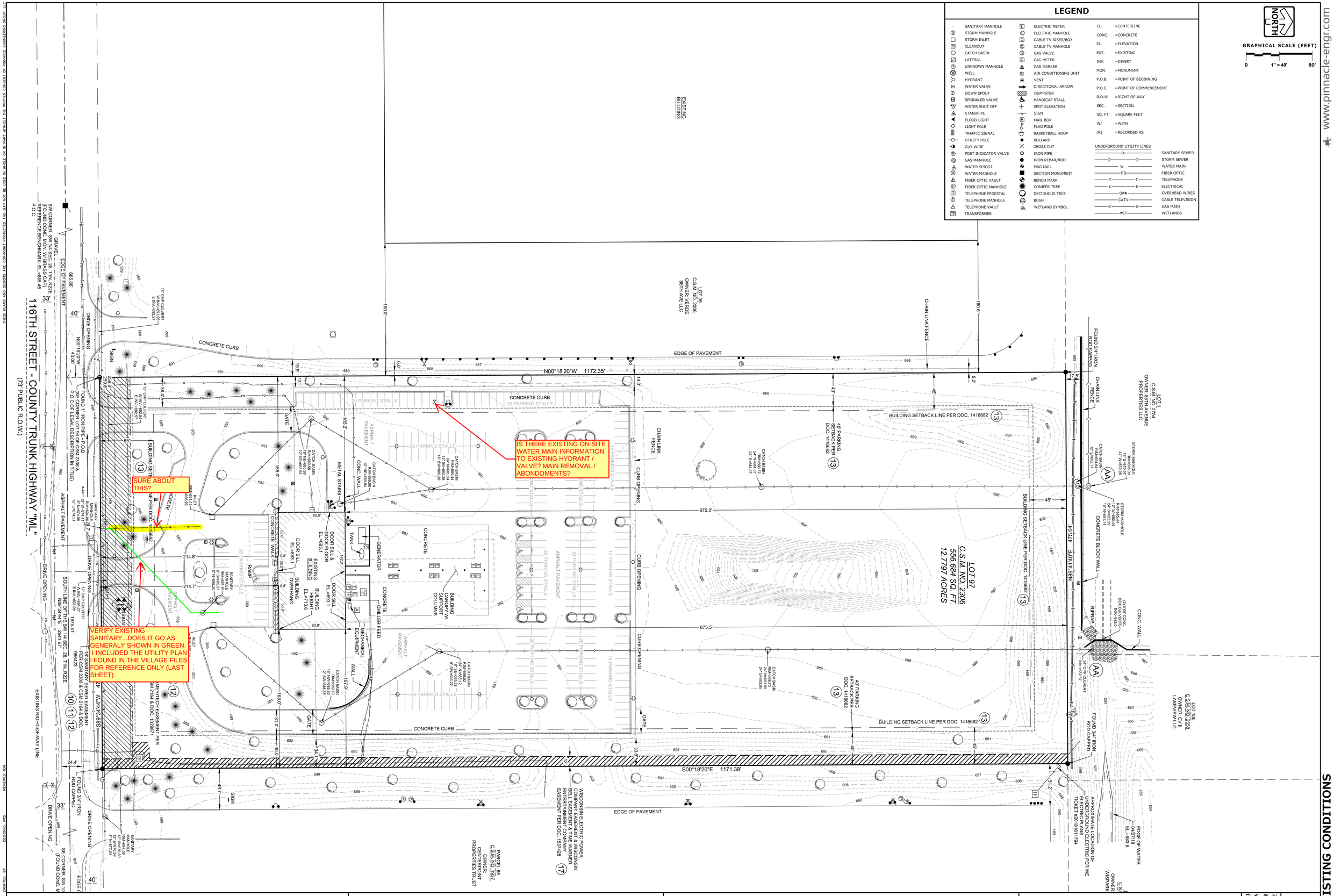
UNDERGROUND UTILITY LINES

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC
- TELEPHONE
- ELECTRICAL
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



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CHICAGO I MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE EXISTING CONDITIONS

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

FILE	1331.00A-WI
SCALE	1" = 40'
SAVED DATE	1/15/19
PLOT DATE	6/15/18
PLOT BY	ABA

SHEET C-2 OF C-11

SITE EXISTING CONDITIONS

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI EXISTING CONDITIONS.DWG

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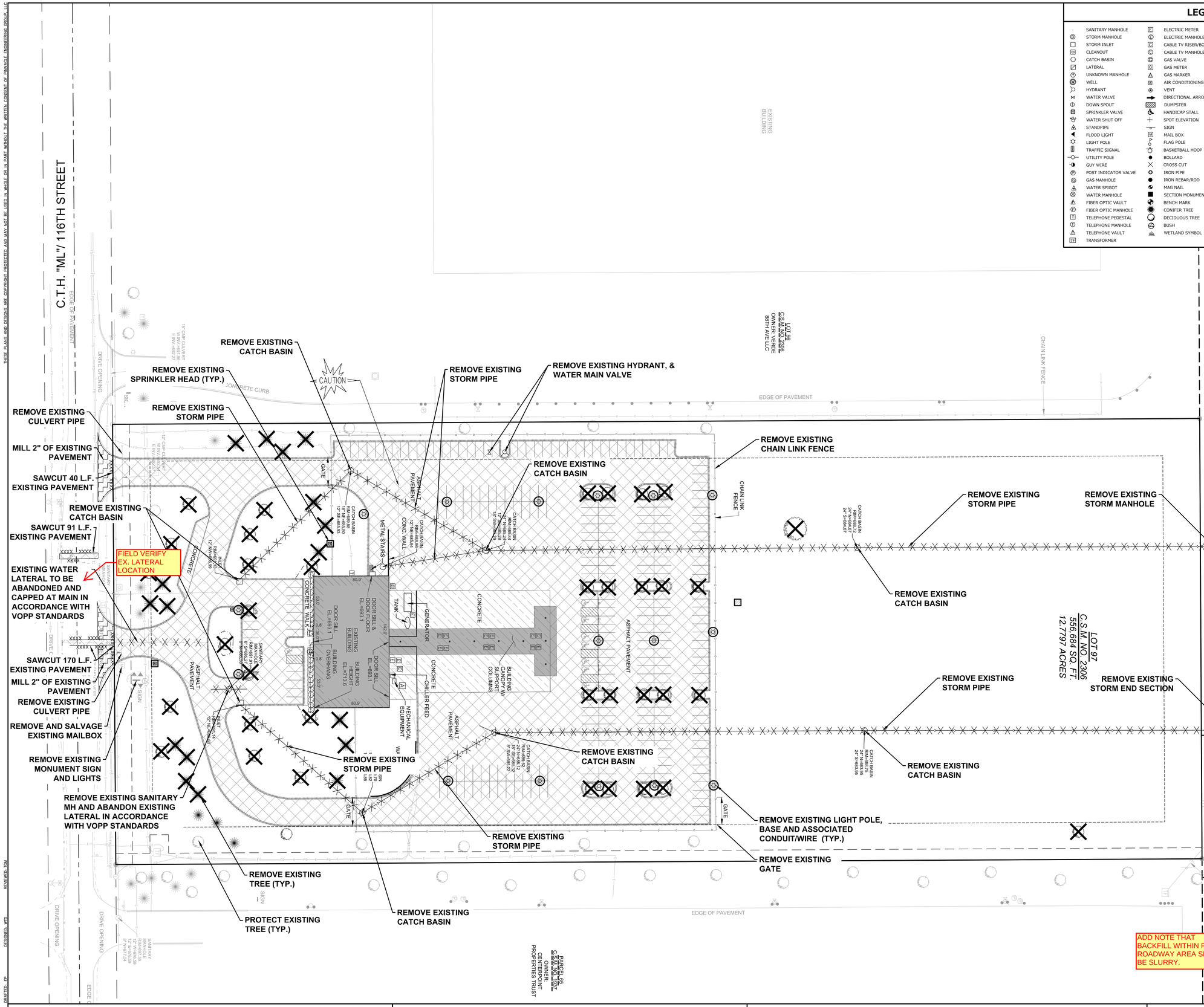

LEGEND

SANITARY MANHOLE	ELECTRIC METER	CL.	=CENTERLINE
STORM MANHOLE	ELECTRIC MANHOLE	CONC.	=CONCRETE
STORM INLET	CABLE TV RISER/BOX	EL.	=ELEVATION
CLEANOUT	CABLE TV MANHOLE	EXT.	=EXISTING
CATCH BASIN	GAS VALVE	INV.	=INVERT
LATERAL	GAS METER	MON.	=MONUMENT
UNKNOWN MANHOLE	GAS MARKER	P.O.B.	=POINT OF BEGINNING
WELL	AIR CONDITIONING UNIT	P.O.C.	=POINT OF COMMENCEMENT
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WATER VALVE	DIRECTIONAL ARROW	SEC.	=SECTION
DOWN SPOUT	DUMPSTER	SQ. FT.	=SQUARE FEET
SPRINKLER VALVE	HANDICAP STALL	W/	=WITH
WATER SHUT OFF	SPOT ELEVATION	(R)	=RECORDED AS
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TRAFFIC SIGNAL	BASKETBALL HOOP		
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GAS MANHOLE	IRON REBAR/ROD		
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FIBER OPTIC VAULT	BENCH MARK		
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TELEPHONE PEDESTAL	DECIDUOUS TREE		
TELEPHONE MANHOLE	BUSH		
TELEPHONE VAULT	WETLAND SYMBOL		
TRANSFORMER			

UNDERGROUND UTILITY LINES

	SANITARY SEWER
	STORM SEWER
W	WATER MAIN
FO	FIBER OPTIC
T	TELEPHONE
E	ELECTRICAL
OHW	OVERHEAD WIRES
CATV	CABLE TELEVISION
G	GAS MAIN
WET	WETLANDS

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

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CONSTRUCTION SITE NOTES

1. CONSTRUCTION TRAFFIC SHALL USE CTH H TO 116TH STREET TO ACCESS THE SITE.
2. THE HOURS OF CONSTRUCTION ACTIVITY, OPERATING HEAVY MACHINERY OR EQUIPMENT ASSOCIATED WITH GRADING, EROSION CONTROL DEVICE INSTALLATION, AND OVERALL SITE DEVELOPMENT SHALL BE ALLOWED FROM MONDAY THROUGH SUNDAY FROM 7:00 AM TO 10:00 PM.
3. THERE SHALL BE NO CONSTRUCTION VEHICLE PARKING OR EQUIPMENT STORAGE PERMITTED IN THE 116TH STREET RIGHT-OF-WAY. ON-SITE (OFF-STREET) GRAVEL PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION RELATED WORKERS AND SITE VISITORS.
4. THE VILLAGE SHALL APPROVE OF THE LOCATION OF CONSTRUCTION ACCESS AND ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN PUBLIC RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE AND TEMPORARY CONSTRUCTION FENCING SHALL BE APPROVED AND ISSUED PERMITS BY THE VILLAGE.

LEGEND

- TREE REMOVAL
- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING BUILDING

DEMOLITION & CLEARING

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.
14. PRIOR TO DEMOLITION, ALL SPECIFIC EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED.

ADD NOTE THAT BACKFILL WITHIN PUBLIC ROADWAY AREA SHALL BE SLURRY.

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CHICAGO | MILWAUKEE : NATIONWIDE

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8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE DEMOLITION PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PROJ. NO. 20 1331.00A-WI
PROJ. MGR. AAV
SAVED DATE 1/16/19
SCALE 1" = 40'

SHEET C-3 OF C-11

SITE DEMOLITION PLAN

DRAFTED: EP | DESIGNED: WTD | REVIEWED: TCM

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI DEMOLITION PLAN.DWG

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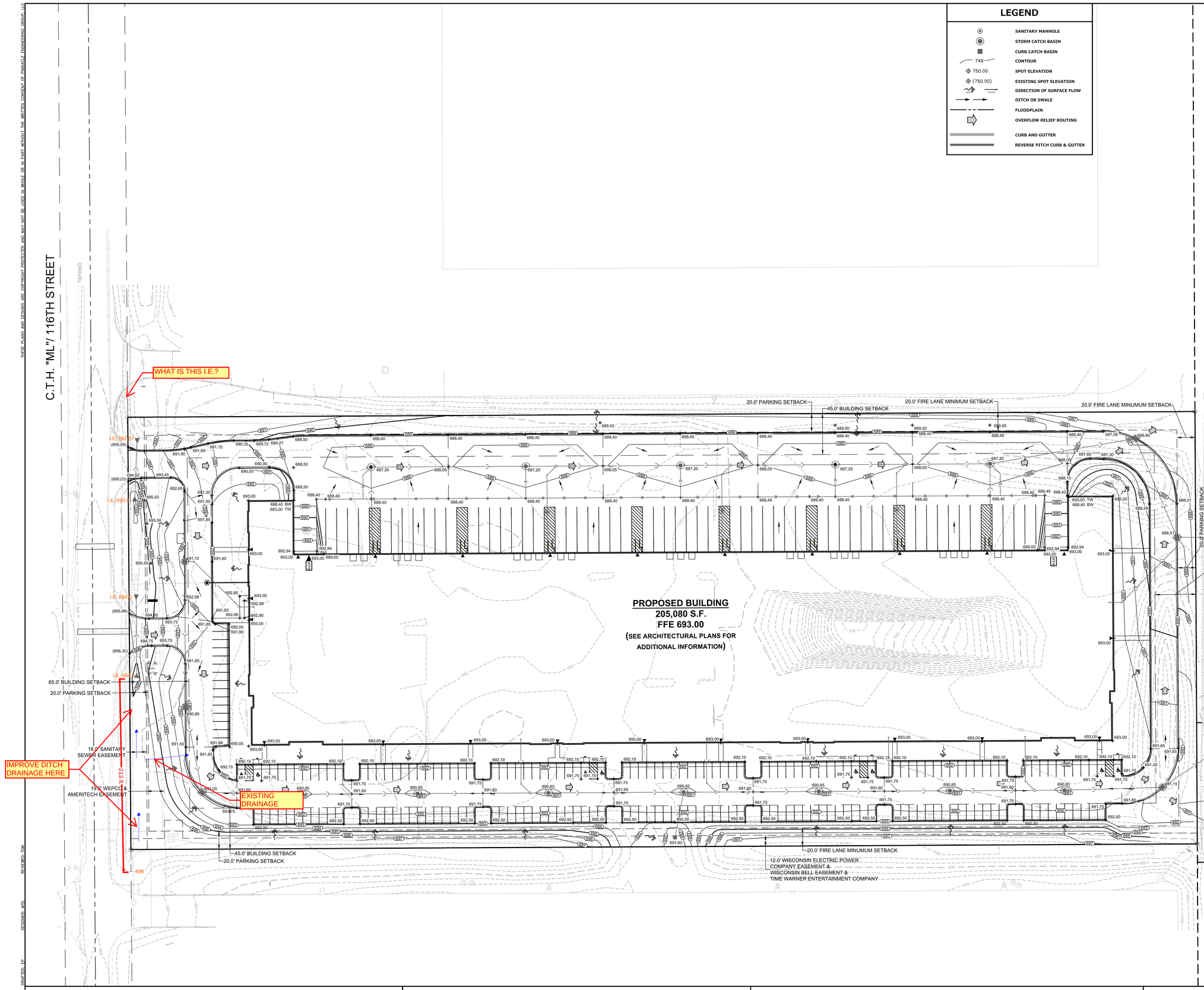

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- 749 — CONTOUR
- 750.00 — SPOT ELEVATION
- (750.00) — EXISTING SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

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

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DRAFTED: EP DESIGNED: WTD REVIEWED: TCM

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CHICAGO | MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE GRADING PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB: 1331.00A-WI
PEG PM: ARA
SAVED DATE: 1/16/19
SCALE: 1" = 40'

SHEET C-5 OF C-11

SITE GRADING PLAN

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LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE

NORTH

GRAPHICAL SCALE (FEET)

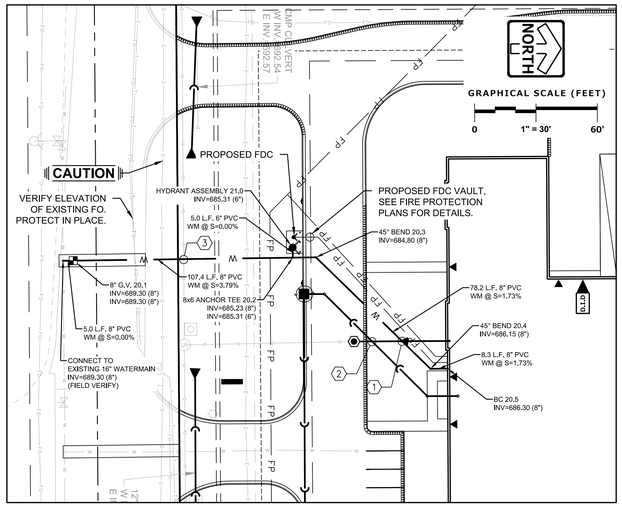
0 1" = 40' 80'

PUBLIC WORKS COORDINATION

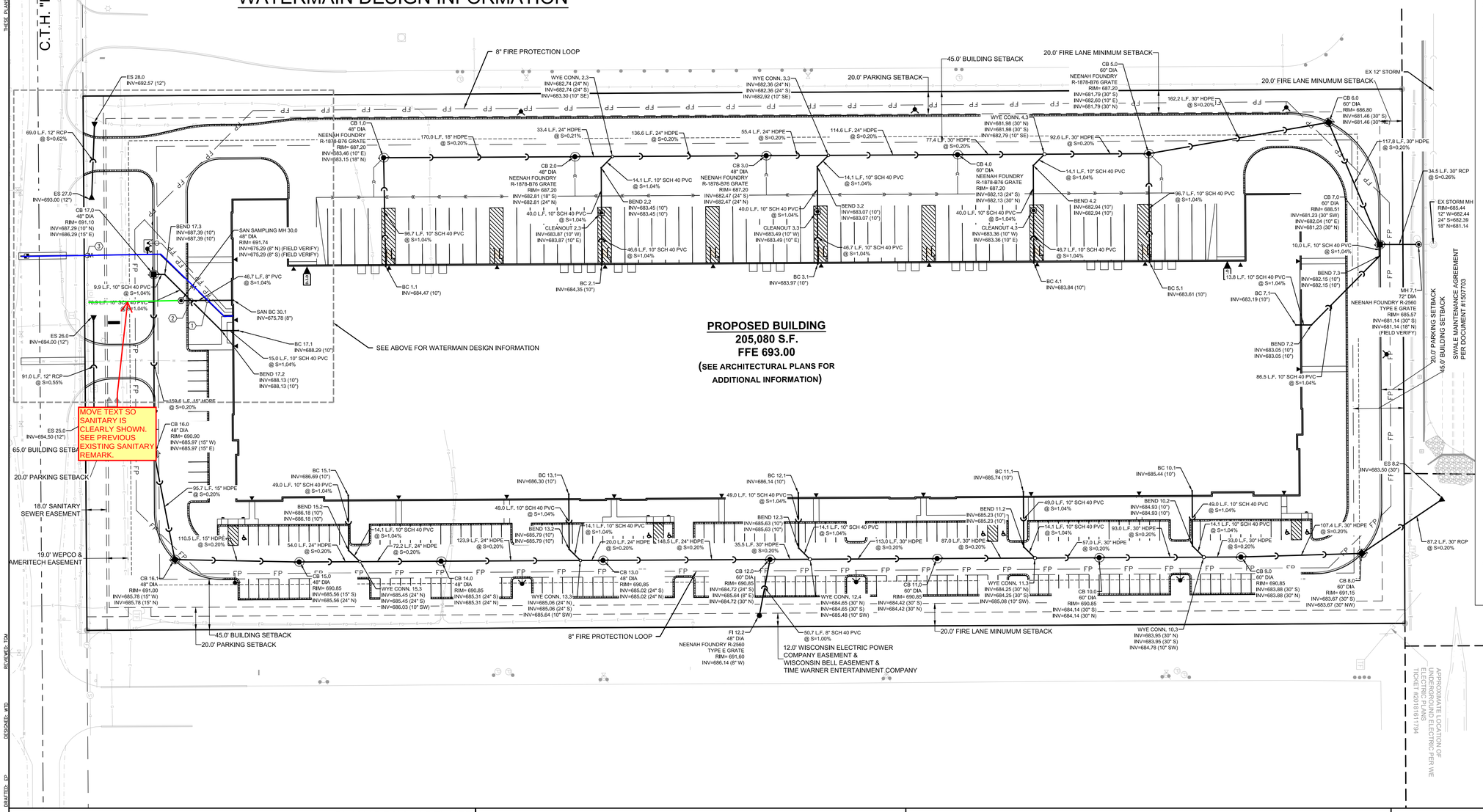
1. **CONTRACTOR SHALL COORDINATE AND SCHEDULE INSPECTIONS FOR WATER CONNECTIONS AND UTILITY ADJUSTMENTS WITH THE VILLAGE OF PUBLIC WORKS DEPARTMENT. CONNECTION / ADJUSTMENT WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.**
2. **ALL PUBLIC WATER VALVES SHALL BE OPERATED BY OR UNDER THE SUPERVISION OF THE PUBLIC WORKS DEPARTMENT. CONTRACTOR SHALL COORDINATE WITH THE PUBLIC WORKS DEPARTMENT.**
3. **CONTRACTOR SHALL COORDINATE THEIR WORK AND SCHEDULE INSPECTIONS FOR THE SEWER CONNECTION TO THE PUBLIC SANITARY SEWER WITH THE VILLAGE PUBLIC WORKS DEPARTMENT. CONNECTION WORK SHALL NOT COMMENCE UNTIL PUBLIC WORKS HAS BEEN CONTACTED AND INSPECTIONS SCHEDULED.**

CROSSINGS

1. 8" WM OVER
   8" SANITARY
   8" B/PIPE=685.82
   8" T/PIPE=676.29
2. 10" STORM OVER
   8" SANITARY
   10" B/PIPE=687.65
   8" T/PIPE=676.13
3. 8" WM OVER
   EX. 12" SANITARY
   8" B/PIPE=687.25
   12" T/PIPE=675.58



WATERMAIN DESIGN INFORMATION



UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF PLEASANT PRAIRIE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF PLEASANT PRAIRIE PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

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

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".

    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE VILLAGE OF PLEASANT PRAIRIE SPECIFICATIONS AND DETAILS.

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

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF PLEASANT PRAIRIE. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

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REVIEWED: TCM
DESIGNED: WTD
DRAFTED: EP

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CHICAGO | MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE UTILITY PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG DOB 1331.00A-WI
PEG PM ADA
SAVED DATE 1/16/19
SCALE 1" = 40'

SHEET
C-6
OF
C-11

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SITE UTILITY PLAN

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI SITE UTILITY PLAN.DWG

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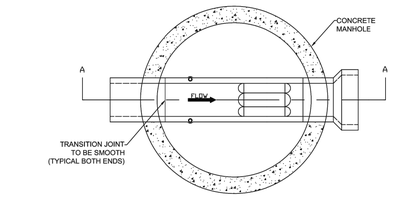
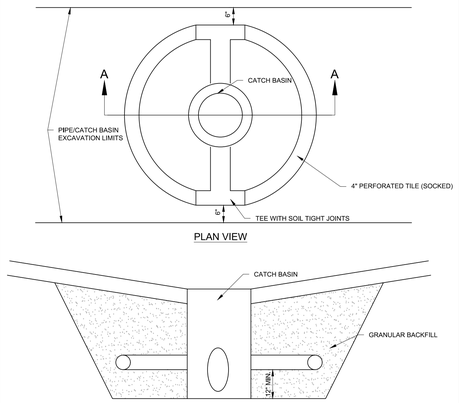


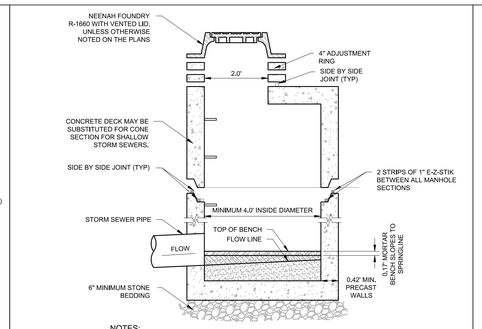
NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN



CATCH BASIN - UNDERDRAIN

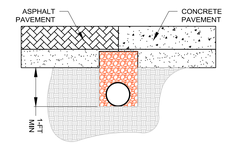


NOTES:

1. CLEAN UNDERSIDE OF ADJUSTING RING OR CAST IRON FRAME AND SET IN PLACE.
2. TUCK POINT MORTAR INTO ANNULAR CRACK AND BACKPLASTERED INSIDE AND OUTSIDE OF ALL JOINTS.
3. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A FLAT TAPERED TOP.
4. MANHOLE CONSTRUCTION TO MEET REQUIREMENTS OF ASTM C478.
5. ECCENTRIC CONE SECTION OF MANHOLE TO BE SET OUTSIDE OF VEHICULAR WHEEL PATH NEAR ℄ OF ROADWAY.

STORM SEWER MANHOLE

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

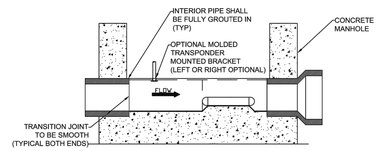


DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS. CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL BE AS SHOWN ON THE PLANS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
   - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS B PERFORATION PATTERN. DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MANNING'S "N" VALUE OF 0.012 WITH CLASS B PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH VILLETSUR OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MINIMUM TRENCH WIDTH OF 3-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - UNDER PAVED AREAS - 1.5-FT
   - ASPHALT PAVED AREAS - 2.0-FT
   - BEHIND CURB – 0.5-FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS – 2.0-FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING STORM SEWER SYSTEM SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - A STONE BEDDING LAYER, AT LEAST 3-IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5-IN IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TEE-Y-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. PROTECTION OF THE SYSTEM INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND RODENTS INTO THE CONDUIT.

LOADING DOCK DRAINTILE

TOP VIEW OF MANHOLE WITH FLUME



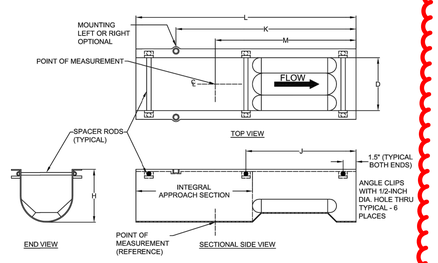
SECTION A - A ENLARGED

NOTE:

1. FLUME SHALL BE SET LEVEL INSIDE THE MANHOLE FOR PROPER TESTING PROCEDURES.
2. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

SCALE: NTS

PALMER-BOWLUS FLUME DETAIL (1 OF 2) — DETAIL: SAN - 2A
CREATED: 11-21-12 — REVISED: 11-18-15 — APPROVED BY: MATT FINEOUR



DIMENSIONS TABLE

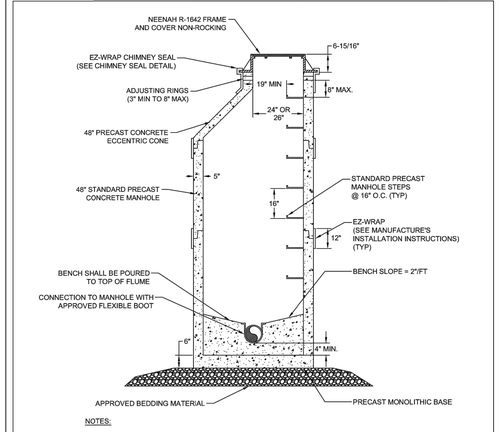
PIPE SIZE	D	H	M	K	J	L
4	4	6	11	15 7/16	6 1/2	17
6	6	8	16	20 7/16	12 1/2	25
8	8	10	21	25 7/16	16 1/2	33
10	10	12	26	30 7/16	20 1/2	41
12	12	14	31	35 7/16	24 1/2	49
15	15	17	38 1/2	42 15/16	30 1/2	61
18	18	20	46	50 7/16	36 1/2	73
21	21	23	53 1/2	57 15/16	42 1/2	85
24	24	26	61	65 7/16	48 1/2	97
27	27	29	68 1/2	72 15/16	54 1/2	109
30	30	32	76	80 7/16	60 1/2	121

NOTES:

1. DIMENSIONS ARE IN INCHES, UNLESS OTHERWISE SPECIFIED.
2. DIMENSIONS PROVIDED FOR REFERENCE ONLY.

SCALE: NTS

PALMER-BOWLUS FLUME DETAIL (2 OF 2) — DETAIL: SAN - 2B
CREATED: 11-21-12 — REVISED: 11-16-15 — APPROVED BY: MATT FINEOUR



NOTES:

1. STANDARD SAMPLING MANHOLE SHALL HAVE A PALMER-BOWLUS FLUME WITH INTEGRAL APPROACH INSTALLED.
2. VILLAGE OF PLEASANT PRAIRIE DPW SHALL BE CONTACTED FOR FINAL INSPECTION OF SAMPLING MANHOLES.
3. SEE DETAIL SAN-2A AND SAN-2B FOR PALMER-BOWLUS FLUME DETAILS.
4. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR SANITARY SEWER.

REPLACE WITH UPDATED DETAIL

SCALE: NTS

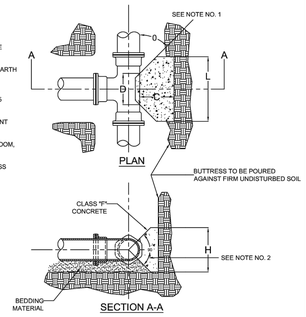
STANDARD SAMPLING MANHOLE — DETAIL: SAN - 2
CREATED: 11-21-12 — REVISED: 10-30-17 — APPROVED BY: MATT FINEOUR

STRUCTURE RIM ADJUSTMENT

ALL STRUCTURES SHALL INCLUDE ADJUSTING RINGS TO POTENTIALLY LOWER THE SITE UP TO 6 INCHES.

NOTES:

1. L_{WATER} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. L_{FIRE} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES..
3. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE. CONCRETE SHALL BEAR ON FITTINGS AS SHOWN.
4. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "D" EQUAL TO OR LARGER THAN 45 DEG.
5. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
6. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
7. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
9. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



BUTTRESS DIMENSIONS

PIPE	TEE			
SIZE	H	L_{WATER}	L_{FIRE}
4"	1'-6"	1'-0"	1'-0"
6"	1'-8"	1'-9"	1'-9"
8"	2'-4"	2'-0"	2'-1"
10"	2'-4"	2'-4"	3'-1"
12"	2'-7"	3'-0"	4'-0"
14"	2'-10"	3'-8"	4'-10"
16"	2'-10"	4'-9"	6'-4"
18"	3'-6"	4'-10"	6'-5"
20"	3'-10"	5'-5"	7'-2"
24"	4'-8"	6'-2"	8'-3"

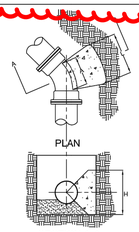
SCALE: NTS

BUTTRESS FOR TEES — DETAIL: W - 5A
CREATED: 2-5-14 — REVISED: 8-4-16 — APPROVED BY: MATT FINEOUR

SCALE: NTS

NOTES:

1. L_{WATER} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. L_{FIRE} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES..
3. DIMENSION (A) SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MECHANICAL JOINT BOLTS.
4. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE.
5. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
6. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
7. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



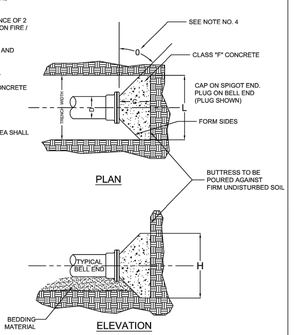
BUTTRESS DIMENSIONS

PIPE	11¼ DEG. BEND			22½ DEG. BEND			45 DEG. BEND			90 DEG. BEND		
SIZE	H	L_{WATER}	L_{FIRE}	H	L_{WATER}	L_{FIRE}	H	L_{WATER}	L_{FIRE}	H	L_{WATER}	L_{FIRE}
4"	0'-8"	0'-5"	0'-5"	1'-1"	0'-6"	0'-6"	1'-3"	0'-10"	0'-10"	1'-4"	1'-6"	1'-6"
6"	1'-2"	0'-6"	0'-6"	1'-6"	0'-9"	0'-9"	1'-8"	1'-4"	1'-4"	1'-10"	2'-2"	2'-2"
8"	1'-3"	0'-9"	0'-9"	2'-0"	1'-0"	1'-0"	2'-0"	1'-11"	1'-11"	2'-4"	3'-0"	3'-0"
10"	1'-3"	0'-10"	1'-2"	2'-0"	1'-1"	1'-5"	2'-0"	2'-1"	2'-9"	2'-4"	3'-4"	4'-5"
12"	1'-4"	1'-2"	1'-6"	2'-6"	1'-2"	1'-7"	2'-6"	2'-4"	3'-2"	2'-8"	4'-1"	5'-5"
14"	1'-6"	1'-4"	1'-10"	3'-0"	1'-4"	1'-10"	3'-0"	2'-8"	3'-6"	3'-0"	4'-11"	6'-6"
16"	2'-0"	1'-4"	1'-9"	3'-0"	1'-9"	2'-4"	3'-0"	3'-5"	4'-7"	3'-0"	6'-4"	8'-5"
18"	2'-6"	1'-4"	1'-9"	3'-6"	1'-10"	2'-6"	3'-6"	3'-8"	4'-11"	3'-6"	6'-9"	9'-1"
20"	2'-9"	1'-6"	2'-0"	3'-9"	2'-2"	2'-10"	3'-9"	4'-2"	5'-7"	3'-9"	7'-9"	10'-4"
24"	3'-0"	1'-11"	2'-7"	4'-3"	2'-8"	3'-7"	4'-3"	5'-4"	7'-1"	4'-4"	9'-7"	12'-10"

BUTTRESS FOR BENDS — DETAIL: W - 5
CREATED: 2-4-14 — REVISED: 8-4-16 — APPROVED BY: MATT FINEOUR

NOTES:

1. L_{WATER} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 150 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR STANDARD WATER MAINS AND WATER SERVICES.
2. L_{FIRE} DIMENSIONS IN THE TABLE ARE BASED ON A WATER PRESSURE OF 200 PSI, AN EARTH RESISTANCE OF 2 TONS PER SQ. FT., A FACTOR OF SAFETY OF 1.5 AND IS TO BE USED FOR FIRE LINES AND COMBINATION FIRE / WATER SERVICES..
3. SHAPE OF BACK OF BUTTRESS MAY VARY AS LONG AS POUR IS AGAINST FIRM UNDISTURBED EARTH AND SURFACE AREA (H x L) MATCHES THAT LISTED IN THE TABLE.
4. DIMENSION "C" SHOULD BE LARGE ENOUGH TO MAKE ANGLE "D" EQUAL TO OR LARGER THAN 45 DEG.
5. DIMENSION "D" EQUALS APPROX. I.D. OF PIPE LESS 2". AN EFFORT SHOULD BE MADE TO PREVENT CONCRETE FROM COVERING THE MECHANICAL JOINT BOLTS.
6. WHERE BUTTRESSES ARE NOT POSSIBLE BECAUSE OF POOR SOIL CONDITIONS OR LACK OF ROOM, STRAPPING SHALL BE PERMITTED IF APPROVED BY THE VILLAGE.
7. IF IN-SITU SOILS HAVE AN EARTH RESISTANCE OF LESS THAN 2 TONS PER SQ. FT. THE BUTTRESS AREA SHALL BE INCREASED PROPORTIONALLY.
8. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE WRAPPED IN POLYETHYLENE.
9. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN.



BUTTRESS DIMENSIONS

PIPE	DEAD ENDS		
SIZE	H	L_{WATER}	L_{FIRE}
4"	1'-6"	1'-0"	1'-0"
6"	1'-8"	1'-9"	1'-9"
8"	2'-4"	2'-0"	2'-1"
10"	2'-4"	2'-4"	3'-1"
12"	2'-7"	3'-0"	4'-0"
14"	2'-10"	3'-8"	4'-10"
16"	2'-10"	4'-9"	6'-4"
18"	3'-6"	4'-10"	6'-5"
20"	3'-10"	5'-5"	7'-2"
24"	4'-8"	6'-2"	8'-3"

SCALE: NTS

BUTTRESS FOR DEAD ENDS — DETAIL: W - 5B
CREATED: 2-5-14 — REVISED: 8-4-16 — APPROVED BY: MATT FINEOUR

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CHICAGO | MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB: 1331.00A-WI — ARA
PEG PM: ARA
SAVED DATE: 1/16/19
SCALE: 1/16/19

SHEET C-9 OF C-11

CONSTRUCTION DETAILS

REVIEWED: TGM
DESIGNED: WTD
DRAFTED: EP

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI CONSTRUCTION DETAILS.DWG

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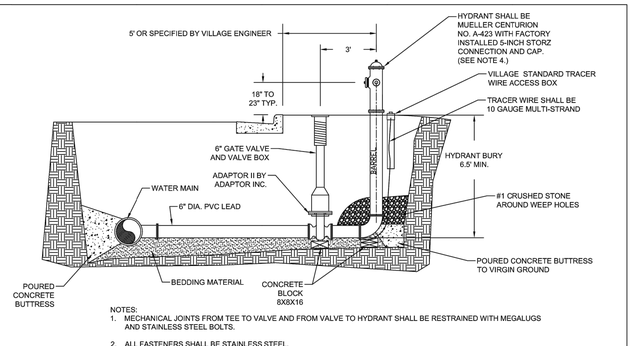


NOTES:
1. MECHANICAL JOINTS FROM TEE TO VALVE AND FROM VALVE TO HYDRANT SHALL BE RESTRAINED WITH MEGALUGS AND STAINLESS STEEL BOLTS.
2. ALL FASTENERS SHALL BE STAINLESS STEEL.
3. REFER TO VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION
4. HYDRANT SPECIFICATIONS - 2 EACH 2-1/2 INCH NST NOZZLE, 1 FACTORY INSTALLED 5-INC CAP MANUFACTURED BY MUELLER.
5. PAINT SPECIFICATION - PLEASE REFER TO VS-0400 OF THE VILLAGE CONSTRUCTION SPE
6. HYDRANT EXTENSIONS ARE NOT PERMITTED.

REPLACE WITH UPDATED DETAIL

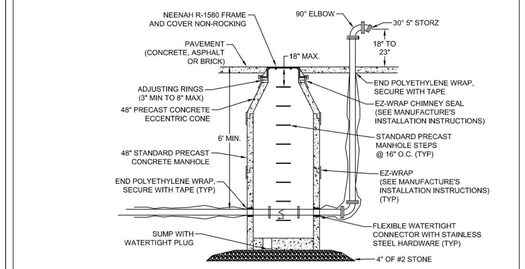
SCALE: NTS

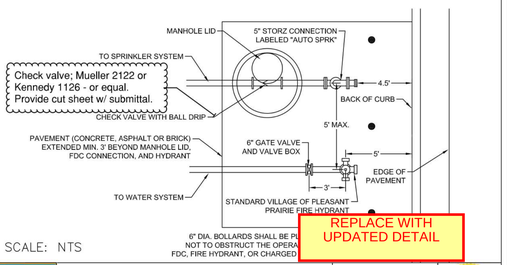
VILLAGE OF PLEASANT PRAIRIE

STANDARD HYDRANT ASSEMBLY — DETAIL: W - 1

CREATED: 11–26–12 — REVISED: 8–4–16 — APPROVED BY: MATT FINEOUR

NOTE:
-SYSTEM SIZING SHALL BE COMPLETED BY A FIRE SUPPRESSION ENGINEER AND APPROVED OF BY THE VILLAGE OF PLEASANT PRAIRIE FIRE DEPARTMENT.
-SYSTEM INSTALLATION MUST BE CONSTRUCTED UNDER THE ONSITE SUPERVISION OF A LICENSED SPRINKLER FITTER.





Check valve; Mueller 2122 or Kennedy 1126 - or equal. Provide cut sheet w/ submittal.

6" DIA. BOLLARDS SHALL BE PL NOT TO OBSTRUCT THE OPERA FDC, FIRE HYDRANT, OR CHARGED

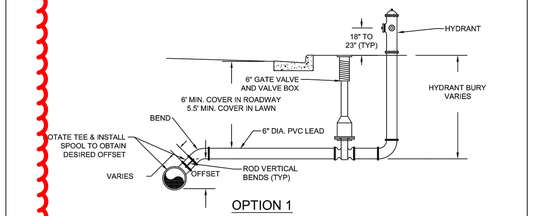
REPLACE WITH UPDATED DETAIL

SCALE: NTS

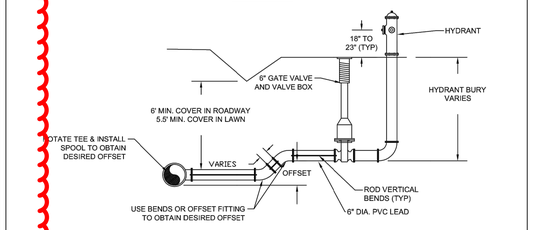
VILLAGE OF PLEASANT PRAIRIE

PUMPER PAD FDC DETAIL — DETAIL: FD - 1

CREATED: 4–16–13 — REVISED: 3–2–16 — APPROVED BY: D. McELMURY



OPTION 1



OPTION 2

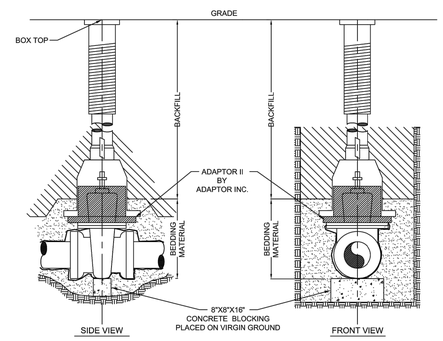
NOTE:
1. HYDRANT ASSEMBLY INSTALLATION SHALL BE IN ACCORDANCE WITH THE STANDARD HYDRANT ASSEMBLY DETAIL.
2. REFER TO THE VILLAGE STANDARD SPECIFICATIONS FOR WATER MAIN CONSTRUCTION.
3. ALL VERTICAL BENDS SHALL BE RODDED WITH STAINLESS STEEL HARDWARE.

VILLAGE OF PLEASANT PRAIRIE

HYDRANT OFFSETS — DETAIL: W - 6

CREATED: 11–21–12 — REVISED: 8–4–16 — APPROVED BY: MATT FINEOUR

NOTE:
1. VALVE SHALL BE WRAPPED IN BLACK POLYETHYLENE.
2. REFER TO VILLAGE STANDARD SPECIFICATION FOR WATER MAIN



SCALE: NTS

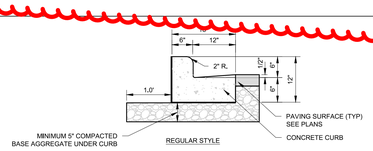
VILLAGE OF PLEASANT PRAIRIE

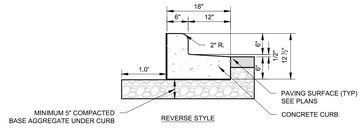
STANDARD GATE VALVE BOX SETTING — DETAIL: W - 3

CREATED: 12–14–04 — REVISED: 11–16–15 — APPROVED BY: MATT FINEOUR

STRUCTURE RIM ADJUSTMENT

ALL STRUCTURES SHALL INCLUDE ADJUSTING RINGS TO POTENTIALLY LOWER THE SITE UP TO 6 INCHES.





NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

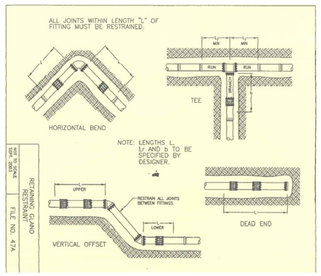
JOINT RESTRAINT DISTANCE (FT) PER FITTING

FITTING	4"	6"	8"	12"	16"	20"
HORIZONTAL BEND-11.25°(L)	5'	5'	5'	5'	8'	8'
HORIZONTAL BEND-22.5°(L)	8'	8'	8'	10'	10'	15'
HORIZONTAL BEND-45°(L)	10'	10'	12'	16'	20'	26'
HORIZONTAL BEND-90°(L)	16'	20'	25'	32'	40'	52'
VERTICAL BEND-11.25°-UPPER (L)	6'	6'	8'	10'	12'	14'
VERTICAL BEND-11.25°-LOWER (L)	4'	4'	4'	4'	4'	6'
VERTICAL BEND-22.5°-UPPER (L)	8'	10'	14'	18'	24'	28'
VERTICAL BEND-22.5°-LOWER (L)	4'	5'	5'	8'	8'	8'
VERTICAL BEND-45°-UPPER (L)	12'	20'	26'	40'	50'	60'
VERTICAL BEND-45°-LOWER (L)	5'	5'	6'	10'	12'	14'
*RESTRAIN LARGER SIZED FITTINGS						
REDUCER-DIA	–	25'*	50'*	60'*	80'*	130'*
REDUCER-DIA 6"(L)	–	–	35'*	60'*	100'*	125'*
REDUCER-DIA 8"(L)	–	–	–	50'*	80'*	120'*
REDUCER-DIA 12"(L)	–	–	–	–	50'*	100'*
REDUCER-DIA 16"(L)	–	–	–	–	–	50'*
DEAD END	40'	40'	60'	90'	120'	150'
TEE OR CROSS-RUN	10'	10'	10'	20'	30'	40'
TEE-4"BRANCH(Hd)	8'	6'	6'	6'	6'	6'
TEE-6"BRANCH(Hd)	–	8'	6'	6'	6'	6'
TEE-8"BRANCH(Hd)	–	–	10'	6'	6'	6'
TEE-12"BRANCH(Hd)	–	–	–	12'	6'	6'
TEE-16"BRANCH(Hd)	–	–	–	–	30'	10'
TEE-20"BRANCH(Hd)	–	–	–	–	–	50'

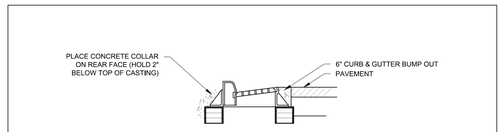
*RESTRAINT-RESTRAINED SLEEVE FITTINGS ARE NOT ALLOWED WITHIN THE ABOVE DISTANCES.LENGTHS REFER TO L, Lr, OR b IN DETAIL

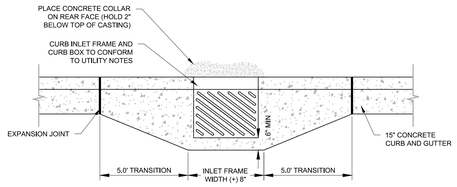
STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN

FILE NO. 47A



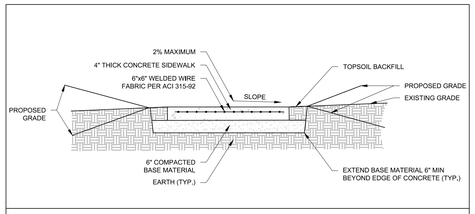
JOINT RESTRAINT DISTANCE PER FITTING



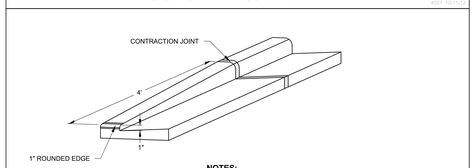


NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR, IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR,

CURB AND GUTTER BUMP OUT



CONCRETE SIDEWALK



NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

DRAFTED: EP — DESIGNED: WTD — REVIEWED: TCM

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SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

CONSTRUCTION DETAILS

REVISIONS

1	BID SET	12/20/18	
2	PER VILLAGE COMMENTS	01/17/19	

PEC JOB: 1331.00A-WI — AKA
PEC PM: — 1/16/19
SAVED DATE: — N.T.S.
SCALE:

SHEET C-10 OF C-11

C-COMPOSITE SHEET 2 of 2

CONSTRUCTION DETAILS

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI CONSTRUCTION DETAILS.DWG

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INDUSTRIAL WASTE SURVEY EXCERPT

2. For each process wastewater stream list all the materials and pollutants which to believe may be present in the discharge.

N/A

3. Contact cooling water is cooling water that during the process comes into contact with process material, thereby becoming contaminated. Non-contact cooli ontact with process materials. Does this facility utilize cooling wate

4. Water volume used and discharged to sanitary sewer. A revi ills may be helpful in assigning values to the following flows. If sani ide an estimate based on 20 gallons per day fir each employee (i.e.

SAMPLING MANHOLE IS REQUIRED AND IS BEING PROVIDED IN PLANS...CHANGE TO YES

	Gallons per Day Consumed	Discharges	charge e)
Sanitary Usage	TBD		
Process Wastewater Usage	TBD		
Cooling Water Usage	TBD		
Other Usage	TBD		
Total Volume	TBD		

5. Describe all locations where wastewaters enter the collection system At 116th Street

6. Is there a sampling manhole on site? No X Yes _____

If yes, describe the locations: _____

7. Are sanitary and process wastewaters separated? No _____ Yes N/A

8. Is boiler blowdown water discharged to the sanitary sewer? No _____ Yes N/A

9. Does your facility haul any process wastewater? No _____ Yes N/A

Compliance Information

1. Is there any usage of toxic compounds at the facility? No N/A Yes _____

If yes, list and use check list on last page.

2. Are there any floor drains in the manufacturing or chemical storage area? No N/A Yes ____

3. Is there a Spill Prevention Control and Countermeasure Plan in effect for this facility?

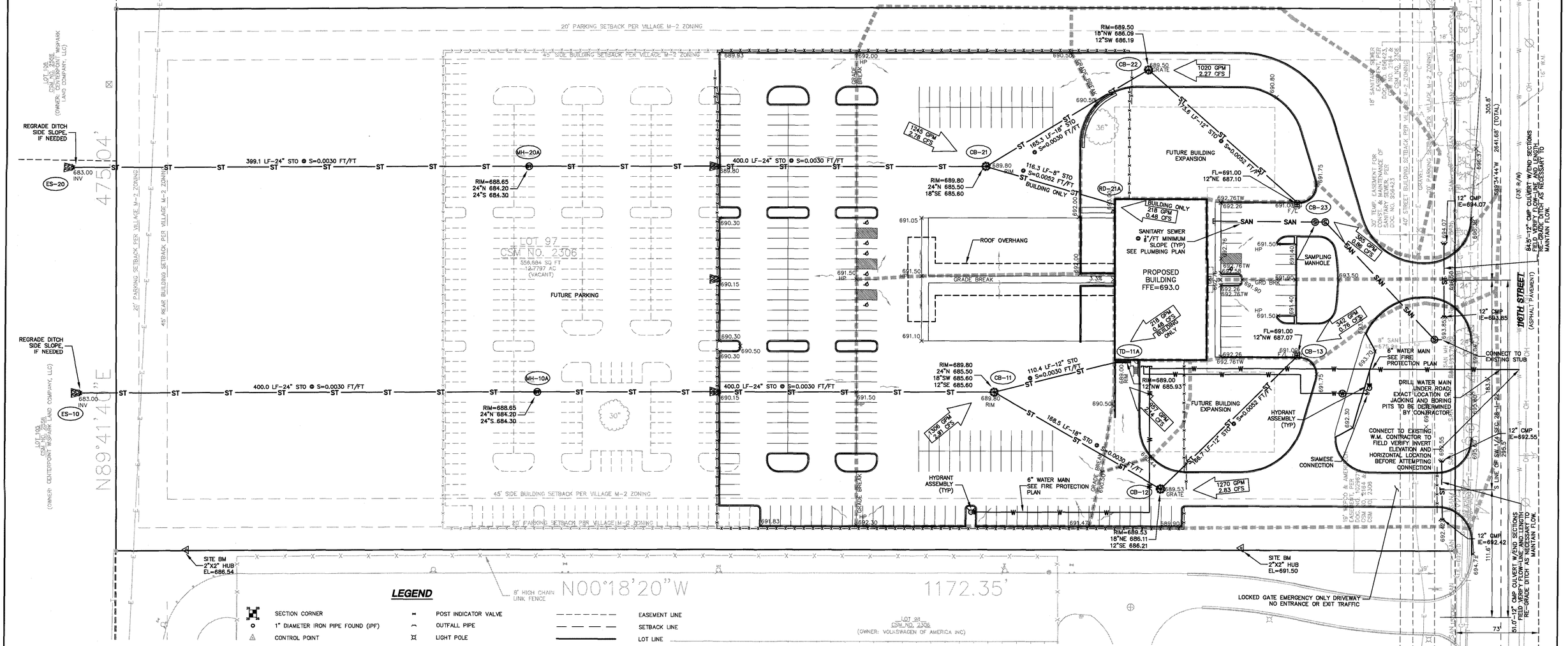
No N/A Yes _____ If yes, describe procedure: _____

PLAN FROM VILLAGE FILE FOR REFERENCE ONLY
THIS IS NOT AN AS-BUILT PLAN OR MAY NOT BE FINAL CONSTRUCTION SET

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

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



A PERMIT FROM KENOSHA COUNTY TO THE PROPERTY OWNER IS REQUIRED PRIOR TO COMMENCING WORK WITHIN THE RIGHT-OF-WAY OF C.T.H. "ML"

LEGEND

SECTION CORNER	POST INDICATOR VALVE	EASEMENT LINE
1" DIAMETER IRON PIPE FOUND (IPF)	OUTFALL PIPE	SETBACK LINE
CONTROL POINT	LIGHT POLE	LOT LINE
MANHOLE, TYPE UNKNOWN	WATER VALVE	ADJACENT LOT/RIGHT-OF-WAY LINE
SANITARY MANHOLE	FIRE HYDRANT	SECTION LINE
STORM MANHOLE	TELEPHONE PEDESTAL	WATER MAIN
CATCH BASIN ROUND	SIGN	UNDERGROUND GAS
CATCH BASIN SQUARE	ELECTRICAL PEDESTAL/TRANSFORMER	SANITARY SEWER
METAL POST	GAS VALVE	STORM SEWER
BOLLARD	CAUTION UNDERGROUND GAS	FIBER OPTIC
MAILBOX		UNDERGROUND TELEPHONE
		UNDERGROUND ELECTRIC

JSD • Engineers • Surveyors
Jenkins Survey & Design, Inc.
· CIVIL SITE ENGINEERING
· SURVEYING & MAPPING
· TRANSPORTATION ENGINEERING
· CONSTRUCTION MANAGEMENT

MILWAUKEE REGIONAL OFFICE
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Waukesha, Wisconsin 53186
(262) 513-0666

PREPARED FOR:

PARTNERS IN DESIGN
ARCHITECTS
600 Fifty-Second Street, Suite 220
Kenosha, Wisconsin 53140
Ph.: (262) 652-2800
Fax: (262) 652-2812

PROJECT

RENTSYS TECHNOLOGY
LOT 97 CSM NO. 2306

PLEASANT PRAIRIE, WI

SHEET TITLE

UTILITY PLAN

ITEM		DATE
Design:	RWI/JRS	02-09-07
Drawn:	RWI/JRS	02-09-07
Checked:	DEW/RKW	02-09-07
STATE REVIEW		04-23-07
REVISION		05-01-07
REVISION		05-08-07
COUNTY/VILLAGE REV.		06-08-07

SHEET NUMBER
C-2

JSD PROJECT NUMBER
07C2617

JSD PROJECT TASK
Task 1

SCALE
1"=40'

J:\JSD Projects\07C2617 Rentsys Lot 97\dwg\07C2617 Sheet Utility.dwg, C-2, 6/11/2007 10:25:40 AM, riskandarsjach

Office of the Chief of Fire & Rescue
Craig Roepke

VILLAGE STAFF MEMORANDUM

TO:	Jean Werbie-Harris, Community Development Director
FROM:	Craig Roepke, Chief Fire & Rescue
CC:	Peggy Herrick, Assistant Planner, Community Development
SUBJECT:	Fire Department review of Final Site and Operational Plan for 8500-116th Street
Permit/Trakit#:	DEV1901-011
DATE:	February 7, 2019

These are Comments/Reviews for the Final Site and Operational Plan for 8500-116th Street

The Fire and Rescue Department will be responsible for providing fire prevention inspections of this facility, twice annually. Based on the information and plans submitted, the Fire & Rescue Department have the following comments regarding the project:

1. Review need for Public Safety radio system
2. Hose valves/standpipes shall be required as outlined below
3. Confirm water sizing as outlined below.
4. Fire Protection & Detection submittals are direct to the AHJ – listed below.
5. Include section valves in the overall fire loop per ordinance.
6. Knox box quantity and location to be determined at a later date.

Distribution of Comments: the person who obtains the building permit to all contractors and subcontractors affected by this document shall distribute copies of these comments. This document outlines critical times and deadlines. All recipients of this document must become familiar with the contents.

AHJ: The Authority Having Jurisdiction is the Village of Pleasant Prairie Fire & Rescue Department.

Planned Unit Development: Should this project fall under a zoning PUD agreement or other negotiated provisions by the Village of Pleasant Prairie, these comments and requirements may supersede and be more stringent than other State or building related rules or code sets.

Verbal Discussion: Any verbal discussions regarding variations to the comments within this document shall be confirmed in writing by both the AHJ and the responsible agent. Failure to secure written confirmation shall void any verbal variance.

Conflicts: In the event a conflict in code(s) is identified, or a conflict with the insurance carrier criteria occurs, the more stringent shall apply. In the event this conflicts with any codes adopted by the State of Wisconsin, the owner must petition the State directly for a variance. The Owner must demonstrate that they will provide materials or design equivalent to the code or that they will exceed the code when petitioning the State of Wisconsin and/or the Village of Pleasant Prairie where applicable.

Fire Safety System Plans: such as fire sprinkler and fire alarm plans, will need to be submitted to the State of Wisconsin Department of Safety and Professional Services and also to this fire department for review. No installation of any fire protection system is allowed until a satisfactory review is obtained from both departments.

FIRE ALARM AND SPRINKLER PLANS ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT. DUE TO CONSTRUCTION AND TIME CONSTAINTS FIRE PROTECTION SUBMITTALS MAY AND ARE TYPICALLY BROKEN INTO AN UNDERGROUND SUBMITTAL AND AN ABOVE GROUND SUBMITTAL.

Pre-Construction Meeting: A pre-construction meeting may take place with the general contractor, the fire protection contractor, the Fire and Rescue Department, Village staff, and any other sub-contractor prior to the start of any project construction.

1. **Contact Information:** For questions on the information and comments included within this document please use the following information:

   Pleasant Prairie Fire & Rescue Department
   8044-88th Avenue
   Pleasant Prairie, WI 53158
   262.694.8027
   firerescue@pleasantprairiewi.gov
   Attn: Laurie Waldenstrom

2. **Site Access:**
   a. Access shall be provided around the perimeter of the site for Fire Department apparatus, and must comply with the State of Wisconsin and the International Building Code, 2015 edition.
   b. A minimum wall-to-wall turning radius of 45’-0” shall be allowed for apparatus movement.
   c. All entrances from public streets, as well as road and driveways around the proposed building shall be a minimum of 30 feet wide.
   d. All roadways and fire lanes must be unobstructed and not used any part as a parking area for automobiles, semi-trucks or trailers. Fire lanes shall comprise of a hard and maintainable surface.
   e. All exterior exit pathways as well as access to the Fire Pump room shall have a hard surface, leading to a hard surface. This includes all exit doors from the facility. These pathways shall be maintained and accessible at all times.
   f. An exterior personnel door shall be located in close proximity to each fire sprinkler riser.
   g. There shall be Knox padlocks, Knox key switches, or other AHJ approved devices on all gates on site. The Fire & Rescue Department will review the proper placement and operation of the Knox system locks.

3. **Gates / Barriers:**
   a. Any gates or barriers that are employed or installed on a private roadway or access shall have a minimum width clearance of sixteen (16) feet. Builder/developer to identify any other gate widths and obtain written AHJ approval.
   b. Gates or barriers that are locked must have the ability for the AHJ to remove, unlock or disable either manually or automatically the securing mechanism to open or raise the gate or barrier. Builder/developer to identify methodology.
   c. Any barrier or gate that raises vertically at a pivot point to allow for passage must provide for at least 90 degrees of clearance from the ground to the bottom of the gate or barrier.
   d. Gates or barriers that raise vertically shall have a minimum vertical clearance of 13’6”.
   e. There shall be a manufacture endorsed mechanism or process to secure the gate or barrier in the open position without utilizing personnel to maintain an open condition.
   f. The gate or barrier access on premise shall be readily identifiable to the AHJ.

4. **Combination Water Sizing Confirmation:** The owner shall provide a letter from the sprinkler designer affirming that the combination water main is sized appropriately for both domestic use and fire sprinkler protection demand. This will typically include the designer's license stamp on the document.

5. **Compliance**: A letter shall be submitted to the Fire & Rescue Department prior to receiving a building permit, stating that the project will comply with all requirements addressed within this document. This document shall be received prior to holding any pre-construction meeting.

6. **Required Licenses:** A Wisconsin licensed fire protection contractor and/or sprinkler fitter must install any and all dedicated fire protection underground fire mains and aboveground fire protection.

7. **Insurance Carrier:** The Owner of this project shall submit to the insurance carrier for review the plans for both underground water distribution and fire protection prior to construction. The Fire & Rescue Department shall receive a copy of the comments when plans are submitted for review.

8. **Review and Comments:** the Fire Department will review and comment on the following areas outlined below.

   A. Site and Operational Permits
      1. Site accessibility (Plans provided do not specific clearances or distances)
      2. Fire Pump Location
      3. Pumper Pad
      4. Fire hydrant spacing

   B. Conditional Use and Operational
      1. Standpipe outlet locations .
      2. Fire alarm pull stations
      3. Emergency and Exit Lighting
      4. Fire extinguishers

9. **Plan Review, Permits and Fees**

   a. The plans for the fire protection underground, aboveground and fire alarm system shall be submitted for review a minimum of four (4) weeks before installation is scheduled to begin.

   b. The Village will use an independent fire safety consultant for review of all fire protection plans submitted.

   c. An approved AHJ review must be completed before any permits will be issued and before construction can begin.

   d. A submittal is not considered permitted or an approved plan.

   e. Acquiring WI State approved plans is not acceptable to bypass the AHJ permit process.

10. **Permit fees:** must be paid at time of submission for review. Work cannot begin until all permits have been issued. A typical review turnaround is four weeks

    The following fees and permits are generated directly from the Fire & Rescue Department.

    a. Bulk water Usage
    b. Fire Protection Plans for Underground and Aboveground
    c. Fire Alarm System Plans
    d. Kitchen Hood Systems Plans

    NOTE: Permits are required from the Fire & Rescue Department for the installation of water main in addition to any permits required by other Village of Pleasant Prairie Departments.

11. **Occupancy:**

    a. All fire and life safety requirements must be in place and operational prior to any building being occupied.

    b. No occupancy inspections shall be scheduled until all life-safety systems are complete.

    c. Key life safety systems include: Fire sprinkler system, Fire alarm system, Fire extinguishers, Emergency Lighting, and any additional requirements determined by both the Fire Department and the Village Building inspection department.

d. AEDs as required are in place.

e. Building access keys and related interior access methods must be in place.

12. **Hazardous Occupancies**: Should there be identified hazard occupancies with this project, the Fire & Rescue Department will need more than the typical four week time period to review potential Hazardous Occupancies. The owner must contact the Fire & Rescue Department as soon as possible to begin the review process.

13. **Exterior Doors:** All outside doors must have access to the interior. Such as a lock and handle provided at each door.

14. **AED:** The owner may be required to acquire and install one or more public access Automatic External Defibrillator (AED) onsite for employee and public use in the event of a sudden cardiac arrest. It is suggested that during the construction phase that a location(s) be identified so that options for recessed cabinets may be determined.

15. **Storage:** Maximum height, width and aisle ways and egress pathways must be maintained and will be enforced. The same concerns apply to the storage of quantities of combustibles (plastics and cardboard) and other storage of flammable liquids or chemicals must also be properly identified, placarded and stored.

16. **Elevators:**

    a. If applicable, must comply with Village of Pleasant Prairie Ordinance 180-20, including acceptable minimum size and emergency notification.

    b. Review the proper sizing requirements with the fire department early in the planning process.

    c. Elevator emergency phone notification shall dial the Pleasant Prairie Dispatch emergency number or 262.694.1402

    d. Provide copy of State inspection approval to use documents to AHJ.

    e. In addition to the required "Drop-key" in the elevator key box, provide two additional "drop-keys" appropriate for the elevator manufacturer type to be delivered to the AHJ as part of the access key requirement.

    f. Ensure that additional elevator "Barrel" keys or applicable keys are available for Knox Box placement for use in accessing the required elevator wall mounted key box as reference in WI SPS 318.1708(10)(b)

17. **Severe Weather Shelter:** The architect shall identify the area within the building that can be used as a "severe weather shelter" or "safe haven" during severe weather such as a tornado. That area will be identified with signage.

18. **Door Numbering:** Each exterior door shall be sequentially numbered.

    a. Shall consist of a 4" reflective number in a color that is contrasting to the door color.

    b. Numbering shall be in an increasing sequence and located in the upper right-hand portion of the door.

    c. The starting numbering point shall be determined in the field and approved by the AHJ.

    d. Door numbering shall also be identified in some manner on the interior.

19. **Door numbering – Internal:** in multi-unit dwelling buildings a numbering scheme shall be devised so that locations of a room are intuitively expected. Each room shall have a unique number assignment.

20. **On Premise Secure Key System:** Knox Company Rapid Entry System, "Knox Boxes" shall be provided for the building. The Knox Boxes shall be Model 4400. Two sets of all keys (Master, fire alarm pull station, annunciator, elevator, etc.) shall be placed within the box, as well as a copy of the pre-fire plan.

21. **Fire Extinguishers:** Shall meet NFPA 10 (Portable Fire Extinguishers) for the specific use of the building and be in sufficient number. Final approval, of fire extinguisher locations and quantity, will not be given until occupancy is taken, to see how a tenant furnishes the space. The company providing the fire extinguishers shall submit a letter to the Fire and Rescue Department stating the locations and size of the extinguishers are

in compliance with NFPA 10.

22. **Emergency and Exit Lighting:** Exit and Emergency Lighting shall be provided and shall have battery backup. Combination units are acceptable and recommended. An Emergency Generator eliminates the need for battery backup. These circuits shall be clearly labeled.

23. **Sprinkler System:**

    a. The building shall be equipped with an "automatic fire sprinkler system". The systems shall be designed and constructed to the current printed edition of *NFPA 13, Automatic Fire Sprinklers and the Village of Pleasant Prairie Ordinance 180-16, Automatic Fire Sprinklers*. Confirm NFPA edition with the Fire Department prior to system design.

    b. Risers shall be durably labeled with the system or riser identification.

    c. Outside/exterior Riser Control Valves: Where installed, outside control valves shall be durably labeled with the associated system or riser that it controls. Any outside valves such as PIVs or OS&Y valves shall be locked with chain and/or commercially breakable locks.

    d. Hydrant flow test values for sprinkler design purposes shall be no older than one year from the above ground fire submittal date.

    e. An "as-is" drawing of the fire sprinkler system shall be provided and posted in the riser or pump room of the building. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable on the wall. Maps shall be laminated. A electronic copy shall also be provided to the AHJ.

24. **The following information as applicable, must be submitted with the sprinkler plans for review:**

Building height	Number of stories/floors	Mezzanines	Elevators
Hazard class	Commodity Class	Exterior storage	Fire protection

25. **Fire Hydrants:** Fire hydrants shall meet the Village of Pleasant Prairie hydrant specification. Fire hydrants shall be <u>spaced no more than 350 feet</u> apart around the perimeter of the building, per Village Ordinance §180-16. As many hydrants as possible shall be supplied directly by municipal water. The distance from the finished grade line to the lowest discharge shall be no less than 18 inches and no more than 23 inches.

26. **Fire Protection Loop:** As applicable for building type or unless otherwise approved in writing by the AHJ, a fire protection (hydrant) loop shall be required as part of the overall fire protection systems as outlined in §180-16(K)(5).

27. **Fire Hydrant Acceptance**: This project will include the installation of water mains for domestic and fire protection use. Prior to the fire sprinkler system connection to any new water mains (including water mains, fire hydrants, laterals leading to the building and risers) must be hydrostatically tested flushed according to National Fire Protection Association (NFPA) code standard 24 and witnessed by the Fire Chief or designee.

28. **Fire hydrant / water main flushing:** can be disruptive to the job site and requires significant coordination of all sub-contractors by the General Contractor. Nonetheless flushing is an essential part of assuring public safety. The General Contractor is highly encouraged to coordinate the flushing of all new water mains, fire hydrants, laterals leading to the building and risers with both the sub-contractors responsible, the Village of Pleasant Prairie Engineering Department, Fire & Rescue Department and the Water Utility Department, prior to seeking a 'clean water sample' on this site.

29. **Pumper Pad:**

    a. A municipally fed fire hydrant and fire department connection (FDC) combination is defined to be a "pumper pad".

    b. The FDC shall comprise of a 30 degree angled 5" Storz connection unless otherwise approved by the fire department in writing.

c. Both the hydrant and FDC shall between 18” and 23” above finished grade as a pair.

d. There shall be dedicated space for a fire engine to have unobstructed access to the pumper pad.

e. Both the Fire Department Sprinkler connection and the fire hydrant shall be installed remote from the building and located a minimum distance from the building equal to the highest wall. Any variances shall be approved by the AHJ in writing.

f. The pumper pad shall be free of vegetation, plant, shrubs, or other obstructions at least 5 feet on each side.

g. The fire hydrant shall be located no more than five (5) feet from the roadway and the Fire Department sprinkler connection shall be placed no more than five (5) feet from the fire hydrant.

h. The Fire Department connection shall be constructed along with an underground drain with access for inspection. In cases where there is an accessible basement, the FDC drip/valve assembly may be located inside the basement. Should this situation present itself, written AHJ approval shall be required to utilize this arrangement.

i. The area around the pumper pad shall be comprised of a hard surface such as asphalt or concrete.

j. The pumper pad area shall have some form of posted signage or painted pavement designation indicating no parking or obstructions in that area.

k. Refer to the Village specification drawing for the pumper pad design.

30. **Bollards:**

a. Shall be placed near fire hydrants, remote post indicator valves (PIV) and Fire Department connection(s) that are subject to damage.

b. Bollards shall be six (6) inches in diameter. Bollards shall not obstruct charged fire hoses.

c. It is highly recommended that the Fire Department approve the location/spacing of the bollard(s) before final placement is made. Thisis intended so

31. **Standpipes/Hose Valves:**

a. Where required, standpipes/hose valves shall be wet and placed adjacent to all exterior exit doors, same side as the door handle/knob. Village Ordinance 180.16 (I).

b. The building protection system shall be equipped with standpipes that shall consist of 2-½ inch NST valve, capable of delivering 250 GPM, at 75 PSI measured at the standpipe valve.

c. No 1-1/2” cap reductions are required.

32. **Pump Room / Riser Room Door:**

a. The exterior door that accesses either the fire pump or riser room shall be labeled in the following manner outlined below

i. At the center upper 1/3 of the door, utilizing 4” reflective RED or WHITE block lettering contrasting to the door color, with the following title.

ii. “FIRE PUMP ROOM” or “FIRE RISER ROOM”, respective for the type of existing room.

iii. Other options as approved by AHJ.

b. This door shall have a Knox-Box installed adjacent to the door. The specific location heights and details are documented in the “Fire Department – Appendix A” attachment.

33. **MSDS / SDS Station:**

a. Within the pump or riser room locate a (SDS) Safety Data Sheet Station in a conspicuous and accessible location. The station shall be labelled so to be readily identified.

b. Products used for maintenance, production or stored within the facility shall have their SDS information located at this SDS station.

c. The SDS information shall be organized in such manner that access to product information is intuitive.

d. The contents of the SDS station shall be updated and/or reviewed at least annually by the building owner or active tenant. A dated record log shall be kept with the SDS station indicating such review.

34. **Strobe Light:**

a. All strobe lights required below shall meet Village specifications as found in section 180-16(m) of the Sprinkler Ordinance. The lens color shall be RED.

b. A strobe light and 10" dome bell shall be provided, visible from the pumper pad to indicate a waterflow alarm condition.

c. If the building has a fire pump, an additional strobe light shall be required and installed adjacent to the waterflow alarm and activated when the fire pump is running.

d. Both notification devices above (b & c) shall be labeled appropriately as "WATERFLOW" and "PUMP RUN" below the respective devices. In instances where only one strobe is required, no signage is required.

e. A strobe light shall be provided and installed vertically at each riser location on the exterior of the building. No bell or signage is required. In instances where two or more risers are located at one location, only one exterior strobe is required. The strobe shall activate on any one riser waterflow.

f. A separate "Appendix A" document is available to provide visual detail supporting the above requirements.

35. **Fire Alarm System:** There shall be a full function remote annunciator installed. Utilizing a fire pull station, sprinkler water flow, or any other fire detection device that maybe installed in this building shall activate the internal fire alarm system. The systems shall be designed and constructed to the current printed edition of NFPA 72. Confirm NFPA edition with the Fire Department prior to system design

a. **Installation:** Installation of the Fire Alarm System shall be in accordance with NFPA 70 – The National Electrical Code and applicable local building codes and practices.

b. **Manual Fire Alarm Pull Stations:** Shall be located at a minimum, immediately adjacent to each exterior door. Any additional exterior doors will be required to meet this requirement. The pull station shall not be placed in the area of the door, but immediately adjacent to the door jamb.

c. **Pull Stations and Audiovisual Alarms:** Shall be installed per ADA requirements.

d. **Smoke and Heat Detection:** Shall be installed as required.

e. **Tamper Switches:** Tamper switches shall be placed on all sprinkler valves and be identified on the annunciator panel.

f. **PIV & Exterior Valves:** Shall be monitored by the Fire Alarm system.

g. **Strobe & Bell:** Strobe light and Bell devices shall be identified and documented on the submitted Fire Alarm plan submittal. It is understood that typically this work is completed by the electrical contractor and not part of the alarm plan per say.

h. **Duct Detectors:** Duct detectors shall be programmed as a Supervisory Alarm, not as an alarm condition unless pre-approved by the AHJ.

i. **Fire Alarm Plans Location:** There shall be a designated location for a set of as-built fire alarm plans near the FACP per NFPA 72.

j. **FACP Nomenclature:** Confirmation of nomenclature shall be discussed between the Fire Department and the fire alarm program technician prior to any inspections.

k. **Initiating Devices Labeling:** All initiating devices e.g.: pull stations, smoke detectors, tampers, etc shall be labeled with the FA device number that matches the system nomenclature programmed. The font/letters shall be at least 14pt and of such size that they are visible based on accessibility to the device. (e.g.: ceiling initiating devices may require a larger font size)

l. **Annunciator Panel: Shall be addressable.** The annunciator panel type shall be approved by the AHJ.

The panel shall identify a fire sprinkler water flow by riser, and the specific locations of the fire alarm pull stations and any other fire detection devices that may be installed in this building. All remote annunciator panels shall be full function.

m. **Transmission of Fire Alarms.** The method of transmission to central station shall be documented within the submittal and approved by the AHJ. (e.g. RF Radio/Mesh network, cellular, VOIP, MFVN, or other approved technologies allowed by code.)

n. **FACP Main Panel:** There will be one main fire alarm panel within a building. The system will not be split into two or multiple fire alarm panels interconnected together. (Example: West wing is one panel, East wing is a different panel)

o. **FACP Location:** The main fire alarm panel shall be located in the fire pump or riser room. Any other location shall be identified in advance and in writing. The AHJ shall review and any deviation must be conveyed in writing by the AHJ prior to any submitted plans or construction.

p. **Fire Alarm Map:** An "as-is" drawing of the fire alarm system shall be provided and posted in the riser or pump room of the building. The drawing shall have at minimum, the initiating device numbers, locations, and door numbering scheme on the posted drawing. The size of the drawing shall be at least 22"x34" (ANSI D) in size and no larger than 34"x44" (ANSI E). In multi-floor projects, each floor shall be a separate page. The maps shall either be mounted on a wall within the pump/riser room or reliably hung and removable on the wall. Maps shall be laminated. A electronic copy shall also be provided to the AHJ.

q. **Central Station:** The Fire Alarm Control Panel shall transmit all fire alarm, tamper, trouble and supervisory signals to a central station that is certified by Underwriters Laboratories (UL) and/or Factory Mutual (FM) and approved by the Fire & Rescue Department. The owner shall provide such documentation for approval. It is recommended that the owner consult with the Fire & Rescue Department prior to signing any contracts with the Central station.

Fire:	Pleasant Prairie Fire & Rescue
Medical:	Pleasant Prairie Fire & Rescue
Phone numbers	
Emergency:	**(262) 694-1402**
Non-emergency:	(262) 694-7105
Business:	(262) 694-8027

36. **All Hazards Notification System:** Should the owner or tenant plan on the installation of an in-building all hazards notification system (fire, weather, active threat, etc), the fire department shall be made aware and the system shall meet all NFPA 72 requirements.

37. **Public Safety Radio Coverage**: Provide for adequate radio coverage to public safety service workers, including but not limited to firefighters, and law enforcement officers. For purpose of this section, adequate radio coverage shall include all of the following:

a) a minimum signal strength of -101 dBm available in 95% of the area of each floor of the building when transmitted from the Public Safety Radio Communications System: and

b) A minimum signal strength of -101 dBm received at the Public Safety Radio Communications System when transmitted from 95% of the area of each floor of the building, via portable radio with public safety microphone.

c) Channel Performance Criterion (CPC): CPC is the minimum performance level in a faded channel, per TSB-88, clause 4.2. TSB-88 is a "Telecommunications Systems Bulletin" published by the TIA, Telecommunications Industry Association. The performance level is rated using "Delivered Audio Quality". Industry standard DAQ definitions are shown in Table 1.

d) DAQ level of three (3) is the minimum performance level which shall be attainable by public safety radio systems in 95% of the area of each floor of a building, via portable radio with public safety microphone

Table 1 - Delivered Audio Quality Definitions

DAQ Delivered Audio Quality	Subjective Performance Description
1	Unusable, speech present but unreadable.
2	Understandable with considerable effort. Frequent repetition due to noise / distortion.
3	Speech understandable with slight effort. Occasional repetition required due to noise / distortion.
3.5	Speech understandable with repetition only rarely required. Some noise / distortion.
4	Speech easily understood. Occasional noise / distortion.
4.5	Speech easily understood. Infrequent noise / distortion.
5	Speech easily understood.

e) The frequency range which must be supported shall be 151.0000 to 160.0000 MHz, in both digital and analog signals.

Testing Procedures:

A. Initial Tests. Public safety employees or their designees will perform initial tests. A Certificate of Occupancy shall not be issued to any new structure if the building fails to comply with this section.

B. Annual Tests. Fire Department personnel in conjunction with inspection procedures will conduct annual tests.

Amplification Systems Allowed

1. Buildings and structures which cannot independently support the required level of radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted signal booster amplifiers as needed. The installation of equipment as indicated above cannot be detrimental to the operation of the Public Safety Radio System.

2. In the event that a signal booster is employed it shall meet the following minimum requirements:
   a. be fully encased within a dust resistant case;
   b. be contained in a National Electrical Manufacturer's Association (NEMA) 4-type waterproof cabinet;
   c. battery systems used for the emergency power source shall be contained in a NEMA 4-type waterproof cabinet;
   d. the signal booster system and battery system shall be electrically supervised and monitored by a supervisory service, or shall sound an audible signal at a constantly attended location;
   e. Have FCC certification prior to installation.

Secondary Power

Emergency responder radio coverage systems shall be provided with an approved secondary source of power conforming to NFPA 72. The secondary power supply shall be capable of operating the emergency responder radio coverage system for a period of at least twenty-four (24) hours. When primary power is lost, the power supply to the emergency responder radio coverage system shall automatically transfer to the secondary power supply.

Field Testing

Fire Department personnel, after providing reasonable notice to the owner or their representative, shall have the right to enter onto the property to conduct field-testing to be certain the required level of radio coverage is present.

38. **Final Inspection:** The General Contractor shall be responsible to provide or confirm from the MEPs that the

following system related documents have been delivered to the AHJ throughout the project and before a final occupancy scheduled:

a. **100% Completion Letters** – Shall be delivered on company letterhead and stamped as applicable. Letters shall include at minimum, the project name, address, and scope of work description, along with an authorized signatory of the organization.

    a. The fire protection contractor shall provide the AHJ with a letter (upon completion of the sprinkler work) stating the sprinkler system, or portion thereof, is "100% operational and built according to the design", Village Ordinance, 180-16 N if modifications are made to the system.

    b. The fire alarm contractor shall also provide the AHJ with a letter (upon completion of the fire alarm work) stating the fire alarm system, or portion thereof, is "100% operational and built according to the design" if modifications are made to the system.

    c. These documents are in addition to any NFPA or "Record of Completion" paperwork.

b. Contract copy with fire alarm central monitoring station.

c. UL and/or FM certificate(s) for the contracted fire alarm central monitoring station.

d. Fire protection underground flushing documents.

e. Underground and fire sprinkler (Wet & Dry) hydrostatic test certificates.

f. Clean Agent System documentation as applicable.

g. Copies of the fire sprinkler operational test certificates.

h. Copies of the fire alarm test documents. – Record of Completion

i. Copies of other related system documents such as, hood/duct, smoke, etc…

j. The Pleasant Prairie Fire and Rescue Department shall have all information needed for our pre-fire plan prior to occupancy.

k. Provide in an electronic PDF format of floor plans for the building in an as-built condition.

l. System drawings of the fire alarm and fire sprinkler system shall be placed in the fire pump room, near the fire alarm control panel as outlined in their respective system comments. An electronic copy of each system shall be provided.

m. AED is in place at such time that the occupancy inspection is conducted.

n. A copy of the Emergency Plan must be submitted to the Fire & Rescue Department before occupancy.

Office of the Building Inspection Superintendent
Sandro Perez

Village Staff Memorandum

To: Jean Werbie-Harris, Community Development Director

From: Sandro Perez, Building Inspection Superintendent

Subject: Seefried Properties

Date: February 8, 2019

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1. Building Inspection Department information:
   Hours: Mon-Fri, 8am-5pm.
   Phone# 262-694-9304
   Email: buildinginspection@plprairiewi.com

2. Permit applications can be found online at pleasantprairieonline.com

3. Inspections are performed Mon- Fri 9am-4pm except electrical inspections; those are only Tue & Thu mornings. 48hr notice is required to schedule an inspection. Please note you must call and speak with a Building Inspection Department representative a voicemail or email will not constitute an inspection please plan accordingly. Final occupancy inspections require coordination with multiple departments and staff members there for a minimum of 72 hour notice is required. Any re-inspection fees due must be paid prior to scheduling a re-inspection.

4. All contractors requiring permits shall not commence work until permit issuance.

5. We are currently inspecting to the 2015 IBC, IEBC, IMC, IECC, IFGC, 2009 ANSI A117.1, 2017 NEC and WI. Plumbing code SPS 381-386.

6. Please submit all applicable plans (Building, HVAC, Fire Suppression, Fire Detection, Conveyance, Plumbing, etc.) to the state for review (DSPS/DHS). Please be aware state plumbing plan review has a long lead time, plan accordingly.

7. Building Inspection Department will not issue permits until we receive the applicable state approval letter and plans.

8. All state approved drawing must be available at job site for inspector review during inspections.

9. Please submit emergency egress lighting plan and energy compliance worksheets form SBD 10512 to Building Inspection Department prior to issuance of building permit.

10. Fire alarm systems require two permits from both the Fire Department and Building Inspection Department.

11. Any building fire protection loop and combination water main will require approval by the Fire Department prior to issuance of exterior plumbing permit.

12. Fire alarm systems and fire protection loops will require inspections by both the Fire Department and Building Inspection Department.

13. Any tradesmen requiring state license will be “carded” on the jobsite for compliance.

14. All equipment must be “LISTED” by a nationally recognized testing laboratory.

15. All equipment, materials, etc. must be rated for the environment in which they will be used.

16. Please contact me with any questions on permitting and/or plan submittal.

17. Village of Pleasant Prairie recommends all exterior lighting to be LED, 5000K and “Dark Sky” compliant. No spillover of lighting beyond lot lines is allowed.

18. Provide adequate accessible parking per Ch.11 of the 2015 IBC.

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☐ Final Site and Operational Plan	☑ New Building
☑ Final Site and Operational Plan/Conditional Use Permit	☐ Building Addition
☐ Preliminary Site and Operational Plan	☐ Building Alteration
☐ Preliminary Site and Operational Plan/ Conditional Use Permit	☐ New Tenant
☐ Digital Security Imaging System (DSIS Agreement and Easement)	

Name of Business: Seefried Properties

Site Address: 8500 116th Street, Pleasant Prairie, WI 53158 Suite #: _____

Tax Parcel Number: 92-4-122-283-0208

Zoning District(s): M-2

Name of Development: SIP I

Estimated Date of Occupancy: 4th quarter 2019 substantial completion speculative warehouse

Detailed Description of the Proposed Project and Use:

Seefried Properties is proposing the development of a 205,732 SF speculative distribution center, fully sprinkled steel structure with precast factory concrete wall panels, site paving and utilities on 12.78 acres. The building is designed to appeal to a wide range of users. The 210' building depth, allows for unit sizes between 50,000 and 205,732 SF. The building has four office entries, 199 car parking, 32' clear height, 23 fully equipped truck docs and 32 trailer parking stalls.

Detailed Description of Company:

Seefried Properties specializes in the development, leasing and management of industrial real estate across the U.S. Seefried primarily focuses on development in core industrial markets and build-to-suits with corporate tenant users in first and second tier markets.

Seefried Properties opened the Chicago office in 2003 and has completed over $80 million of build-to-suit and speculative development projects for leading companies. Seefried's Chicago team has extensive development experience and works closely with general contractors, architects and engineers guaranteeing the best prices and delivering on-time and on-budget.

Select One Option

- ☐ Relocation of Business from TBD
- ☐ New Location for Business in Pleasant Prairie
- ☐ Expansion/Change to Existing Business in Pleasant Prairie
- ☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 556,685 sq. ft. Lot Area: 12.78 ac.

Building Area: 205,080 sq. ft. Building Height: 32 ft.

Tenant Area: TBD sq.ft.

Addition Area: NA sq. ft. Addition Height: NA ft.

Total Impervious Surface Area: 212,359 sq. ft.

Total Landscape Area: 139,246 sq.ft. Site % of Open Space 25.01 %

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 199

Total # of regular parking spaces (on-site): 191

Total # of handicapped accessible spaces (on-site): 8

Total # of truck parking spaces (on-site): 32

Total # of dock doors: 23

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: TBD Maximum number of daily trips: TBD

Anticipated truck trips to and from the site:

Number of daily average trips: TBD Maximum number of daily trips: TBD

OPERATIONAL INFORMATION

Hours (Open to the public): TBD

Delivery hours: TBD

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: Tenants to be determined

Proposed total number of part-time employees: _____

Number of shifts: _____

Total of number of employees per shift: 1st _____, 2nd _____, 3rd _____

Largest number of employees on site at any one time: _____

PUBLIC FACILITIES INFORMATION

Check all that apply:

- ☐ The property is serviced by Public Sanitary Sewer
- ☐ The property is serviced by Public Water
- ☐ The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: TBD

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

- ☐ Factory Group F-1 (Moderate-hazard) _____sq. ft.
- ☐ Factory Group F-2 (Low-hazard) _____sq. ft.
- ☐ Storage Group S-1 (Moderate-hazard) _____sq. ft.
- ☐ Storage Group S-2 (Low-hazard) _____sq. ft.
- ☐ Business Group B _____sq. ft.
- ☐ High-Hazard Group H _____sq. ft.
- ☑ Other Tenants to be determined _____sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

Tenants/building user to be determined

Types of equipment or machinery to be used on site:

Tenants/building user to be determined

Types and quantities of solid or liquid waste material which require disposal:

Tenants/building user to be determined

Method of handling, storing and disposing of solid or liquid waste materials:

Tenants/building user to be determined

Methods of providing site and building security other than the Village Police Department:

Seefried Properties will provide property management and hire maintenance company to check facility, lighting and building will have alarm including monitoring.

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

The building is a Class A distribution facility with property management by Seefried Properties.

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

No adverse impacts at this time

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

Final plan submittal to Village on 01/17/19

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☒ Title Sheet
- ☒ Survey
- ☒ Site Plan
- ☒ Grading and Drainage Plan
- ☐ Building and Fire Protection Plans
- ☒ Lighting Plan (including photometric plan)
- ☒ Landscape and Open Space Plan
- ☐ Signage Plan
- ☒ Industrial Waste Survey
- ☒ Required Application Fee and Pre-Development Agreement - previously submitted

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: owner authorization previously included on 10/11/18

Signature: _____

Address: _____

_____
(City) **(State)** **(Zip)**

Phone: _____

Fax: _____

Email: _____

Date: _____

APPLICANT/AGENT:

Print Name: Doug Houser

Signature: _____

Address: 8745 W. Higgins Road, Suite 220

Chicago IL 60631
(City) **(State)** **(Zip)**

Phone: 847-298-1122

Fax: 847-298-1188

Email: susanmarch@seefriedproperties.com doughouser@seefriedproperties.com

Date: 01/17/19

TENANT CONTACT:

Print Name: TBD

Signature: _____

Address: _____

_____
(City) **(State)** **(Zip)**

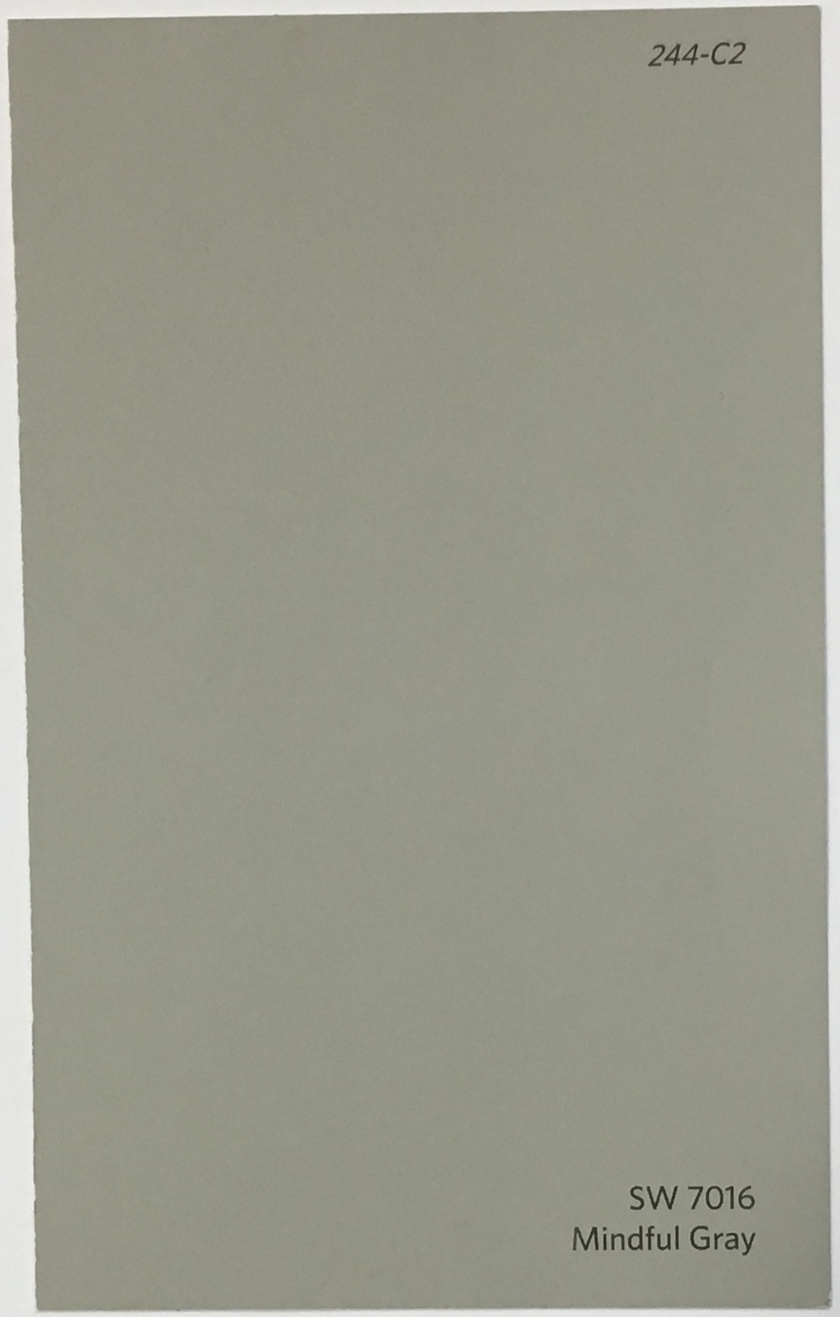
Phone: _____

Fax: _____

Email: _____

Date: _____

Rev 01-17



COLOR SAMPLES

8500 116th Street, Pleasant Prairie, WI

SEEFRIED INDUSTRIAL PROPERTIES 1
01.17.19

© 2018 Partners in Design Architects, Inc.

Partners in Design
ARCHITECTS
262.652.2800
Kenosha, WI
847.940.0300
Riverwoods, IL

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

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

SIP I

8500 116TH STREET, PLEASANT PRAIRIE, WI

PLANS PREPARED
FOR

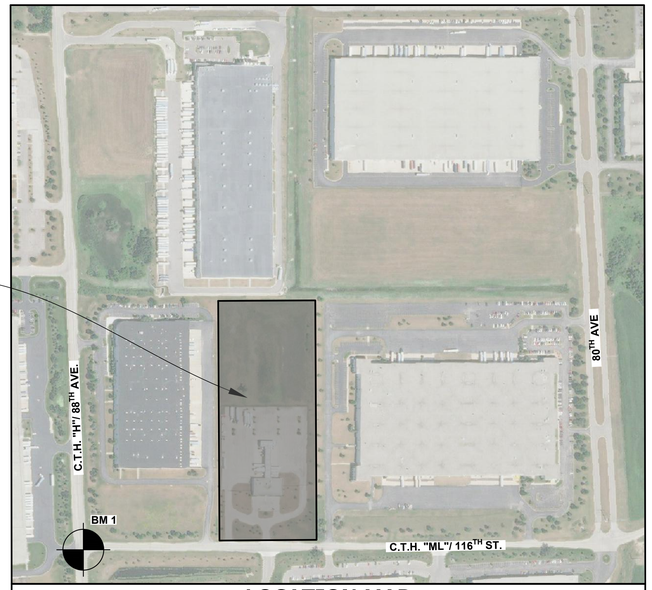
SEEFRIED INDUSTRIAL PROPERTIES

8745 W. HIGGANS ROAD, SUITE 220
CHICAGO, IL 60631

INDEX OF SHEETS

C-1	COVER SHEET
C-2	SITE EXISTING CONDITIONS
C-3	SITE DEMOLITION PLAN
C-4	SITE DIMENSIONAL & PAVING PLAN
C-5	SITE GRADING PLAN
C-6	SITE UTILITY PLAN
C-7	SITE STABILIZATION PLAN
C-8 - C-11	CONSTRUCTION DETAILS
L-1	OVERALL LANDSCAPE PLAN
L-2	ENLARGED LANDSCAPE PLAN SOUTH
L-3	ENLARGED LANDSCAPE PLAN NORTH
L-4	PLANTING NOTES & DETAILS

PROJECT LOCATION



LOCATION MAP
SCALE: 1" = 300'

EXISTING CONDITIONS SURVEY:

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

CONTRACTOR RESPONSIBILITY:

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

SITE DATA

SITE AREA:	556,684 S.F./12.78 AC
ZONING CLASSIFICATION:	T.B.D
BUILDING FOOTPRINT AREA:	205,080 S.F.
IMPERVIOUS SPACE:	417,436 S.F./9.58 AC/75.0%
GREEN SPACE:	139,248 S.F./3.20 AC/25.0%
PARKING PROVIDED (9'x18')	199 (8 ADA)

VILLAGE NOTES

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE OFFICES. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD.

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 SECTION 28, TOWN 1 NORTH, RANGE 22 EAST, ELEVATION = 685.45.

REQUIRED SUBMITTALS FOR APPROVAL

1. HOT MIX ASPHALT - MIX DESIGN
2. CONCRETE PAVEMENTS (EXTERIOR) - MIX DESIGN & JOINT PLAN
3. PAVEMENT STONE BASE COURSE - GRADATION
4. PIPE BEDDING & TRENCH BACKFILL - GRADATION
5. MANHOLE BACKFILL - GRADATION
6. PAVEMENT MARKING PAINT

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS
2. SANITARY SEWER PIPE & FITTINGS
3. STORM SEWER PIPE, STRUCTURES, & FITTINGS
4. TRACER WIRE
5. UNDERGROUND UTILITY LOCATION RECORD DRAWINGS
6. ADA SIGN &, PAINT & STENCILS
7. CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	T
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	✦750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		OVER / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6"	6"
SOIL BORING	B-8 / B-9	B-8 / B-9
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY TERRACON CONSULTANTS, INC DATED NOVEMBER 8, 2018, FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL ARE NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS:

CIVIL ENGINEER:
TODD MUELLER, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

ARCHITECT:
ERIC ORTEGA
PARTNERS IN DESIGN
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
(847) 940-0300

APPLICANT:
SEAN G. TYRRELL
SEEFRIED INDUSTRIAL PROPERTIES INC.
8745 WEST HIGGINS, SUITE 220
CHICAGO, IL, 60631
(847) 298-1122

SURVEYOR:
JOHN KONOPACKI
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

PUBLIC UTILITY CONTACTS:

AMERICAN TRANSMISSION COMPANY:
BRIAN MCGEE
OFFICE: (262) 506-6895
EMAIL: bmcgee@atcllc.com
EMERGENCY NUMBER: (800) 972-5341

VILLAGE OF PLEASANT PRAIRIE UTILITIES:
OFFICE: (262) 694-1403

WISCONSIN D.O.T.:
KEVIN KOEHNKE,
PERMITS COORDINATOR
SOUTHEAST REGION
OFFICE: (262) 548-5891
EMAIL: kevin.koehnke@dot.wi.gov

AT&T:
MIKE TOYEK
OFFICE: (262) 636-0549
EMAIL: mt1734@att.com

TDS TELECOM:
SOUTHEAST WISCONSIN
OFFICE: (877) 483-7142

TIME WARNER CABLE:
STEVE CRAMER
UTILITY COORDINATOR
OFFICE: (414) 277-4045
EMAIL: steve.cramer@twcable.com
EMERGENCY NUMBER: (800) 627-2288

WE-ENERGIES:
ALLIE KLAWINSKI
SR. SERVICE MANAGER
OFFICE: (262)552-3227
EMAIL: allie.klawinski@we-energies.com

NATURAL GAS EMERGENCY:
(800) 261-5325
ELECTRICAL EMERGENCY:
(800) 662-4797

GOVERNING AGENCY CONTACTS:

PLEASANT PRAIRIE VILLAGE HALL:

9915 39TH STREET
PLEASANT PRAIRIE, WI 53158
OFFICE: (262) 694-1400

COMMUNITY DEVELOPMENT DEPARTMENT:

JEAN WERBIE-HARRIS, DIRECTOR
PLANNING, ZONING ADMINISTRATOR
OFFICE: (262) 925-6718
EMAIL: jwerbie-harris@pleasantprairiewi.com

AARON KRAMER, DEPUTY
PLANNING, DEPUTY ZONING ADMINISTRATOR
EMAIL: akramer@pleasantprairiewi.com

PEGGY HERRICK
ASSISTANT PLANNER & ZONING ADMINISTRATOR
OFFICE: (262) 925-6716
EMAIL: pherrick@pleasantprairiewi.com

ENGINEERING DEPARTMENT:

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VILLAGE ENGINEER
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EMAIL: mfineour@pleasantprairiewi.com

KURT DAVIDSEN, P.E.
ASSISTANT VILLAGE ENGINEER
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EMAIL: kdavidsen@pleasantprairiewi.com

PUBLIC WORKS DEPARTMENT:

JOHN STEINBRINK, JR., P.E.
DIRECTOR OF PUBLIC WORKS
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
OFFICE: (262) 925-6768
EMAIL: jsteinbrink@pleasantprairiewi.com

STEVE WLAHOVICH
RIGHT OF WAY/ERROSION CONTROL INSPECTOR
OFFICE: (262) 925-6767
EMAIL: swlahovich@pleasantprairiewi.com

BUILDING INSPECTION DEPARTMENT:

SANDRO PEREZ
BUILDING INSPECTION SUPERINTENDENT
OFFICE: (262) 694-9304
DIRECT: (262) 925-6722
EMAIL: sperez@pleasantprairiewi.com

DONALD KOEHNE
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: dkoehne@pleasantprairiewi.com

MICHAEL KAPRELIAN
BUILDING INSPECTOR
OFFICE: (262) 694-9304
EMAIL: mkaprelian@pleasantprairiewi.com

FIRE & RESCUE DEPARTMENT:

CRAIG ROEPKE,
CHIEF OF FIRE & RESCUE
8044 88TH AVENUE
DIRECT: (262) 948-8981
EMAIL: croepke@pleasantprairiewi.com

AARON LONGRIE
ASSISTANT FIRE CHIEF
OFFICE: (262) 694-8027
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EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

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DESIGNED: WTD
DRAFTED: EP

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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

COVER SHEET

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB # 1331.00A-WI
PEG PM ARA
SAVED DATE 1/16/19
SCALE N.T.S.

SHEET
C-1
OF
C-11

COVER SHEET

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI COVER SHEET.DWG

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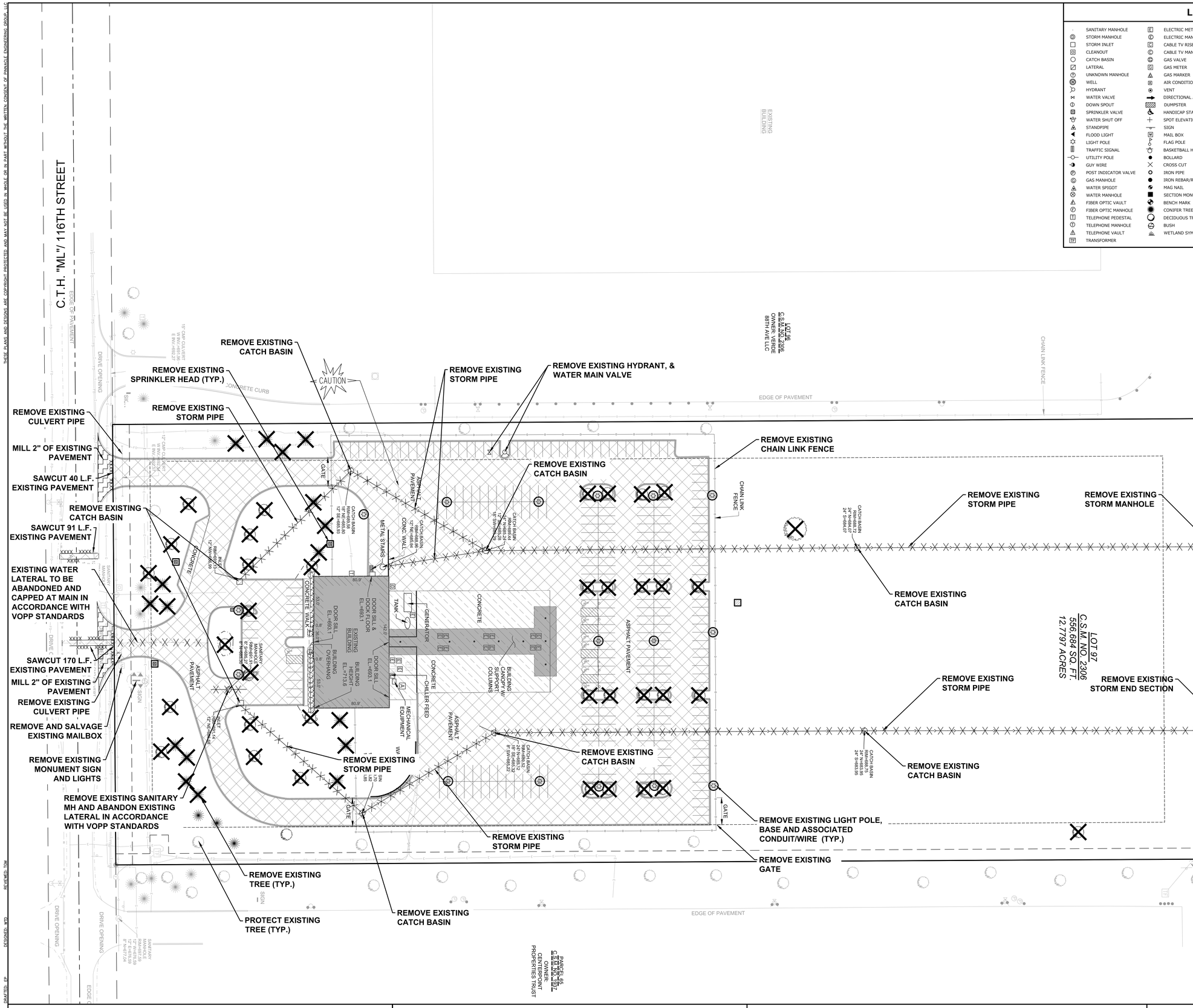

LEGEND

SANITARY MANHOLE	ELECTRIC METER	CL.	=CENTERLINE
STORM MANHOLE	ELECTRIC MANHOLE	CONC.	=CONCRETE
STORM INLET	CABLE TV RISER/BOX	EL.	=ELEVATION
CLEANOUT	CABLE TV MANHOLE	EXT.	=EXISTING
CATCH BASIN	GAS VALVE	INV.	=INVERT
LATERAL	GAS METER	MON.	=MONUMENT
UNKNOWN MANHOLE	GAS MARKER	P.O.B.	=POINT OF BEGINNING
WELL	AIR CONDITIONING UNIT	P.O.C.	=POINT OF COMMENCEMENT
HYDRANT	VENT	R.O.W	=RIGHT OF WAY
WATER VALVE	DIRECTIONAL ARROW	SEC.	=SECTION
DOWN SPOUT	DUMPSTER	SQ. FT.	=SQUARE FEET
SPRINKLER VALVE	HANDICAP STALL	W/	=WITH
WATER SHUT OFF	SPOT ELEVATION	(R)	=RECORDED AS
STANDPIPE	SIGN	UNDERGROUND UTILITY LINES	
FLOOD LIGHT	MAIL BOX		SANITARY SEWER
LIGHT POLE	FLAG POLE		STORM SEWER
TRAFFIC SIGNAL	BASKETBALL HOOP		WATER MAIN
UTILITY POLE	BOLLARD		FIBER OPTIC
GUY WIRE	CROSS CUT		TELEPHONE
POST INDICATOR VALVE	IRON PIPE		ELECTRICAL
GAS MANHOLE	IRON REBAR/ROD		OVERHEAD WIRES
WATER SPIGOT	MAG NAIL		CABLE TELEVISION
WATER MANHOLE	SECTION MONUMENT		GAS MAIN
FIBER OPTIC VAULT	BENCH MARK		WETLANDS
FIBER OPTIC MANHOLE	CONIFER TREE		
TELEPHONE PEDESTAL	DECIDUOUS TREE		
TELEPHONE MANHOLE	BUSH		
TELEPHONE VAULT	WETLAND SYMBOL		
TRANSFORMER			

NORTH

GRAPHICAL SCALE (FEET)

0 — 1" = 40' — 80'

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CONSTRUCTION SITE NOTES

1. CONSTRUCTION TRAFFIC SHALL USE CTH H TO 116TH STREET TO ACCESS THE SITE.
2. THE HOURS OF CONSTRUCTION ACTIVITY, OPERATING HEAVY MACHINERY OR EQUIPMENT ASSOCIATED WITH GRADING, EROSION CONTROL DEVICE INSTALLATION, AND OVERALL SITE DEVELOPMENT SHALL BE ALLOWED FROM MONDAY THROUGH SUNDAY FROM 7:00 AM TO 10:00 PM.
3. THERE SHALL BE NO CONSTRUCTION VEHICLE PARKING OR EQUIPMENT STORAGE PERMITTED IN THE 116TH STREET RIGHT-OF-WAY. ON-SITE (OFF-STREET) GRAVEL PARKING AREAS SHALL BE DESIGNED TO ACCOMMODATE ALL CONSTRUCTION RELATED WORKERS AND SITE VISITORS.
4. THE VILLAGE SHALL APPROVE OF THE LOCATION OF CONSTRUCTION ACCESS AND ALL CONSTRUCTION TRAILERS PARKED ON THE SITE DURING CONSTRUCTION ACTIVITIES. NO CONSTRUCTION TRAILERS SHALL BE PARKED IN PUBLIC RIGHTS-OF-WAY. ALL CONSTRUCTION RELATED SIGNAGE AND TEMPORARY CONSTRUCTION FENCING SHALL BE APPROVED AND ISSUED PERMITS BY THE VILLAGE.

LEGEND

- TREE REMOVAL
- SAW CUT
- REMOVE CONCRETE CURB AND GUTTER
- REMOVE UNDERGROUND UTILITY
- REMOVE EXISTING ASPHALT PAVEMENT
- REMOVE EXISTING CONCRETE PAVEMENT
- REMOVE EXISTING BUILDING

DEMOLITION & CLEARING

1. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE APPROPRIATE GOVERNMENTAL ENTITIES ARE NOTIFIED OF THE WORK AND NECESSARY PERMITS ARE OBTAINED.
2. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ITEMS/DEBRIS, CLASSIFICATION, AND PROPER DISPOSAL.(E.G. - ARRANGE FOR ADEQUATE COLLECTION, AND TRANSPORTATION TO DELIVER THE RECOVERED MATERIALS TO THE APPROVED RECYCLING CENTER OR PROCESSING FACILITY). CONTRACTOR SHALL MAINTAIN RECORDS ACCESSIBLE TO THE OWNER AND GOVERNMENT ENTITIES.
3. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS IN MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
4. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES DESIGNATED TO REMAIN.
5. PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED FOR SAFETY AND SECURITY.
6. PROVIDE BARRIERS AND APPROPRIATE SIGNS WHERE NECESSARY TO RESTRICT PEDESTRIANS FROM WANDERING INTO CONSTRUCTION AREAS. PROVIDE ACCEPTABLE TEMPORARY SECURITY BARRIERS WHERE PHYSICAL SECURITY OF BUILDINGS OR FENCES IS COMPROMISED DUE TO DEMOLITION WORK.
7. PROVIDE TEMPORARY WEATHER PROTECTION DURING INTERVAL BETWEEN DEMOLITION AND REMOVAL OF EXISTING CONSTRUCTION ON EXTERIOR SURFACES AND INSTALLATION OF NEW CONSTRUCTION TO ENSURE NO WATER LEAKAGE OR DAMAGE OCCURS TO STRUCTURE OR INTERIOR AREAS OF EXISTING BUILDING.
8. ERECT TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST. USE WATER AS NECESSARY TO LAY DUST WHEN CHIPPING, CORING, OR SAWING CONCRETE, MASONRY OR SIMILAR MATERIALS. WATER MUST BE CONTROLLED INSIDE BUILDINGS BY DAMMING, OR OTHER CONTAINMENT METHOD.
9. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF STRUCTURES AND ADJACENT FACILITIES THAT ARE NOT PART OF DEMOLITION.
10. PERFORM WORK IN SAFE AND SYSTEMATIC MANNER.
11. WEAR PROPER PERSONAL PROTECTIVE EQUIPMENT AT ALL TIMES.
12. COMPLETELY BACKFILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM UTILITY REMOVAL AND OTHER DEMOLITION WORK WITH CLOSE GRADED AGGREGATE OR COHESIVE STRUCTURAL FILL.
13. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED.
14. PRIOR TO DEMOLITION, ALL SPECIFIC EROSION & SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED.

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8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE DEMOLITION PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PROJ. NO. 20 1331.00A-WI
PROJ. MGR. AVP
SAVED DATE 1/16/19
SCALE 1" = 40'

SHEET C-3 OF C-11

SITE DEMOLITION PLAN

DRAFTED: EP DESIGNED: WTD REVIEWED: TCM

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI DEMOLITION PLAN.DWG

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SITE DATA

SITE AREA:	556,684 S.F./12.78 AC
ZONING CLASSIFICATION:	T.B.D
BUILDING FOOTPRINT AREA:	205,080 S.F.
IMPERVIOUS SPACE:	417,436 S.F./9.58 AC/75.0%
GREEN SPACE:	139,248 S.F./3.20 AC/25.0%
PARKING PROVIDED (9'x18')	199 (8 ADA)

LEGEND

LIGHT DUTY PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 3 1/2" ASPHALTIC CONC. (2 LIFTS)
  - 2.0" LOWER LAYER (3MT 58-28 S)
  - 1.5" UPPER LAYER (4MT 58-28 S)

HEAVY DUTY PAVEMENT
- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 5" ASPHALTIC CONC. (2 LIFTS)
  - 3.0" LOWER LAYER (3MT 58-28 S)
  - 2.0" UPPER LAYER (4MT 58-28 S)

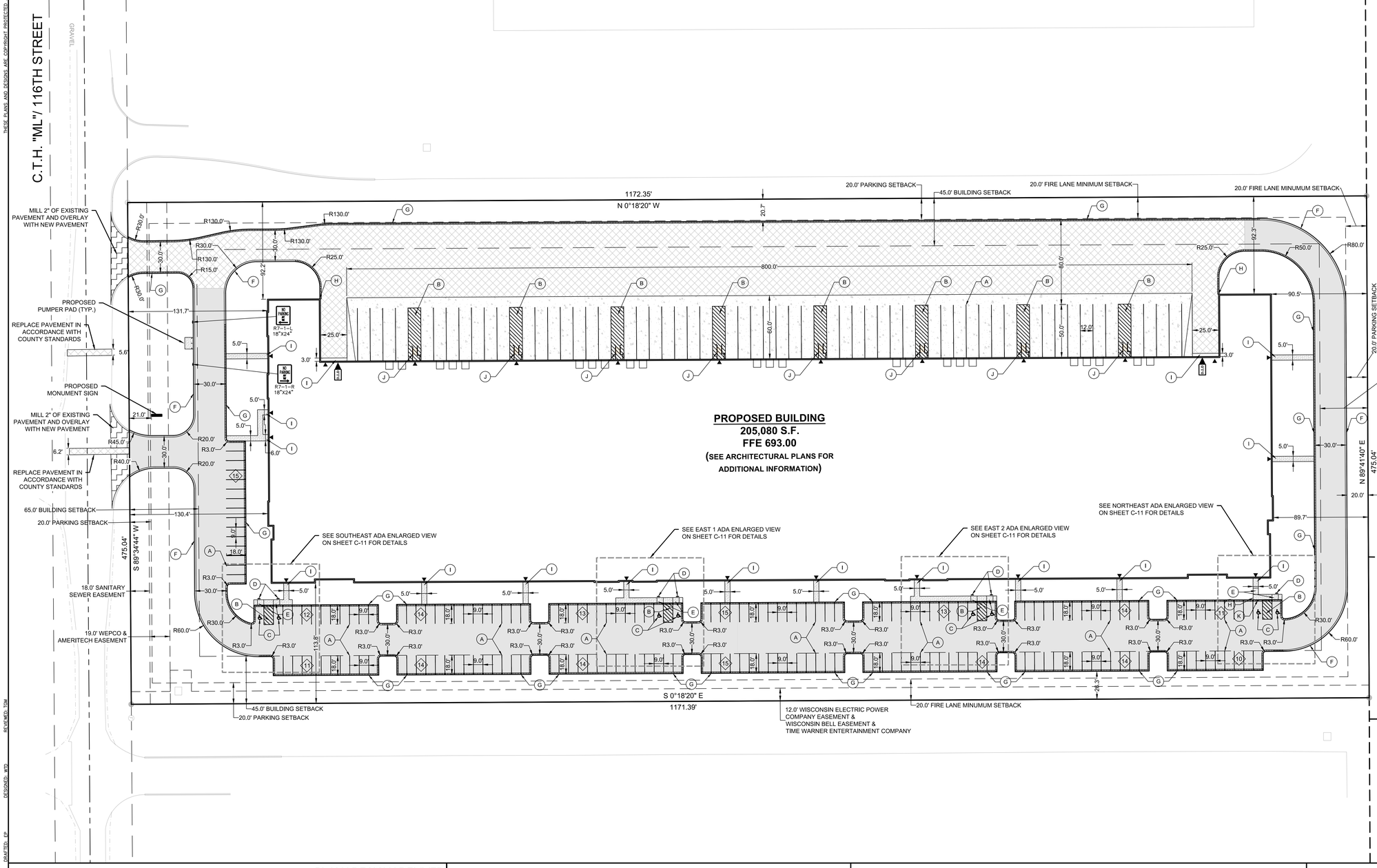
CONCRETE PAVEMENT
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 7.5" PCC (4000 PSI AIR ENTRAINED CONCRETE)

CONCRETE SIDEWALK
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELD WIRE FABRIC PER ACI 315-92)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA STALL INSIGNIA
(D) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(E) ADA CURB RAMP (SEE DETAIL)
(F) 18" CURB & GUTTER (SEE DETAIL)
(G) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(H) TAPER CURB HEAD (SEE DETAIL)
(I) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(J) STEEL STAIRS W/ BOLLARDS (SEE ARCHITECTURAL PLANS)
(K) ADA PARKING STALL SIGNAGE WITH BOLLARD (SEE DETAIL)
(15) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
(O.H.D) OVERHEAD DOOR

NORTH

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



SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF PLEASANT PRAIRIE AND KENOSHA COUNTY ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

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DESIGNED: WTD
DRAFTED: EP

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8500 116TH STREET, PLEASANT PRAIRIE, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB: 1331.00A-WI
PEG PM: ARA
SAVED DATE: 1/16/19
SCALE: 1" = 40'

SHEET
C-4
OF
C-11

SITE DIMENSIONAL & PAVING PLAN

Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A-WI SITE DIMENSIONAL & PAVING PLAN.DWG

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PLANT KEY

DECIDUOUS TREES	CODE	BOTANICAL NAME	COMMON NAME
	BH	Betula nigra `Heritage`	Heritage River Birch
	CV	Crataegus viridis `Winter King`	`Winter King` Hawthorn
	GT	Gleditsia triacanthos inermis `Skycole` TM	Skyline Thornless Honey Locust
	QM	Quercus macrocarpa	Burr Oak
	TG	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden
	UN	Ulmus americana `New Horizon`	New Horizon American Elm

EVERGREEN TREES	CODE	BOTANICAL NAME	COMMON NAME
	AC	Abies concolor	White Fir
	PG	Picea glauca `Densata`	Black Hills Spruce
	PS	Pinus strobus	White Pine

STREET TREES	CODE	BOTANICAL NAME	COMMON NAME
	AA3	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple
	GD	Gymnocladus dioica `Espresso`	Kentucky Coffeetree
	UW	Ulmus x `Morton Glossy` TM	Elm

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

SITE DATA

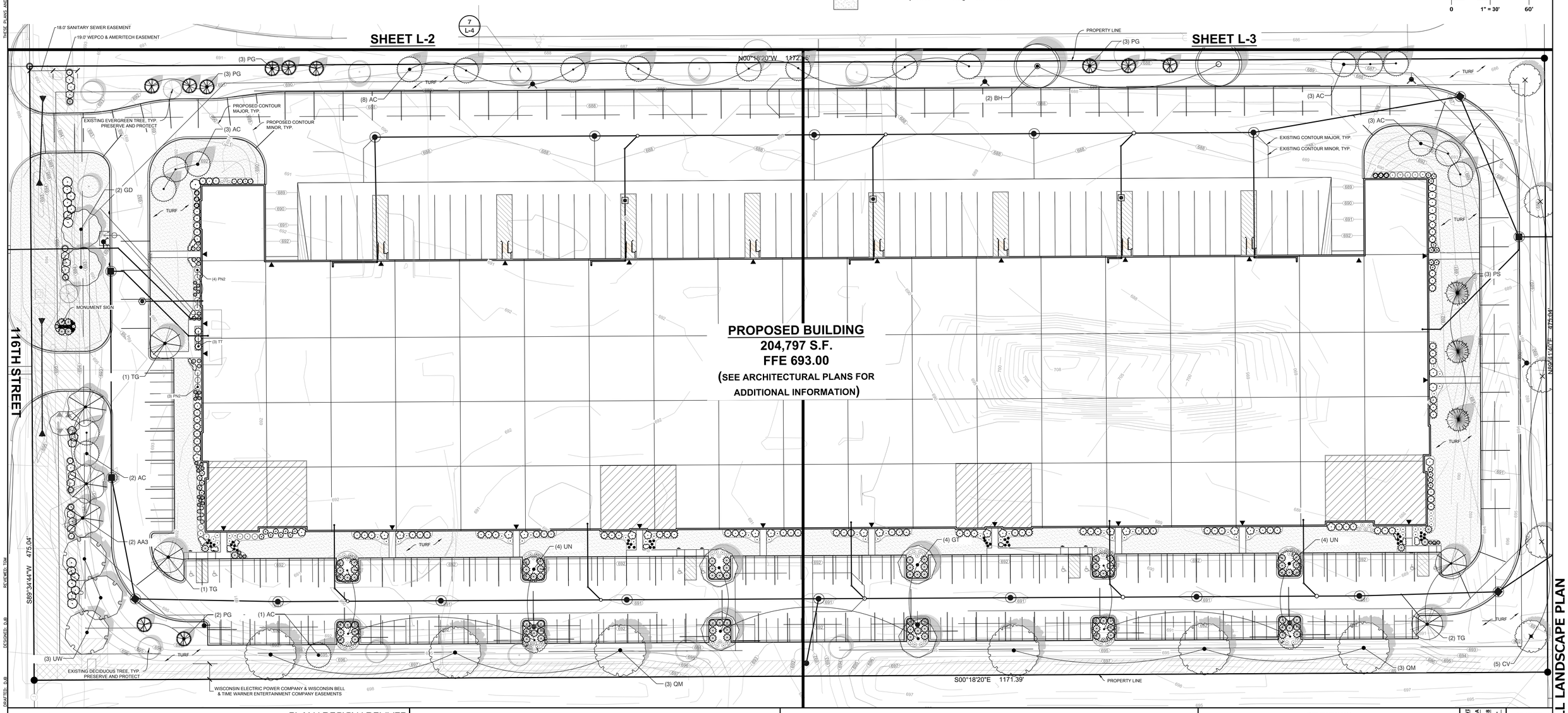
TOTAL PARKING LOT AREA - 76,245 SF
PARKING LOT PAVED AREA - 71,034 SF
PARKING LOT INTERIOR LANDSCAPE AREA - 5,211 SF (6.8%)
TOTAL OPEN SPACE ON SITE - 139,343 SF (25.0%)

TREE NOTES

1. DUE TO UTILITY LOCATIONS, STREET TREES HAVE BEEN PLACED WITHIN THE PROPERTY BOUNDARY ALONG 116TH STREET. 10 TREES ARE REQUIRED. 2 EXISTING STREET TREES WILL BE SAVED AND 8 PROPOSED TREES ARE PROVIDED.
2. EXISTING TREES TO BE RETAINED ON SITE SHALL PRESERVED AND PROTECTED DURING CONSTRUCTION. REFER TO DETAIL 7/L-4.
3. IF ANY GRADING OPERATIONS NEED TO OCCUR WITHIN THE DRIP LINE OF AN EXISTING TREE THAT IS TO REMAIN, REFER TO DETAIL 8/L-4.

NORTH

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



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DESIGNED: BJB
REVIEWED: TCM

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OVERALL LANDSCAPE PLAN

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG JOB No. 1331.00A-WI
PEG PM AKA
START DATE 12/18/18
SCALE 1" = 30'

SHEET
L-1
OF
L-4

OVERALL LANDSCAPE PLAN

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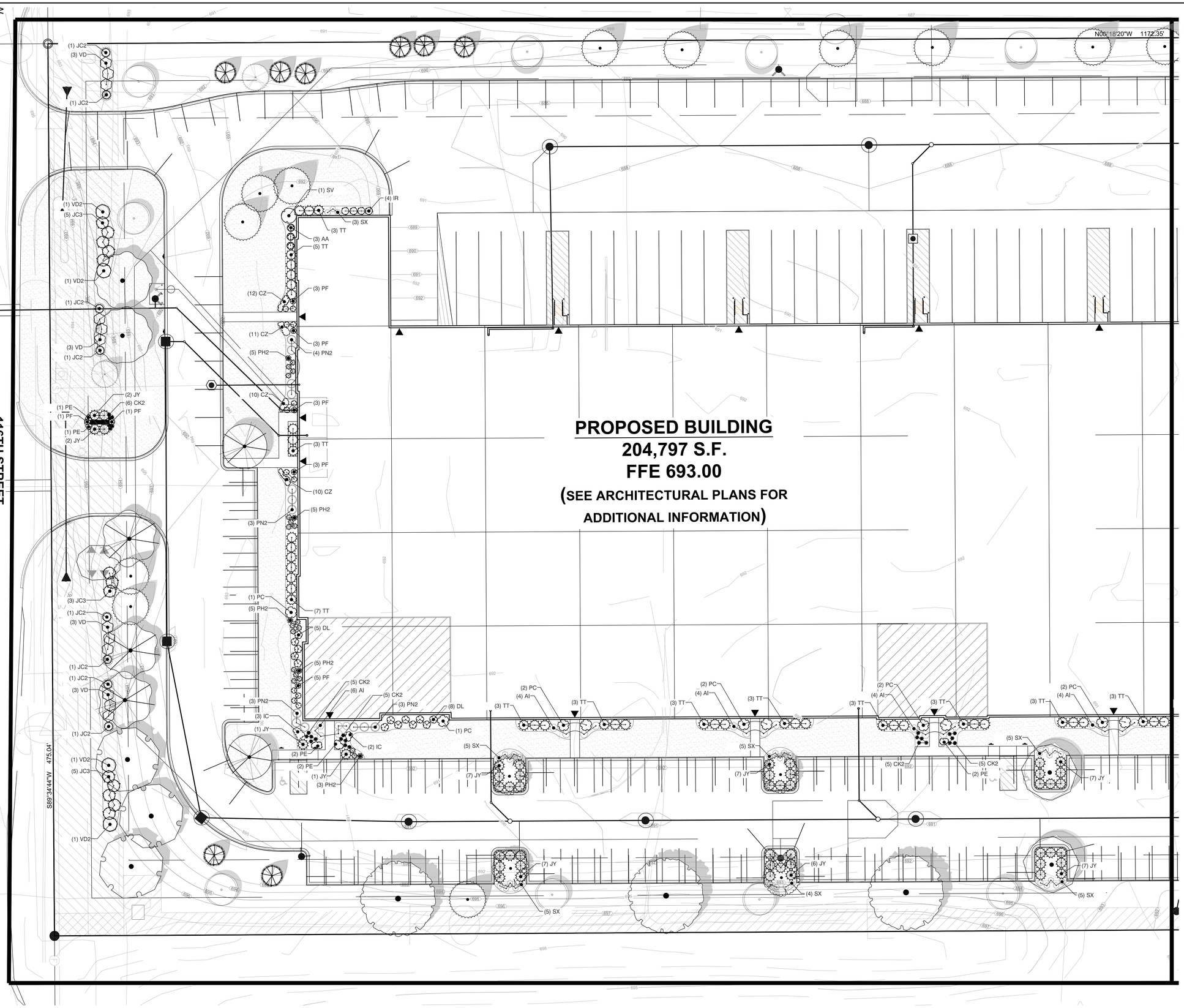

PLANT KEY

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AA	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry/Red Chokeberry
	AI	Aronia melanocarpa `Iroquois Beauty` TM	Black Chokeberry
	DL	Diervilla lonicera	Dwarf Bush Honeysuckle
	IR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	PF	Potentilla fruticosa `McKay`s White`	McKay`s White Bush Cinquefoil
	PC	Prunus x cistena	Purple Leaf Sand Cherry
	SX	Spiraea x bumalda `Goldflame`	Goldflame Spirea
	SV	Syringa vulgaris `Sensation`	Sensation Lilac
	VD2	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum
	VD	Viburnum dentatum `Blue Muffin`	Southern Arrowwood

EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	JC2	Juniperus chinensis `Maneyi`	Maney Juniper
	JC3	Juniperus chinensis `Sea Green`	Sea Green Juniper
	JY	Juniperus horizontalis `Youngstown`	Creeping Juniper
	PN2	Picea abies `Nidiformis`	Nest Spruce
	TT	Taxus x media `Tauntonii`	Tauton Yew

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	CK2	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass
	PH2	Panicum virgatum `Heavy Metal`	Blue Switch Grass

PERENNIALS	BOTANICAL NAME	COMMON NAME
CZ	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis
IC	Iris sibirica `Caesar`s Brother`	Caesar`s Brother Siberian Iris
PE	Phlox subulata `Emerald Blue`	Emerald Blue Moss Phlox

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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ENLARGED LANDSCAPE PLAN SOUTH

DRAFTED: DJB
DESIGNED: DJB
REVIEWED: TOM

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

ENLARGED LANDSCAPE PLAN SOUTH

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEC JOB NO. 1331.00A-WI
PEC PM ABA
START DATE 12/18/18
SCALE 1" = 20'

SHEET
L-2
OF
L-4

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Z:\PROJECTS\2018\1331.00A-WI\CAD\SHEETS\1331.00A LANDSCAPE PLAN.DWG

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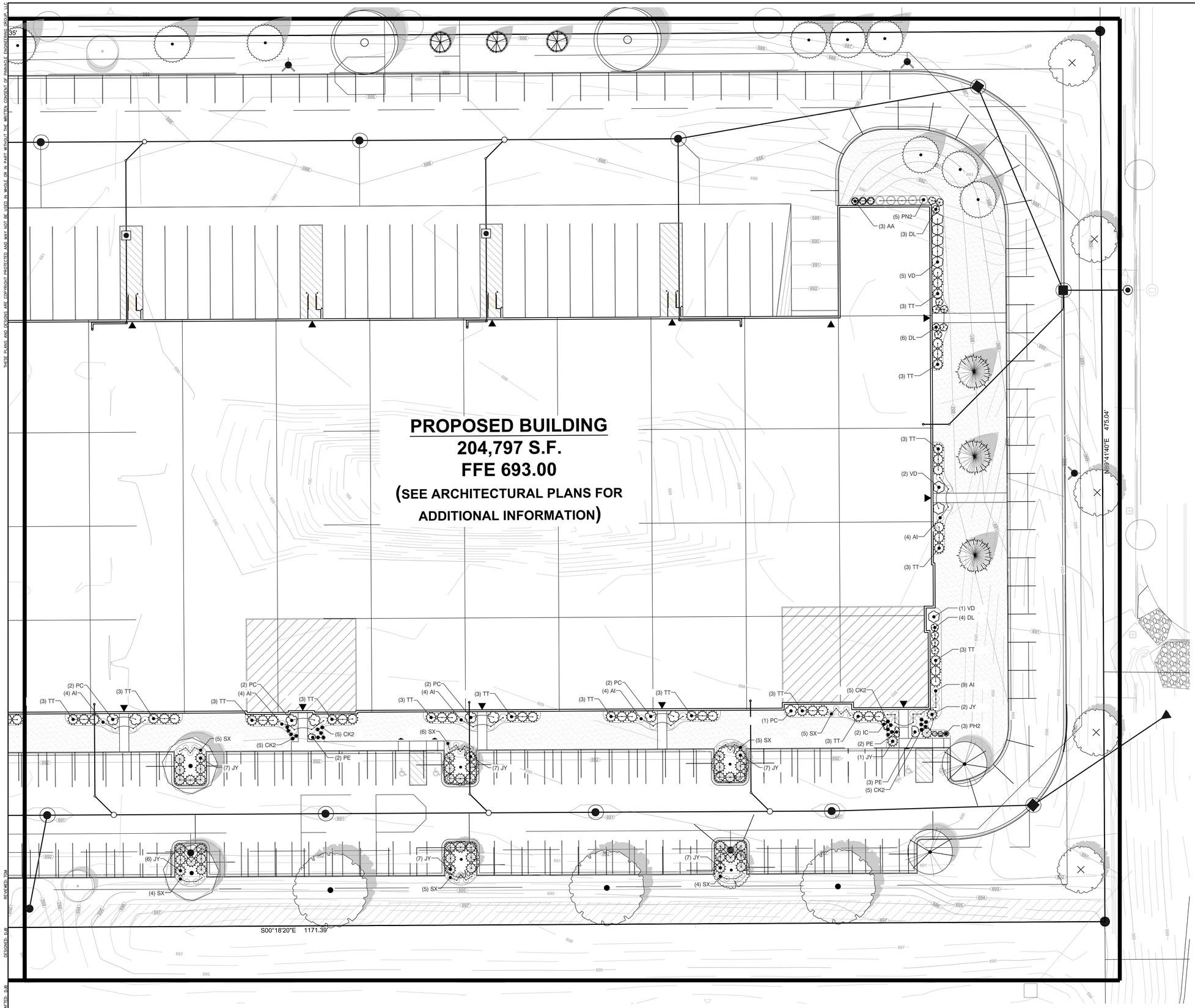

PLANT KEY

DECIDUOUS SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AA	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry/Red Chokeberry
	AI	Aronia melanocarpa `Iroquois Beauty` TM	Black Chokeberry
	DL	Diervilla lonicera	Dwarf Bush Honeysuckle
	IR	Ilex verticillata `Red Sprite`	Red Sprite Winterberry
	PF	Potentilla fruticosa `McKay`s White`	McKay`s White Bush Cinquefoil
	PC	Prunus x cistena	Purple Leaf Sand Cherry
	SX	Spiraea x bumalda `Goldflame`	Goldflame Spirea
	SV	Syringa vulgaris `Sensation`	Sensation Lilac
	VD2	Viburnum dentatum `Arrowwood`	Arrowwood Viburnum
	VD	Viburnum dentatum `Blue Muffin`	Southern Arrowwood

EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	JC2	Juniperus chinensis `Maneyi`	Maney Juniper
	JC3	Juniperus chinensis `Sea Green`	Sea Green Juniper
	JY	Juniperus horizontalis `Youngstown`	Creeping Juniper
	PN2	Picea abies `Nidiformis`	Nest Spruce
	TT	Taxus x media `Tauntonii`	Tauton Yew

ORNAMENTAL GRASSES	CODE	BOTANICAL NAME	COMMON NAME
	CK2	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass
	PH2	Panicum virgatum `Heavy Metal`	Blue Switch Grass

PERENNIALS	BOTANICAL NAME	COMMON NAME
CZ	Coreopsis verticillata `Zagreb`	Zagreb Thread Leaf Coreopsis
IC	Iris sibirica `Caesar`s Brother`	Caesar`s Brother Siberian Iris
PE	Phlox subulata `Emerald Blue`	Emerald Blue Moss Phlox

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	Turf Hydroseed	Drought Tolerant Fescue Blend

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

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ENLARGED LANDSCAPE PLAN NORTH

REVIEWED: TCM
DESIGNED: DJB
DRAFTED: DJB

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

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SIP I
8500 116TH STREET, PLEASANT PRAIRIE, WI

ENLARGED LANDSCAPE PLAN NORTH

REVISIONS

1	BID SET	12/20/18
2	PER VILLAGE COMMENTS	01/17/19

PEG DB: 1A331.00A-WI
PEG PM: ABA
START DATE: 12/18/18
SCALE: 1" = 20'

SHEET
L-3
OF
L-4

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SEEFRIED INDUSTRIAL PROPERTIES 1

8500 116TH STREET
PLEASANT PRAIRIE, WISCONSIN

GOVERNING AGENCY CONTACTS

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9915 39TH STREET
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EMAIL: fireandrescue@pleasantprairiewi.gov

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- SUPERINTENDENT
ROGER PRANGE MUNICIPAL BUILDING
8600 GREEN BAY ROAD
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EMAIL: jsteinbrink@pleasantprairiewi.gov

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SOUTHEAST WISCONSIN
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STEVE CRAPER
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KENOSHA SOUTH
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NATURAL GAS EMERGENCY:
800.261.5325
ELECTRICAL EMERGENCY:
800.662.4797

PROJECT DATA

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTER SPS 362.

BUILDING CLASSIFICATION:
FACTORY-INDUSTRIAL:
F-1 (MODERATE HAZARD)
STORAGE:
S-1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

ZONING: M-2

BUILDING AREA: 205,732 SF

SITE AREA: 12.78 ACRES
IMPERVIOUS SPACE: 75.0%
GREEN SPACE: 25.0%

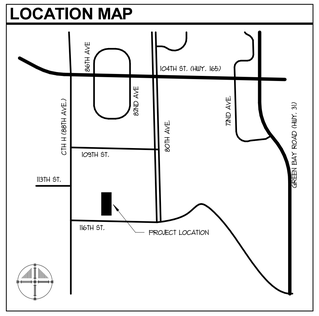
GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX

GENERAL
T1 TITLE SHEET
ARCHITECTURAL
A0.1 EGRESS PLAN & CODE SUMMARY
A1.1 SITE PLAN AND DETAILS
A3.1 OVERALL FLOOR PLAN
A3.2 PARTIAL FLOOR PLAN
A3.3 PARTIAL FLOOR PLAN
A3.4 ENLARGED FLOOR PLANS AND SCHEDULES
A4.1 EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A5.1 WALL SECTIONS
A5.2 WALL SECTIONS
A5.3 WALL SECTIONS
A5.4 WALL SECTIONS
A5.5 SECTION AND PLAN DETAILS
A9.1 ROOF PLAN
A9.2 ROOF DETAILS
STRUCTURAL
S0.1 STRUCTURAL NOTES
S1.0 FOUNDATION PLAN
S1.1 FOUNDATION PLAN
S2.0 ROOF FRAMING PLAN
S2.1 ROOF FRAMING PLAN
S2.2 ENLARGED FRAMING PLANS
S8.0 FOUNDATION DETAILS
S8.1 FRAMING DETAILS
SPECIFICATIONS
SP-1 SPECIFICATIONS
SP-2 SPECIFICATIONS
MECHANICAL
M-1 OVERALL MECHANICAL FLOOR PLAN
M-2 PARTIAL MECHANICAL FLOOR PLAN "A"
M-3 PARTIAL MECHANICAL FLOOR PLAN "B"
M-4 PARTIAL MECHANICAL FLOOR PLAN "C"
M-5 PARTIAL MECHANICAL FLOOR PLAN "D"
M-6 PARTIAL MECHANICAL FLOOR PLAN "E"
M-7 PARTIAL MECHANICAL FLOOR PLAN "F"
ELECTRICAL
E0.0 SYMBOLS & NOTES
E1.0 ELECTRICAL SITE PLAN
E1.0P PHOTOMETRIC SITE PLAN
E2.0 PARTIAL LIGHTING PLAN
E2.1 PARTIAL LIGHTING PLAN
E3.0 PARTIAL POWER PLAN
E3.1 PARTIAL POWER PLAN
E4.0 SCHEDULES
E5.0 RISER DIAGRAM & DETAILS
PLUMBING
P-1 PLUMBING UNDERFLOOR PLAN
P-2 PLUMBING PIPING PLAN
P-3 PLUMBING WHITEBOX PLAN
P-4 PLUMBING DETAILS
P-5 PARTIAL PLUMBING FLOOR PLAN "D"
P-6 PARTIAL PLUMBING FLOOR PLAN "E"
P-7 PARTIAL PLUMBING FLOOR PLAN "F"
P-8 PARTIAL PLUMBING FLOOR PLAN "G"
P-9 PARTIAL PLUMBING FLOOR PLAN "H"
P-10 PARTIAL DOMESTIC WATER FLOOR PLAN
P-11 SANITARY, VENT AND DOMESTIC WATER ISOMETRICS

LOCATION MAP



ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, ILLINOIS 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA
OR
ERIC ORTEGA

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
18650 WEST BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
ATTN: ADAM ARTZ
OR
TODD MUELLER

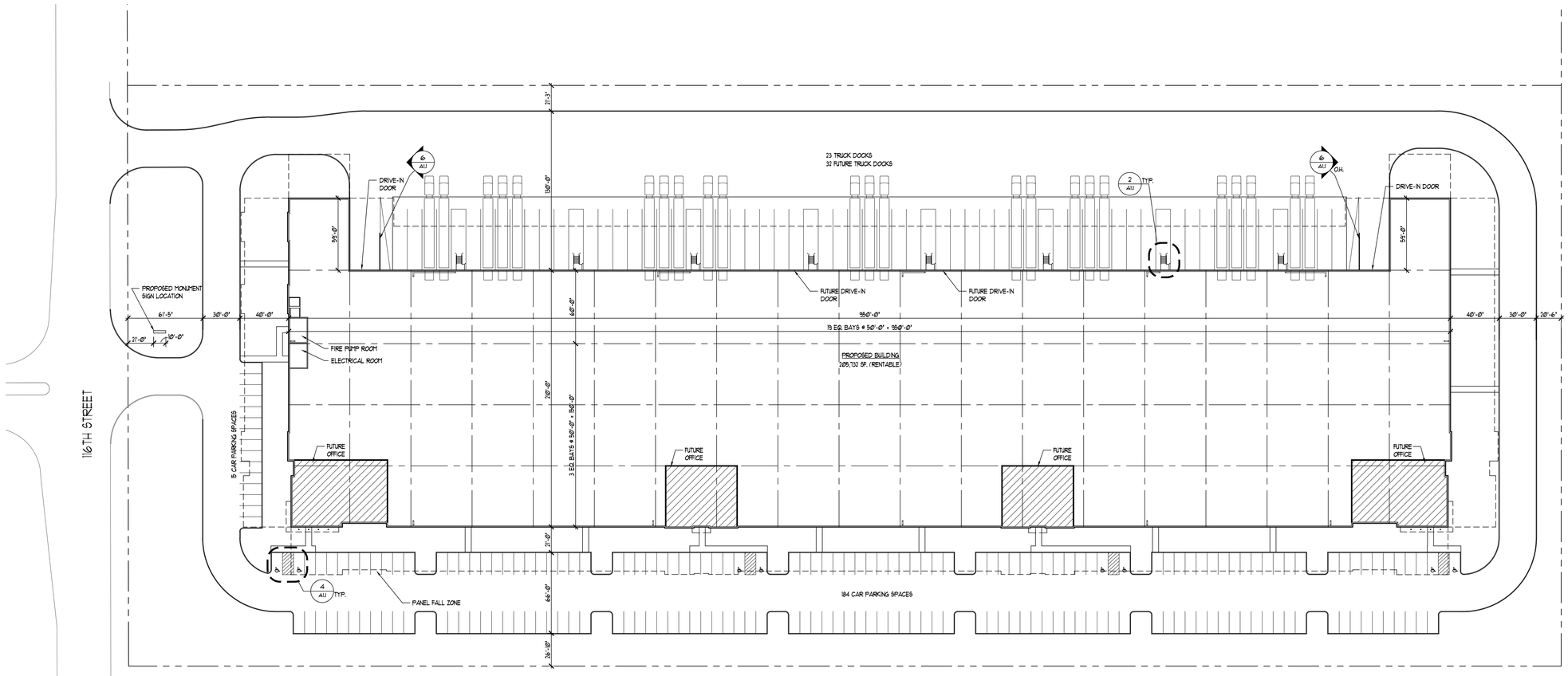
STRUCTURAL ENGINEER:
R.A. SMITH NATIONAL, INC.
16745 WEST BLUEMOUND ROAD, SUITE 200
BROOKFIELD, WI 53005
PHONE: 262.317.3334
ATTN: STEVE ROLOFF

REVISIONS

PROJECT NUMBER:
744.18.107
DATE: JANUARY 17, 2019

SITE AND OPERATIONAL SUBMITTAL

SEEFRIED INDUSTRIAL PROPERTIES, INC.

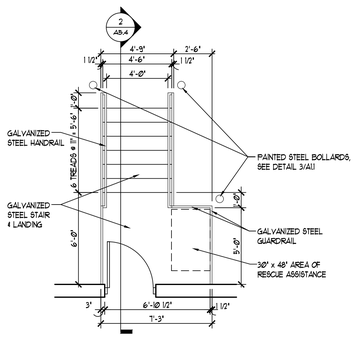


1 A1.1 SITE PLAN
1" = 40'-0"

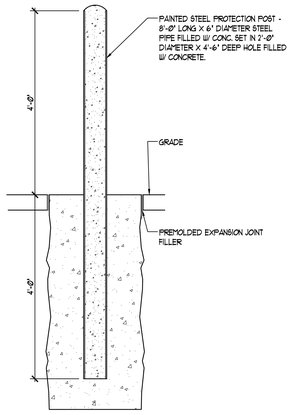
DEVELOPMENT DATA

SITE:
AREA: 12.78 ACRES
GREENSPACE RATIO: 25.0%
CAR PARKING: 199 SPACES
TRUCK DOCKS: 23 DOCKS
FUTURE DOCKS/ TRAILERS: 32 SPACES
DRIVE-IN DOORS: 2 DOORS
FUTURE DRIVE-IN DOORS: 2 DOORS

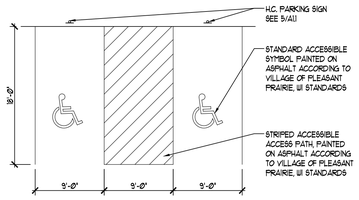
BUILDING:
AREA: 205,133 SF.
CLEAR HEIGHT: 32'-0"
TYP. BAY SIZE: 50'-0"x50'-0"



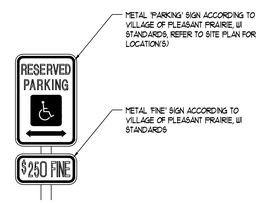
2 A1.1 EGRESS STAIR PLAN
1/4" = 1'-0"



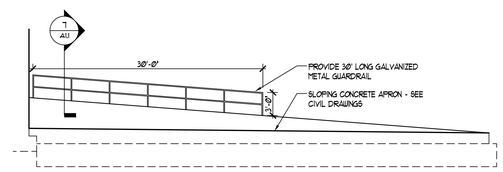
3 A1.1 BOLLARD SECTION
3/4" = 1'-0"



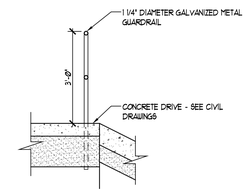
4 A1.1 TYP. H.C. PARKING STALL
1/8" = 1'-0"



5 A1.1 H.C. PARKING SIGN
1" = 1'-0"



6 A1.1 GUARDRAIL ELEVATION
1/8" = 1'-0"



7 A1.1 TYP. GUARDRAIL DETAIL
1/2" = 1'-0"

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REVISIONS:

SEEFRIED INDUSTRIAL PROPERTIES 1
8500 116th Street, Pleasant Prairie, WI

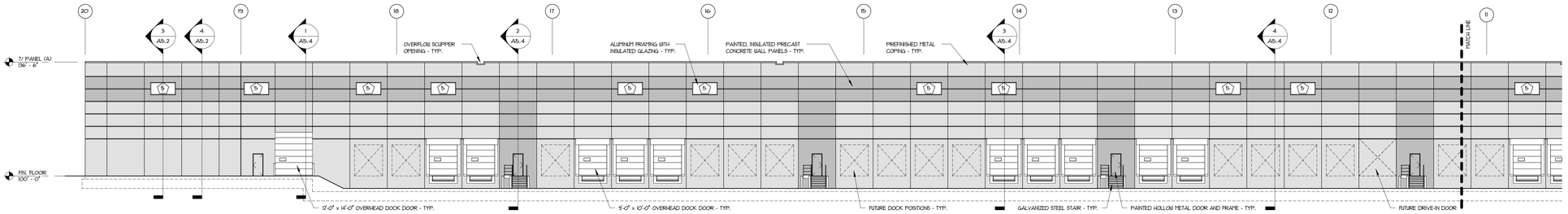
SITE PLAN AND DETAILS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
Fax: (847) 940-1045

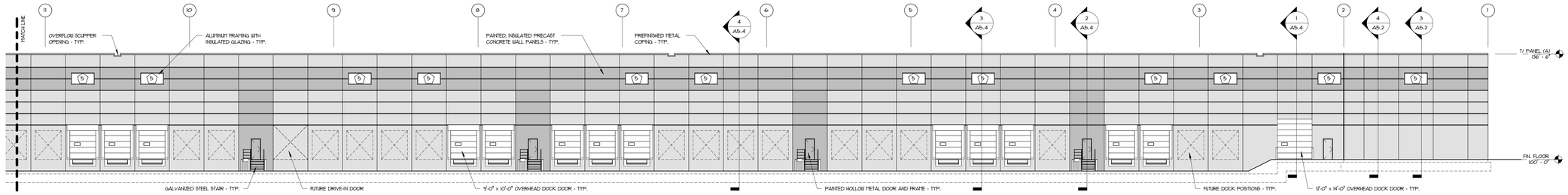
PartnersinDesign ARCHITECTS

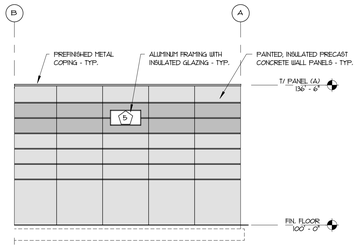
PROJECT NO: 144.18.107
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 01.17.19
SHEET NO: A1.1

SEEFRIED INDUSTRIAL PROPERTIES, INC.

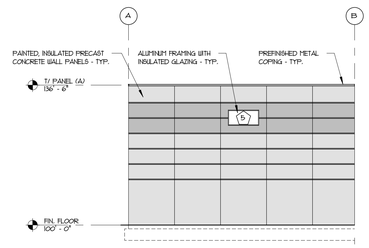


1 A4.2 **WEST ELEVATION**
1/16" = 1'-0"

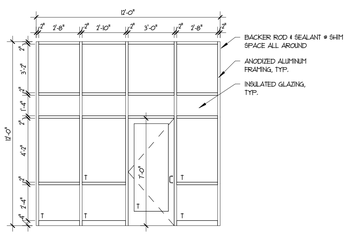




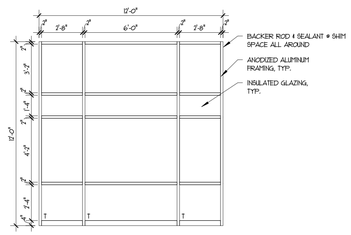
2 A4.2 **PARTIAL NORTH ELEVATION**
1/16" = 1'-0"



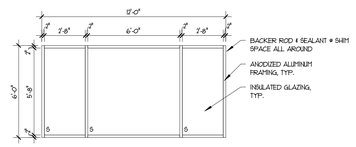
3 A4.2 **PARTIAL SOUTH ELEVATION**
1/16" = 1'-0"



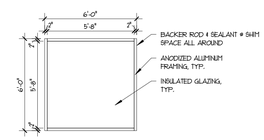
4 A4.2 **TYPE 1 ALUM. FRAME ELEV.**
1/4" = 1'-0"
T = TEMPERED GLAZING



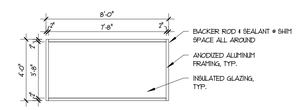
5 A4.2 **TYPE 2 ALUM. FRAME ELEV.**
1/4" = 1'-0"
T = TEMPERED GLAZING



6 A4.2 **TYPE 3 ALUM. FRAME ELEV.**
1/4" = 1'-0"
S = SPANDREL GLAZING



7 A4.2 **TYPE 4 ALUM. FRAME ELEV.**
1/4" = 1'-0"



8 A4.2 **TYPE 5 ALUM. FRAME ELEV.**
1/4" = 1'-0"

NOTE:
ALUMINUM FRAMING AND GLAZING SYSTEMS PROVIDED TO BE THERMALLY BROKEN, SUFFICIENT TO MEET DESIGN INTENT AND APPROPRIATE FOR INTENDED USE. ANY PROVIDED SYSTEM REINFORCING, FLASHING, ACCESSORIES, FASTENERS, ETC. ARE TO BE INCLUDED

COLOR LEGEND:

COLOR 1
FIELD COLOR - SW 7015
REPOSE GRAY

COLOR 2
ACCENT COLOR - SW 7016
MINDFUL GRAY

COLOR 3
ACCENT COLOR - SW 7018
DOVETAIL

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REVISIONS

SEEFRIED INDUSTRIAL PROPERTIES 1
8500 116th Street, Pleasant Prairie, WI
EXTERIOR ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

Partners in Design ARCHITECTS

PROJECT NO.: 744.18.107
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 01.17.19
SHEET NO.: **A4.2**

PHOTOMETRIC SITE PLAN

SCALE: 1"=40'-0"

LIGHTING ANALYSIS NOTES:
PARKING (PAVED AREAS ONLY)

1.	AVERAGE FOOTCANDLES:	1.36
2.	MINIMUM FOOTCANDLES:	0.50
3.	MAXIMUM FOOTCANDLES:	2.53
4.	AVERAGE/MINIMUM RATIO:	2.7:1
5.	MAXIMUM/MINIMUM RATIO:	5.1:1

LIGHTING ANALYSIS NOTES:
TRUCK COURT (PAVED AREAS ONLY)

1.	AVERAGE FOOTCANDLES:	1.57
2.	MINIMUM FOOTCANDLES:	0.80
3.	MAXIMUM FOOTCANDLES:	2.24
4.	AVERAGE/MINIMUM RATIO:	2.0:1
5.	MAXIMUM/MINIMUM RATIO:	3.5:1

WISCONSIN
DAVID B. KORNACKI
E-33120-006
NEW BERLIN, WI
PROFESSIONAL ENGINEER

Date: 01/14/19

Corporation Registration #33120-6-1K10672

KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 784-3323 FAX (262) 784-5014

REVISIONS

SEEFRIED INDUSTRIAL PROPERTIES 1
8500 116th Street, Pleasant Prairie, WI

PHOTOMETRIC SITE PLAN

2610 Lake Cook Road
Suite 280
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Ph.: (847) 940-0300
Fax: (847) 940-1045

PartnersinDesign
ARCHITECTS

PROJECT NO.: 19001

DRAWN BY: S.M.B. CHECKED BY: D.B.K.

DATE: 01-14-19

SHEET NO.: E1.0P

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B. Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** to occupy 300,000 square feet of the existing building located at 11290 80th Avenue in LakeView Corporate Park for the warehousing and storage of shipping supplies.

Recommendation:

Village Staff recommends that the Plan Commission approve the Site and Operational Plans subject to compliance with the comments and conditions of the Village Staff Report of February 11, 2019.

VILLAGE STAFF REPORT OF FEBRUARY 11, 2019

Consider the request of Brad Folkert, Director of Construction/Facilities and agent for Uline, for the approval of **Site and Operational Plans** to occupy 300,000 square feet of the existing building located at 11290 80th Avenue in LakeView Corporate Park for the warehousing and storage of shipping supplies.

In January, the Village issued a permit (Permit #COM1901-012) to Uline and has granted a verbal to occupy 250,000 square feet for the building located at 11290 80th Avenue owned by CV II Lakeview LLC. However to occupy up to 300,000 square feet of the 505,000 square foot building (more than 50%) as proposed, Plan Commission approval is required. No exterior site modifications are proposed except that new exterior signage is required and will be installed. Permits are being submitted to change the primary monument sign and the on-site directional sign. At this time a temporary sign has been installed identifying Uline as the occupant.

Uline is North America's leading distributor of shipping, package and industrial supplies designed to meet customer needs. Product lines have expanded to include retail, safety and material handling, industrial and packaged materials. Uline believes that good service means offering the finest quality and best selection of products with the quickest service in the industry. Uline's 600+ page catalog reaches businesses nationwide, offering thousands of products with quick delivery. As long term partners, they hope to exceed their customers' expectations, delivering every order with speed, passion and operational excellence. With over 4,000 North American employees, Uline has distribution centers near Chicago, Minneapolis, Allentown, Los Angeles, Atlanta, Dallas and Seattle. There are also locations in Tijuana and Monterrey Mexico as well as Toronto and Edmonton Canada.

Uline also operates international distribution from Pleasant Prairie and North Chicago. Uline is very strong economic development catalyst in Pleasant Prairie and Kenosha County. Uline currently has two (2) corporate headquarters buildings, a conference center and five (5) distribution warehouses within Pleasant Prairie.

This location is proposed to operate in two shifts from 8:00 a.m. to 8:00 p.m. and 8:00 p.m. to 6:00 a.m. They intend to employ a total of 15 full-time employees at this location (8 on 1st shift and 7 on 2nd shift).

There are 365 parking spaces (including 8 handicapped accessible parking spaces) on site there are currently 98 truck parking spaces on site and 64 dock doors. The parking provided on the site meets and exceeds the number required by the tenant.

As indicated earlier they already occupy 250,000 square feet and this approval will allow them to occupy up to 300,000 square feet of the building.

Pursuant to the owner, Southwire, the previous tenant has moved out of the facility and the pallets/racking stored on the outside of the building within the north fenced truck dock area will be removed next week.

<u>The Village staff recommends that the Plan Commission approve the Site and Operational Plans subject to the above comments and the following conditions:</u>

1. Sign permits are being submitted for the required monument sign and on-site directional signs to identify Uline as the current tenant. These sign changed shall be made within the next 45 days and prior to written occupancy granted. The temporary sign identifying Uline shall remain on-site until the permanent sign is installed.

2. Pursuant to the plans and the initial inspection and permit for the 250,000 square feet no racking will be utilized in the building. If racking is proposed in the future a permit will be required.

3. A final occupancy inspections shall be scheduled with the Village pursuant to permit COM1901-012.

4. No materials shall be stored outside. Note: Pursuant to the property owner, Southwire, the previous tenant has moved out of the facility and the pallets/racking stored on the outside of the building within the north fenced truck dock area will be removed next week.

5. The use of semi-trailers, storage units, storage bins, roll-off storage devices (e.g. P.O.D.S., S.A.M.S.) or other trucks, for storage purposes is prohibited.

6. No trucks, trailers or cars shall be parked in a manner that would constitute advertising for the tenant business on the properties.

7. The site shall not be used for any parking (neither overnight nor during the day) of junked/inoperable/dismantled/unlicensed vehicles. All junked/inoperable/ dismantled/unlicensed vehicles that are parked overnight will be issued citations.

8. At no time shall the site be used to sell or advertise any vehicles that are "for sale"

9. No vehicular parking will be permitted in driveways, maneuvering lanes, fire lanes or on landscaped areas.

10. No use shall be conducted in such a way as to constitute a public or private nuisance or to violate any of the performance standards set out in Section 420-38 of the Village Zoning Ordinance.

VILLAGE OF PLEASANT PRAIRIE

SITE AND OPERATIONAL PLAN APPLICATION/ZONING PERMIT

For all applications that require Village Plan Commission Approval

APPROVAL REQUESTED	TYPE OF WORK
☒ Final Site and Operational Plan ☐ Final Site and Operational Plan/Conditional Use Permit ☐ Preliminary Site and Operational Plan ☐ Preliminary Site and Operational Plan/ Conditional Use Permit ☐ Digital Security Imaging System (DSIS Agreement and Easement)	☐ New Building ☐ Building Addition ☐ Building Alteration ☒ New Tenant

Name of Business: Uline, Inc

Site Address: 11290 60th Avenue Suite #: —

Tax Parcel Number: 92-4-122-283-0306

Zoning District(s): M-2 General Manufacturing

Name of Development: Uline

Estimated Date of Occupancy:

Detailed Description of the Proposed Project and Use:

Facility to be used to support Uline's products.

Detailed Description of Company:

Shipping supplies

Select One Option

☐ Relocation of Business from

☒ New Location for Business in Pleasant Prairie

☐ Expansion/Change to Existing Business in Pleasant Prairie

☐ New Start Up Business

SITE AND BUILDING INFORMATION

Lot Area: 15,502,033 sq. ft. Lot Area: _____ ac.

Building Area: 300,000 sq. ft. Building Height: 32 ft.

Tenant Area: 300,000 sq.ft.

Addition Area: _____ sq. ft. Addition Height: _____ ft.

Total Impervious Surface Area: _____ sq. ft.

Total Landscape Area: _____ sq.ft. Site % of Open Space _____%

ON-SITE PARKING/TRAFFIC INFORMATION

Total # of parking spaces (on-site): 365

Total # of regular parking spaces (on-site): 297

Total # of handicapped accessible spaces (on-site): 8

Total # of truck parking spaces (on-site): 98

Total # of dock doors: 64

Anticipated automobile trips to and from the site (excluding trucks):

Number of daily average trips: 20 Maximum number of daily trips: 40

Anticipated truck trips to and from the site:

Number of daily average trips: 85 Maximum number of daily trips: 95

OPERATIONAL INFORMATION

Hours (Open to the public): N/A - Not open to public

Delivery hours: 1st 8am-8pm; 2nd 8pm-6am

EMPLOYMENT INFORMATION

Proposed total number of full-time employees: 15

Proposed total number of part-time employees: 0

Number of shifts: 2

Total of number of employees per shift: 1st 8, 2nd 7, 3rd N/A

Largest number of employees on site at any one time: 15

PUBLIC FACILITIES INFORMATION

Check all that apply:

- [x] The property is serviced by Public Sanitary Sewer
- [x] The property is serviced by Public Water
- [x] The building is serviced by fire sprinklers

Maximum number of gallons/minute of water expected to be used per day is: 600

If property is zoned <u>M-1, M-2 or M-5 then the following shall be completed:</u>

Occupancy Type pursuant to the Use and Occupancy Classification specified in Chapter 3 of the 2006 International Building Code (2006 IBC). Include all that apply and associate square footage for each classification:

☐ Factory Group F-1 (Moderate-hazard)	_____	sq. ft.
☐ Factory Group F-2 (Low-hazard)	_____	sq. ft.
☐ Storage Group S-1 (Moderate-hazard)	_____	sq. ft.
☒ Storage Group S-2 (Low-hazard)	300,000	sq. ft.
☐ Business Group B	_____	sq. ft.
☐ High-Hazard Group H	_____	sq. ft.
☐ Other _____	_____	sq. ft.

Types and quantities of goods and materials to be made, used or stored on site:

retail, safety, material handling, industrial and packaging material.

Types of equipment or machinery to be used on site:

Material handling equipment: lift trucks, maintenance vehicles and product wrappers

Types and quantities of solid or liquid waste material which require disposal:

General waste

Method of handling, storing and disposing of solid or liquid waste materials:

N/A

Methods of providing site and building security other than the Village Police Department:

Drive-by inspections by security contractor

Description of the methods to be used to maintain all buildings, structures, site improvements and sites in a safe, structurally sound, neat, well-cared-for and attractive condition:

Uline Facilities Department along with landscape company

Description of potential adverse impacts to neighboring properties or public facilities and measures to be taken to eliminate or minimize such adverse impacts:

N/A

A list of all local, Kenosha County (highway access, health department), State and Federal permits or approvals required for the project: (Provide copies of such permits and approvals).

PLANS AND OTHER ATTACHMENTS

Attached to this application include three (3) full size plans and a PDF pursuant to Section 420-57 of the Village Zoning Ordinance entitled "Plan Components and Related Standards":

- ☐ Title Sheet
- ☐ Survey
- ☒ ~~Site~~ Plan Floor
- ☐ Grading and Drainage Plan
- ☐ Building and Fire Protection Plans
- ☐ Lighting Plan (including photometric plan)
- ☐ Landscape and Open Space Plan
- ☐ Signage Plan
- ☐ Industrial Waste Survey
- ☐ Required Application Fee and Pre-Development Agreement

The Village may require additional information be submitted to ensure that all Village requirements and ordinances are being met.

Two or more plans may be combined, provided that all of the information submitted on the combined plan is clearly legible, but in no case shall the combined plans fail to show any of the information required for each individual plan, unless such information is waived or deferred pursuant to the Section 420-57 of the Village Zoning Ordinance.

I (We), hereby certify that all the above statements and all attachments submitted with this application are true and correct to the best of my knowledge, and I (We) further understand that the following shall apply:

1. No use shall be conducted in such a way as to constitute a public or private nuisance.
2. No use shall be conducted in such a way as to violate any of the performance standards set out in §420-38 of the Village Zoning Ordinance.
3. No owner, occupant or user of real property shall conduct a use so intensively that there is inadequate provision of on-site parking spaces and/or loading spaces to accommodate the needs of such use.
4. All buildings, structures, site improvements and sites shall be maintained in a safe, structurally sound, neat, well-cared-for and attractive condition.
5. No use shall create or significantly exacerbate unsafe traffic conditions on any street or highway in the Village.

PROPERTY OWNER:

Print Name: James Shields

Signature: [illegible]

Address: 1808 Swift Drive

Oak Brook IL 60523

(City) (State) (Zip)

Phone: 414-312-3239

Fax:

Email: JSHIELDS@CONTGROUP.NET, COM

Date: 1-30-19

APPLICANT/AGENT:

Print Name: Brad Folkert

Signature: Brad Folkert

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158

(City) (State) (Zip)

Phone: 262 612 4200

Fax: 262 612 4320

Email: BFolkert@uline.com

Date: 1·30·19

TENANT CONTACT:

Print Name: Brad Folkert

Signature: Brad Folkert

Address: 12575 Uline Drive

Pleasant Prairie, WI 53158

(City) (State) (Zip)

Phone: 262 612 4200

Fax: 262 614 4320

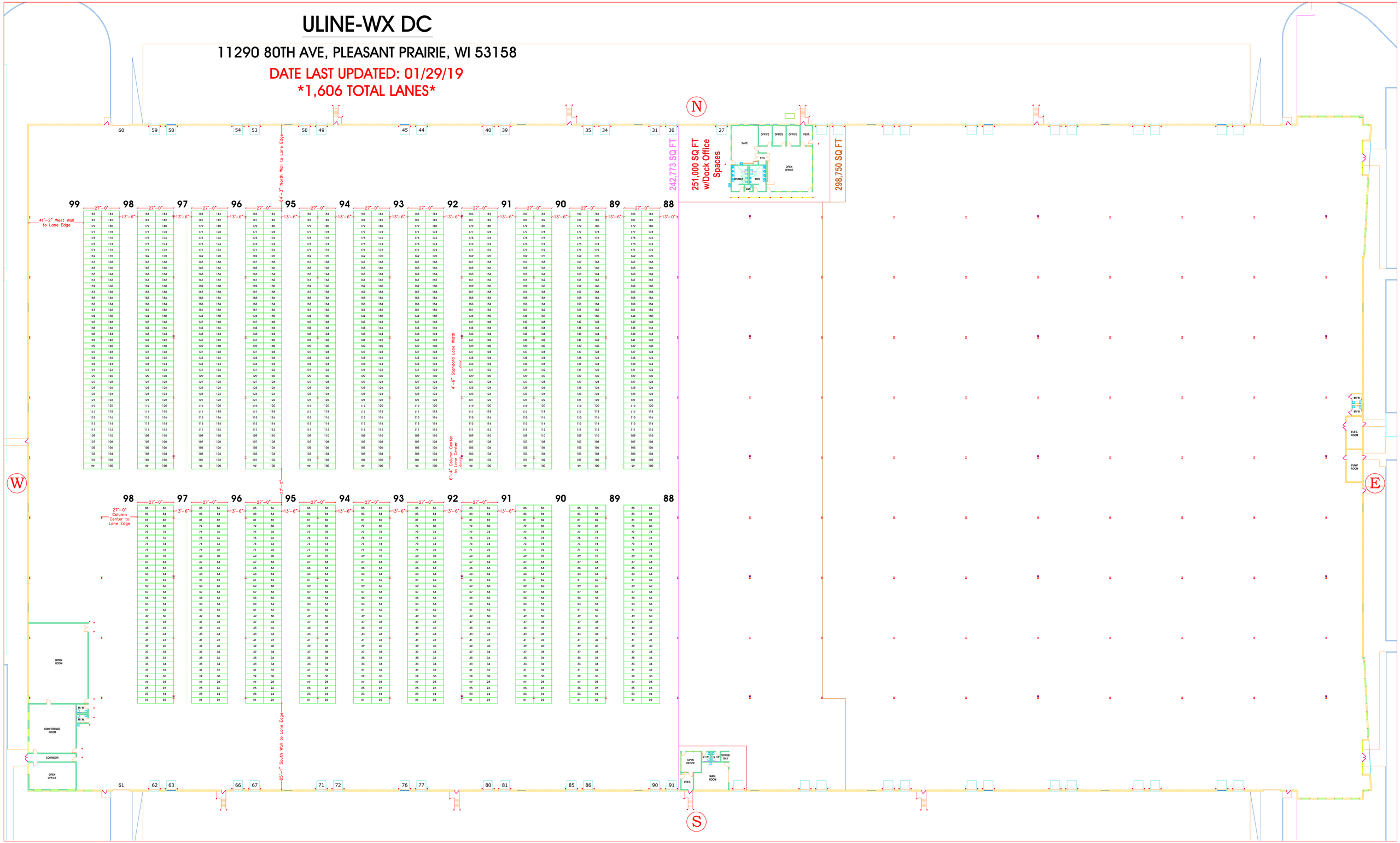
Email: BFolkert@uline.com

Date: 1·30·19

Rev 01-17

ULINE-WX DC

11290 80TH AVE, PLEASANT PRAIRIE, WI 53158

DATE LAST UPDATED: 01/29/19

1,606 TOTAL LANES